



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Joseph M. Scherden, Planning Technician

DATE: June 24, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from CB – Community Business to PUD – Planned Unit Development for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY.

EXECUTIVE SUMMARY

Ray and Amanda Angel of 10603 Donald Drive, Cheyenne, WY have submitted a Zone Change application for Lot 1, Block 4, Murray Hill Estates, located on the southeast corner of Hynds Blvd and Chief Dr, Laramie County, WY. The purpose of the application is to change the zone district from CB – Community Business to PUD – Planned Unit Development to allow for operation of a storage facility for recreational vehicles and boats. A site plan for Rico's RV and Boat Storage was submitted concurrently with the zone change request and is currently in process pending approval/disapproval of the zone change request.

BACKGROUND

The subject property is 2.26 acres of undeveloped commercial vacant land.

Pertinent Regulations

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 4-2-112 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services.

PlanCheyenne contemplates CB (Community Business) uses for this property. The Community Business category emphasizes a range of retail and office uses to serve neighborhoods, and some align with designated Commercial/Regional Activity Centers. Some of the primary uses in this category focus on a range of commercial activities such as general retail and office, large tenant retail (e.g., “big boxes”), and regional malls, but also allows for offices, hotels, and service businesses.

The property is currently zoned Community Business and adjacent to Neighborhood Business to the north, single-family residential lots of varying size zoned Agricultural Residential (AR) to the south and east, and residential vacant land zoned Agricultural and Rural Residential (A-1) to the west.

Several reviewing agency comments were received. These comments are directed to specific aspects of the site plan for this location and will be addressed with the site plan review.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners

Section 1-2-103 (b) states that in order for Planning Commission to recommend approval, one of the following must be found:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; *or*
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by the conformance with the Laramie County Comprehensive Plan and PlanCheyenne with type of development.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. This application does meet the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

and that the Planning Commission recommend approval of a Zone Change from CB – Community Business to PUD – Planned Unit Development to the Laramie County Board of Commissioners for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY to the Laramie County Board of Commissioners with the following condition:

1. All clerical corrections to the Zone Change Map shall be addressed prior to recordation of the Zone Change Resolution, Resolution Exhibit ‘A’ Zone Change Map and Resolution Exhibit ‘B’ PUD Regulations.

PROPOSED MOTION

I move to recommend approval of a Zone Change from CB – Community Business to PUD – Planned Unit Development to the Laramie County Board of Commissioners with one condition for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Agency Review Comments**
- Attachment 7: Draft Resolution**
- Attachment 8: Resolution Exhibit ‘A’ - Zone Change Map**
- Attachment 9: Resolution Exhibit ‘B’ – PUD Regulations**

