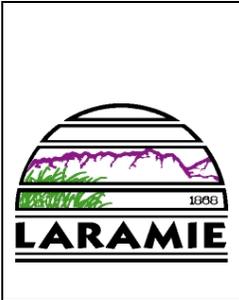


CITY OF LARAMIE COUNCIL REGULAR MEETING October 5, 2021



Agenda Item: Resolution

Title: Resolution No. 2021-64, certifying Planning Commission action, regarding a Comprehensive Plan Amendment to amend the Future Land Use Map (Map 3.2) of the 2007 Laramie Comprehensive Plan from Auto-Urban Residential to Suburban Commercial, of an approximate 0.82 acre property, located at 259 Fremont Street and 260 Pine Street.

Recommended Council MOTION:

Move to **postpone** City Council Resolution No. 2021-64, certifying Planning Commission action, regarding a Comprehensive Plan Amendment to amend the Future Land Use Map (Map 3.2) of the 2007 Laramie Comprehensive Plan from Auto Urban Residential to Suburban Commercial, of an approximate 0.82 acre properties, located at 259 Fremont Street and 260 Pine Street, to the November 2, 2021 City Council meeting, setting a public hearing for October 19, 2021 City Council meeting, based on findings of fact and conclusions of law.

Council Update:

Also, at the planning commission meeting, a member of the public, who lives within 300 feet (distance for mailed public notice) of the applicant's property, did not receive mailed notice. Staff investigated this issue and found that the member of the public who voiced this concern is not the owner of the property, thus did not get the letter addressed to them. This is consistent with all mailed notices for any application. All letters go to the owner of the property at their listed address.

Administrative or Policy Goal:

Amending the future land use of properties at 259 Fremont Street and 260 Pine Street from Auto urban Residential to Suburban Commercial in order to accommodate for a zoning amendment from Limited Multi-family to Limited Business.

Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Auto Urban Residential (AUR). The development requests for a comprehensive plan amendment that changes the future use of Auto Urban Residential (AUR), with very few exceptions, consume more land for streets, parking, and other vehicular use areas than is covered by buildings, which commonly exceeds a two-to-one ratio. This type of development design demands large sites and proximity to a high-volume arterial roadway, which diminishes the importance of architecture and results in reduced open space and commonly, elimination of natural features. The applicant is requesting to amend their land use designation to Suburban Commercial (SC), which fills the needs of the immediate surrounding suburban neighborhood. Intensity is usually much less than in an automobile oriented commercial area. Suburban Commercial areas also include the same preservation or use of vegetation within and between developments as does the Suburban classification, in order to help the development blend into

the primarily residential character of the neighborhood. Under the Suburban Commercial designation, the following zoning districts are permitted: NB, B1, and C2.

Staff believes this use still lies within the Comprehensive Plan's parameters due to the variety of housing needed in this part of town. Land for almost all housing types, including single-family housing and multi-family housing is in short supply within the city and annexing land for this purpose falls in direct line with the Laramie Comprehensive Plan, Thrive Laramie Community and Economic Development Action Strategy and the Housing Study 2030. These goals and Action Items can be found under the Staff Report.

Furthermore, staff believes that this area lends itself to higher density development, particularly due to the distance to Downtown Laramie and the Snowy range Commercial Corridor. Not only is this area located nearby the infrastructure that is necessary to support a development like this, including major roads, water and sewer. Other amenities, such as pathways, schools and retail services are all located nearby. These components make it reasonable to consider that including a mixture of housing types in the area will only help achieve a more balanced approach to housing in the area and hopefully spur the investment into more amenities.

The proposed Comprehensive Plan Amendment generally complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

Background:

Two applications have been submitted related to 259 Fremont Street and 260 Pine Street that will be considered by the City Council in upcoming meetings. The 2 applications are;

- Comprehensive Plan Amendment (CPA-21-01),
- Zoning Amendment (Z-21-02),

The two applications will be introduced together, but due to the Comprehensive Plan Amendment requiring only one reading and the Zoning Amendment requiring three readings, each will be decided upon the third reading of the Zoning Amendment in order to follow the required process due to the zoning amendment being dependent upon the comprehensive plan amendment.