Laramie County, Wyoming



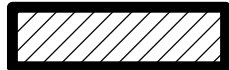
Rico's RV and Boat Storage

Zone Change

PZ-21-00152

Location Map

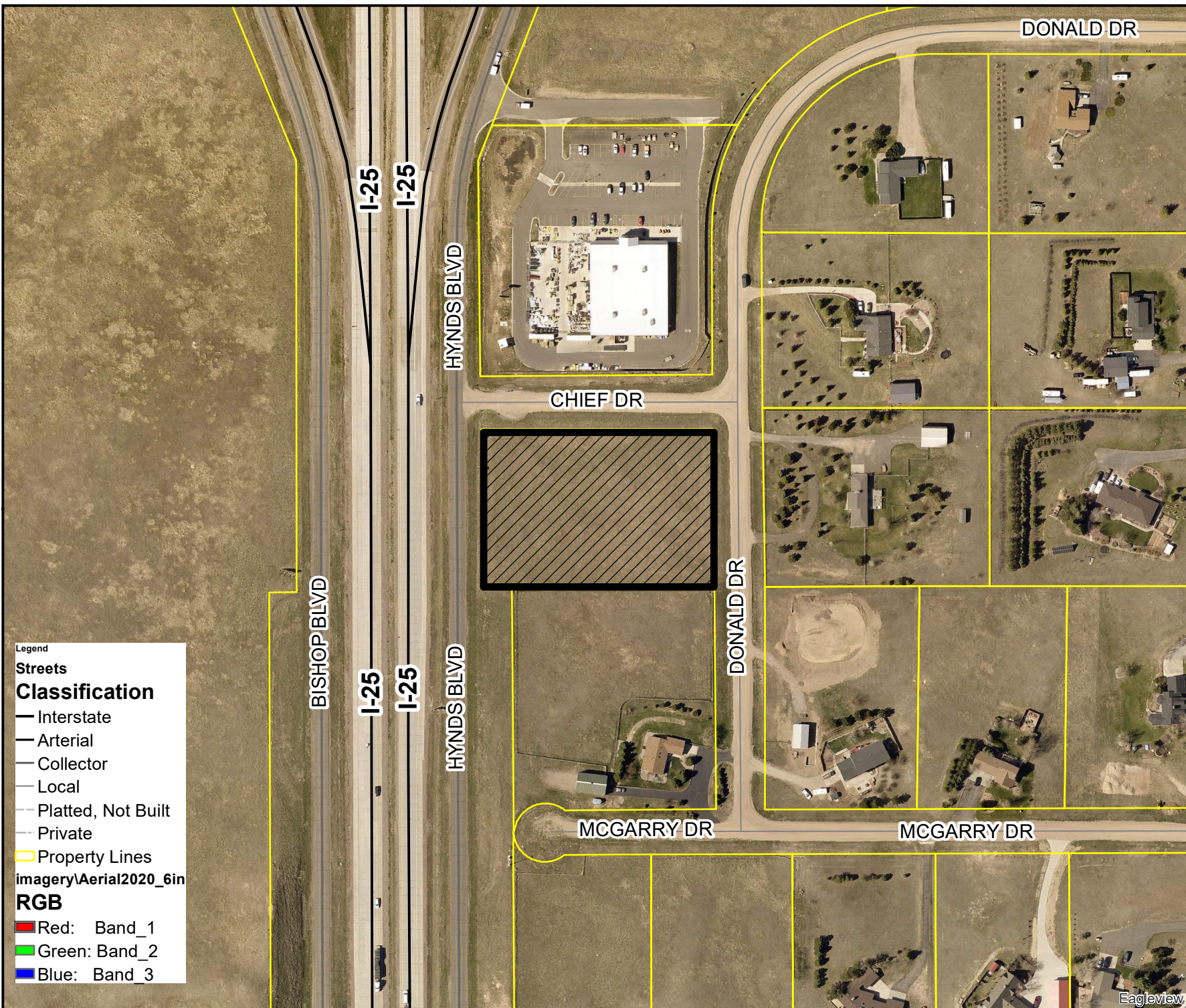
Subject Property



May 2021



0 125 250
Feet



Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Property Lines

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RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Laramie County, Wyoming



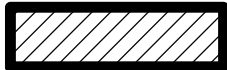
Rico's RV and Boat Storage

Zone Change

PZ-21-00152

Aerial Map

Subject Property



May 2021



0 70 140
Feet

BISHOP BLVD

I-25

I-25

I-25

I-25

HYNDS BLVD

HYNDS BLVD

CHIEF DR

DONALD DR

DONALD DR

Legend
Streets
Classification
— Interstate
— Arterial
— Collector
— Local
— Platted, Not Built
— Private
— Property Lines
imagery/Aerial2020_6in
RGB
— Red: Band_1
— Green: Band_2
— Blue: Band_3