The Comprehensive Plan Amendment was submitted with a Zoning Map Amendment to rezone the property as B1 (Limited Business), pending the approval of CPA-21-01. Currently all three lots at 260 Pine Street and 259 Fremont Street are designated as **auto-urban residential (AUR)**. The auto-urban environment is detailed as most commonly associated with an automobile-oriented commercial, residential or business strip. The primary difference in urban and auto-urban characters is the role of the automobile in its site design.

The application proposes that the future land use be amended to **Suburban Commercial**. The Suburban Commercial classification is the equivalent of a neighborhood commercial classification, meaning that it has standards to ensure compatibility with adjacent and nearby residential uses. The reason for the future land use amendment to Suburban Commercial is to allow 260 Pine Street and 259 Fremont Street to be rezoned as B1 (Limited Business), which is not included as a zoning district under Auto Urban Residential.

Staff considered three different future land use designations, but ultimately decided that SC (Suburban Commercial) was the most in line with the West Side. Staff also considered Urban Commercial and Auto-Urban Commercial, due to the fact that they already exist in the West Side neighborhood. Auto-Urban Commercial is most commonly associated with an automobile-oriented commercial, residential or business strip. The primary difference in urban and auto-urban characters is the role of the

automobile in its site design. The Urban character is designed with an intensity of use to draw people into close contact, where congestion and personal encounters are both expected and essential for a vibrant community center. Both of these descriptions of the Auto-Urban and Urban character seemed to play to different values of the West Side, with one being its pedestrian friendly environment and the other being its solitude, yet still having a reliability on the automobile to access other areas of Laramie. While staff is not in favor of adding a new future land use to the West Side neighborhood, we feel that suburban commercial (SC) is the pattern that marries these two characteristics of the West Side.

The second stage of this Comprehensive Plan Amendment is a zoning amendment to have these properties be rezoned as B1 (Limited Business) in order for 259 Fremont Street to be classified under a district that is more in line with its current use and for 260 Pine Street to be rezoned in order to allow for a multi-family residential development, which is a conditional use under the B1 district. The reason for the proposal of a B1 District rather than R3 (Multi-Family Residential) is to avoid creating an island zone. To the west of these lots, along Cedar street are historically B1 zoned lots. Rezoning these lots as B1 will allow the B1 District to expand into the neighborhood while also retaining a neighborhood commercial pattern.

Planning Commission Background

Planning Commission recommended approval of CPA-21-01 at the September 27, 2021 meeting with a vote of Aye: 4. Nay: 1. Absent: 2.

Public Comment

Below is a summary of the public comments that we have received.

- 1) Height of future development at 260 Pine Street and how it may overshadow existing residents.
- 2) Not enough water pressure for a large future residential development.
- 3) Support for a variety of housing types to be included in the neighborhood.

Staff's Response to Public Concerns:

If approved, within the B1 District, the maximum building height would be 50 feet. At this point, staff does not know the design of the future development, as the applicant is waiting to finish design once the decision of the Comp. Plan Amendment and Zoning Amendment has been decided. If the zoning amendment is approved, a multi-family use will require a Conditional Use application and will be required to come back in front of the Planning Commission.

Without knowing the design of the future development, staff cannot answer questions around the concerns of the water pressure, but if it becomes an issue, it will have to be resolved at the submission of the site plan and conditional use application.

Legal/Statutory Authority:

- Laramie Municipal Code: Title 15 (Unified Development Code)
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan
- Housing Study 2030
- Thrive Laramie Community and Economic Development Action Strategy 2020

BUDGET FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service	\$1,360.00	Application Fee (Fixed Rate)
Grant		
Loan		
Other		
Total	\$1,360.00	

Responsible Staff:

Todd Feezer, Assistant City Manager,
721-5304

Matthew Cox, Associate Planner,
721-5344

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	October 19, 2021
PH Advertised	October 2, 2021
Introduction/1 st Reading	October 5, 2021
2 nd Reading	October 19, 2021
3 rd Reading	November 2, 2021

Attachments:

- Proposed Resolution No. 2021-64
- Attachment A
- Planning Commission Staff Report (September 27, 2021)