Eagleview

Laramie County, Wyoming



Rico's RV and Boat Storage

Zone Change

PZ-21-00152

Comprehensive Plan Map

Subject Property

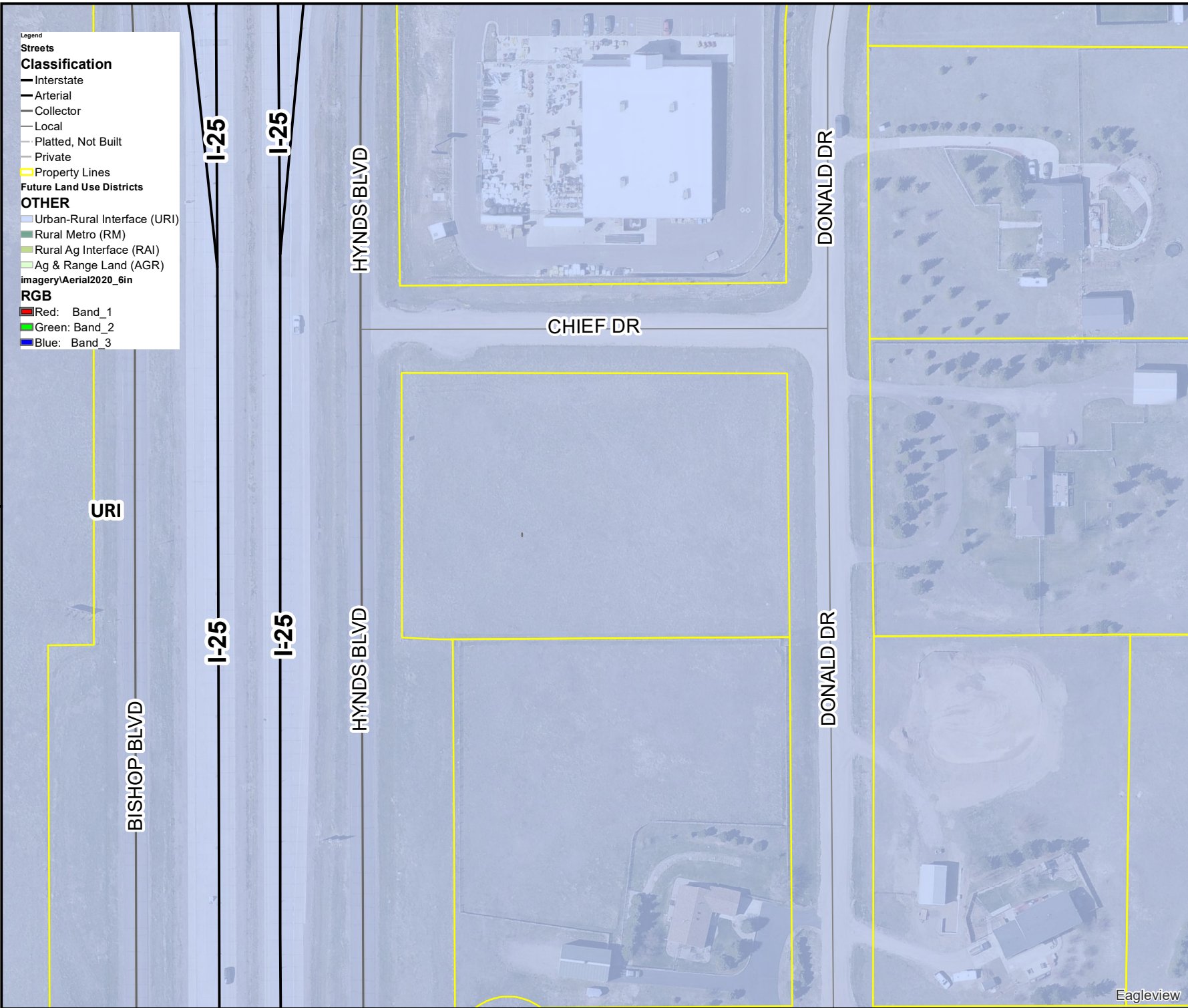


May 2021



0 70 140
Feet

Eagleview



- Legend
- Streets**
- Interstate
 - Arterial
 - Collector
 - Local
 - Platted, Not Built
 - Private
- Classification**
- Property Lines
 - Future Land Use Districts
- OTHER**
- Urban-Rural Interface (URI)
 - Rural Metro (RM)
 - Rural Ag Interface (RAI)
 - Ag & Range Land (AGR)
- imagery\Aerial2020_6in
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Laramie County, Wyoming



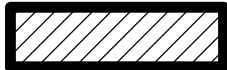
Rico's RV and Boat Storage

Zone Change

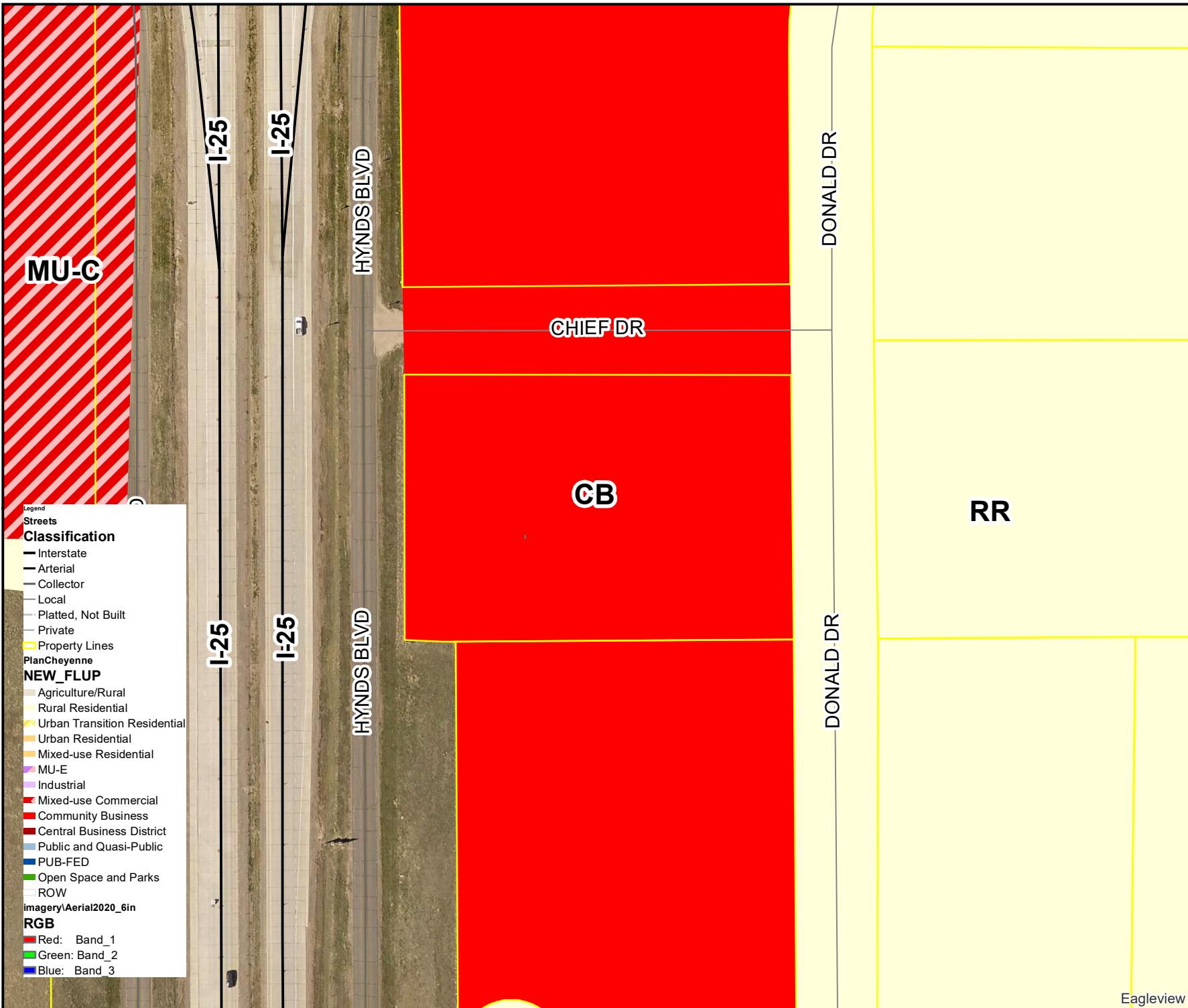
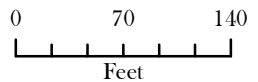
PZ-21-00152

PlanCheyenne Map

Subject Property



May 2021



Eagleview

Laramie County, Wyoming



Rico's RV and Boat Storage

Zone Change

PZ-21-00152

Current Zoning Map

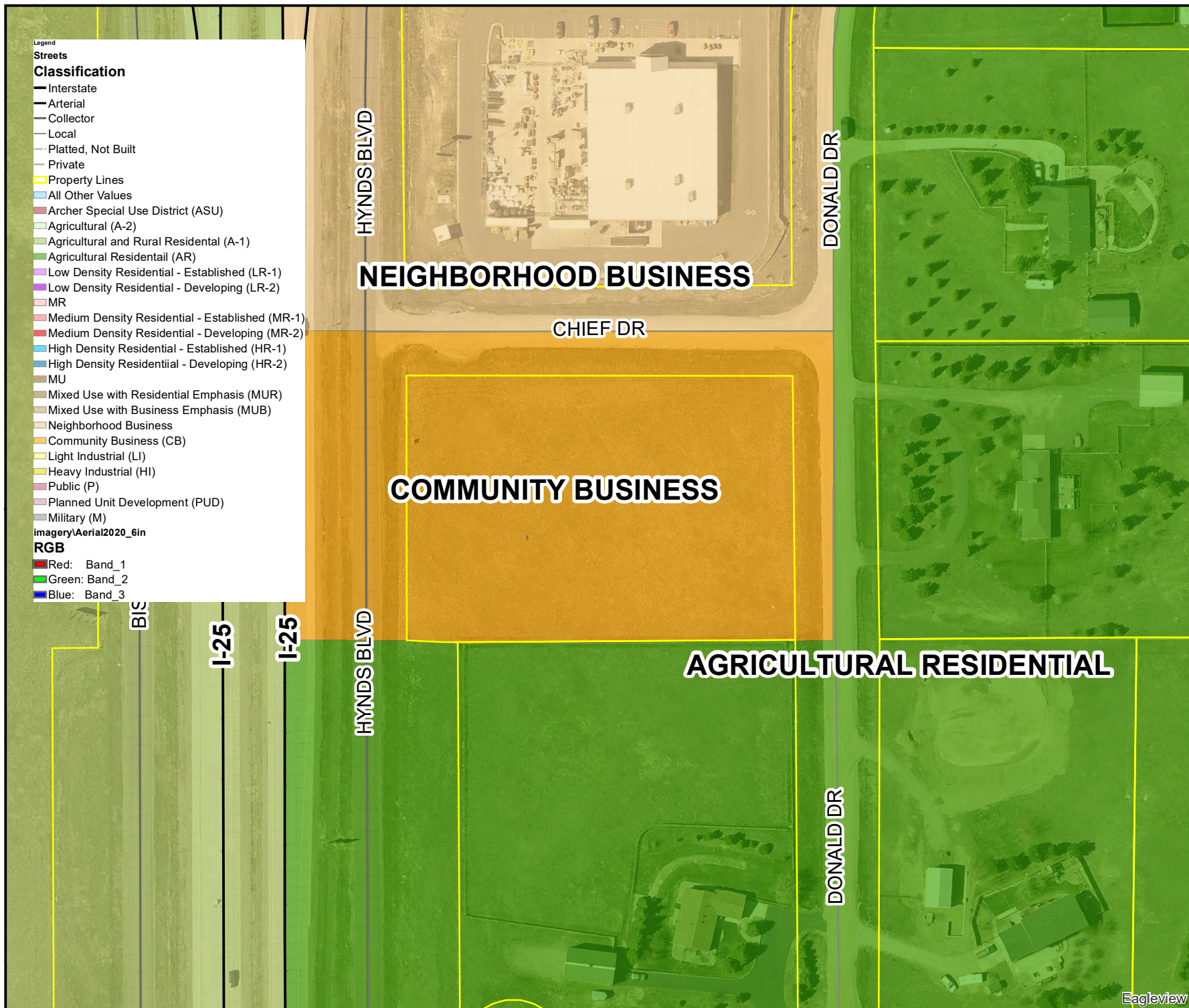
Subject Property



May 2021



0 70 140
Feet



Building Dept.: Building Dept., Antony Pomerleau Comments Attached 05/26/2021
Advise applicant that a requirement of approval for site plans shall have fire apparatus access roads that are in compliance with 2018 IFC chapter 5 and appendix D to include turning radius at corners of parking/buildings.

Advise applicant that a requirement of approval for site plans shall be that fire apparatus access entry at depicted security gate shall have emergency access means for emergency personnel access in accordance with 2018 IFC chapter 5.

Building permits shall be required.

Laramie County has adopted the 2018 I-codes and the 2020 NEC.

Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 05/20/2021

1. Access shall be on Chief Dr (Mid-Block). Access on Hynds Blvd is too close to Chief Dr.
2. Changing the zone from CB to PUD, the site will need trees along all three public roads and would like to see trees along southern property to help break up view to residential home to the south.
3. Departure Sight Triangles must be shown to make sure trees and bushes are outside of triangle for clear sight form access.

Fire District No 2: Fire District No. 2, Cooper McCullar Comments Attached 05/18/2021

LCFD 2 requests that there to be adequate space for our apparatus to navigate through the entire storage facility in the event of fire. We also suggest a Knox box to be installed at the entrance in case of fire after normal operating hours.

Planners: Planners, Joe Scherden Comments Attached 06/01/2021

Missing on zone change map:

- Legal description of site
- Existing zoning district and requested zoning action for the site
- Site dimensions
- surrounding land uses and zoning districts need to identify subdivision name
- North arrow and scale
- Vicinity map
- Existing and/or proposed parking areas. Handicap parking shall be addressed
- If there will not be any customer parking on-site, a note indicating such should be included

Agencies with No Comments:

Planners, Cambia McCollom
Combined Communications Center
County Assessor
County Attorney
County Engineer
County Public Works
County Real Estate Office
Environmental Health Department
Sheriff's Office
WYDOT

Agencies with No Response:

Black Hills Energy
CenturyLink
County Treasurer
Emergency Management

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM CB – COMMUNITY BUSINESS TO PUD – PLANNED UNIT DEVELOPMENT
FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from CB – Community Business to PUD – Planned Unit Development with one condition for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on the attached Exhibit ‘A’ – Zone Change Map and Exhibit ‘B’ – PUD Regulations.

1. All clerical corrections to the Zone Change Map shall be addressed prior to recordation of the Zone Change Resolution and Resolution Exhibit ‘A’ Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

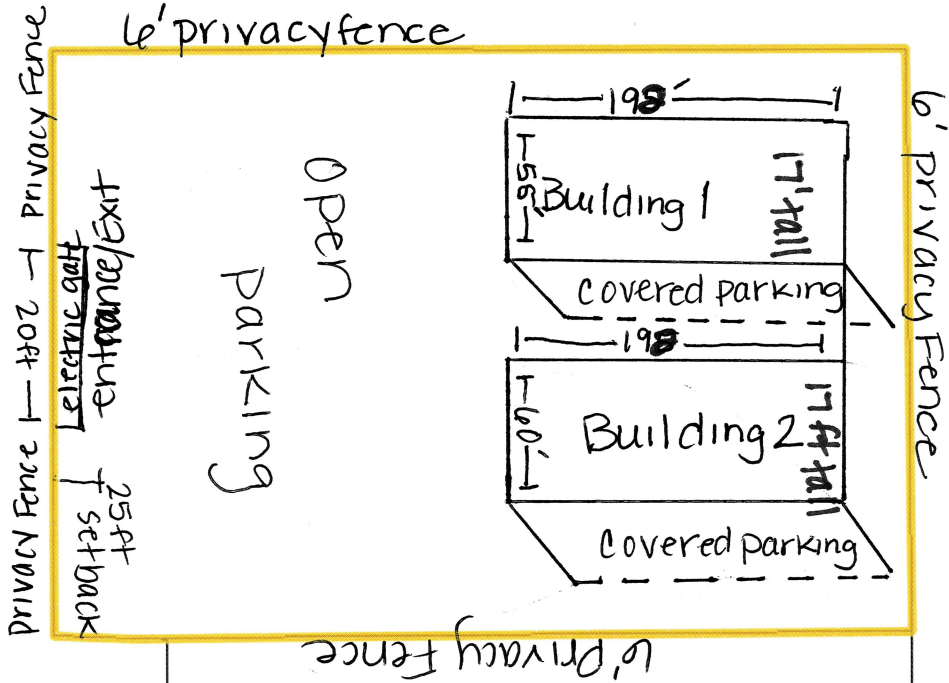
Laramie County Attorney’s Office

Exhibit 'A'

(N)

Tractor Supply - Community Business

CHIEF DR



HYNDS BLVD

DONALD DR

25

25

(W)

(E)

Residential
Lot 8
Ray and Amanda
Angel
10603 Donald Dr

Residential
Lot 7
Stanely Rogers
10505 Donald Dr.

Residential
Lot 6
Brian Aragon,
600 Mc Garry Dr.

Residential
Lot 2
Robert Garry
10410 Donald Dr.

(S)

Preparation
5/13/2021

Exhibit 'B'

TO: Laramie County Board of Commissioners

FROM: Ray and Amanda Angel

DATE: 05/13/2021

TITLE: Application Request for Zone Change from CB (Commercial Business) to PUD (Planned Unit Development) for Murry Hills Estates Lot 1, Block 4, Laramie County, WY

INTENT AND PURPOSE

Ray and Amanda Angel respectfully request a zone change for Murray Hills Estates Lot 1, Block 4, property. The 2.26-acre vacant lot is currently zoned for Community Business (CB). We are requesting a zone change to a Planned Unit Development (PUD) that would allow for an enclosed, covered, and outdoor recreational storage unit facility consisting of 105-115 units for rent with security and electricity on site.

FUTURE LAND USE

Plan Cheyenne

The "Future Land Use Plan" describes this property as best suited for “*Community Business category emphasizes a range of retail and office uses to serve neighborhoods and the community and region, and some align with designated Commercial/Regional Activity Centers.*” We feel by building a recreational storage facility we are meeting Plan Cheyenne’s desired goals to “*where possible, provide access and connections to nearby neighborhoods using internal streets and sidewalks*”. We would be blending a community business with the nearby neighborhood in terms of scale, design, signage, and lighting. Lastly, we would provide a quality site and building design to enhance property values and economic resiliency. This guidance can be found in the following link:

<https://www.plancheyenne.org/PlanCheyenne2014FINAL/PlanCheyenneCityVersionApril2014FinalClean.pdf>

JUSTIFICATIONS:

We believe an enclosed/outdoor recreational storage unit complex is needed in Cheyenne, especially in the northern area of Cheyenne due to the growth of single-family homes and absence of recreational storage options. There are minimal recreational storage facilities in Cheyenne, and to date, none offer completely enclosed storage. Our proposal provides a place to store all types of recreational vehicles in a secure location. Based on our research of similar facilities in Southern Wyoming and Northern Colorado, the need for recreational storage options is high.

Under Section 4-2-112, iii, we feel our project will benefit others as follows:

- a. Taking into consideration the frequent hailstorms we experience in Cheyenne and minimal covered or enclosed storage options; an enclosed recreational storage facility is needed to protect individual’s valuable assets. We feel we are meeting the PUD provisions of an outstanding public amenities

- b. Subdivision developments such as Saddle Ridge, Thomas Heights, Dakota Crossing, Bison Run, The Point, Sweet Grass, and Whitney Ranch all have covenants restricting trailers and motor home parking. We offer a place to store trailers, recreational vehicles, motorhomes, and boats so they are not blocking access to parking or blocking the view of vehicles.
- c. Hours of operation would be 24/7 with keypad access in a secure gated facility, with only one entrance in and out of the storage facility. Additionally, the entrance/exit will be located off Hynds Blvd to eliminate any disruptions to the local neighborhood.
- d. Traffic: We do not anticipate substantial impact of traffic on Hynds Blvd
- e. We have personally spoken with Stanley and Corine Rognon, Brian Aragon and Robert and Patricia Gentry who own the adjacent properties and they fully support this project.

Pertinent Regulations

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district maps, or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Under Section 4-2-112, of the Laramie County Land Use Regulations, the PUD (Planned Unit Development) zoning district is intended to permit flexibility and creativity in site and building design and location, and prevent adverse impacts and protect public health, safety, and welfare. Design excellence or the provision of outstanding public amenities shall be considered when adopting a (PUD). A PUD may be appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses that provides private and common spaces for recreation, circulation, or open space.
- ii. Conservation of natural features or development of desirable amenities.
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are to the benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when negative impacts are proven to be mitigated.

- iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning and standards.

As the applicants of this request, we are claiming the *third* criteria for justification of the change in zone district. The applicants would also like to request a waiver, at this time, for a traffic study and for a drainage plan until the zoning is approved.

REGULATION REQUIREMENTS (PER: The Laramie county Land Use Regulations in 4-2-112 e. iii, District PUD-Planned Unit Development)

- A. Uses by Right
 - i. Individual indoor and outdoor recreational storage units for lease
- B. Uses Requiring Board Approval and location.
 - i. None
- C. Minimum property area
 - i. Total size of property is 2.26 acres.
- D. Maximum property area for use
 - i. Total size of property is 2.26 acres.
- E. Building, property or site coverage
 - i. Total building and parking areas shall not exceed ninety (90) percent of the total property area for nonresidential uses.
 - ii. Best Management Practices for on-site storm water management are encouraged.
 - iii. Landscaping will be used extensively to provide a visually appealing buffer zone between neighboring properties and to prevent adverse impacts between land uses within or adjacent to the proposed PUD. All areas, including areas from right-of-way line to property line that are not covered by buildings and parking areas shall be landscaped. A 6-foot privacy fence will be installed.
- F. Maximum building height
 - i. Maximum building height shall be thirty-five (35) feet
- G. Minimum setbacks on the front, rear and side yards.
 - i. Setbacks will include 25 feet from Hynds Blvd, 5 from Donald Dr. and 5 feet Chief Dr. and adjunct private property line to the South.

H. Site Plan Requirements

- i. A County approved site plan and landscape plan shall be required in accordance with Sections 2-2-133.
- ii. Landscaping will consist of one tree and two scrubs for every 30 linear feet of land within the 25-foot set back area on Hynds Blvd.

I. Parking

- i. Onsite parking provided/assigned

J. Buffering and Screening Requirements

- i. Outdoor storage will be screened by fencing and landscaping.

K. Signage requirements and regulations

- i. If signage is used herein shall mean signs that are low profile, that is less than eight (8) feet in height and are free standing and shall be a minimum of ten (10) feet from a right-of-way.

L. Proposed ownership of common facilities

- i. No common facilities on site.