



**Agenda Item: Orig. Ordinance - 2nd Reading**

**Title: Original Ordinance No. 2003 amending the City of Laramie's official zoning map to zone a newly annexed parcel of land located at 4503 Bobolink Lane as R3 (multi-family) District within the City of Laramie**

**Recommended Council MOTION:**

Move to **approve** Original Ordinance No. 2003, on first reading, establishing R3 Zoning District for an annexed property approximately 6.0 acres in size, located at 4503 Bobolink Lane, in accordance with findings of fact and conclusions of law.

**Administrative or Policy Goal:**

Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Estate. The development calls for a comprehensive plan amendment that changes the future use of Estate, which is designed to provide a rural, exurban lifestyle without compromising the freestanding character of the city, to Auto Urban Multi-family which is intended for apartments, townhouses, and attached single family homes. The Auto Urban Multi-family land use designation would allow for approval of a request to R3 (Multi-Family Residential) zoning.

We believe 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 and the *Housing Study 2030*.

1. Activity #17 under Section 6 of the *Housing Study 2030*
  - **General Rental Housing Program, 515 to 560 Units**, scattered site, mixed income, consisting of 2- & 3- bedroom duplexes/triplexes, patio and town home units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (51% to 125% AMI).
2. Action Step 5 under Section 2 of the *Housing Study 2030*
  - Support a pro-active approach towards **rental housing development projects** to meet the needs of **local college students** and young professionals in Laramie. These projects should be designed and developed in a size and scale suitable for the neighborhood locations. **The development of single room occupancy multi-unit housing, targeted to students and young professionals, should be considered.**
3. Under Chapter 3: Community Character of the Comprehensive Plan, land Use Policies and Action Statements:
  - 9. Neighborhoods shall be designed with a variety of housing types and sizes thereby offering affordable living options in all areas.

- i. In this area, the housing style is generally single-family detached. So, allowing lots for single-family townhomes or other multi-family structures will provide housing for a mixed level of income.

Furthermore, staff believes that this area lends itself to higher density development, particularly due to the recent development in the area and the Turner Tract. 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, recreation center 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.

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

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## **Background:**

Four applications have been submitted related to the Little Valley Subdivision that will be considered by the City Council in upcoming meetings. The 4 applications are;

- Annexation (A-19-01),
- Comprehensive Plan Amendment (CPA-19-01),
- Zoning Amendment (Z-19-01),
- Preliminary Plat (PP-19-01).

All 4 items will be introduced at the July 16, 2019 meeting, however due to the order in which they must be approved and how each are adopted, all 4 items will follow a process as outlined here. At the first meeting on July 16, 2019, all 4 items will be introduced, however at the first meeting due to the Annexation and Zoning Amendments requiring approval by ordinance, these two items will be the only ones acted upon. The other two items, the Comprehensive Plan Amendment and Preliminary Plat will be discussed, but recommendations of postponement will be requested by staff. The reason for this is due to the ordinance process, and the required 3 readings and a public hearing that both the Annexation and Zoning Amendment must go through. Furthermore, both the Comprehensive Plan Amendment and Preliminary Plat, cannot be approved by the Council until after the property is potentially Annexed on 3<sup>rd</sup> reading, bringing the property into the City of Laramie. As these 4 applications move through the process, we anticipate all 4 items will ultimately be considered in a final meeting on August 20, 2019. At that meeting, the Annexation will be considered first, bringing the property into the City. Once Annexed, the Council will consider the Comprehensive Plan Amendment and related Zoning amendment, ultimately then considering the Preliminary Plat.

### Zoning Amendment (CPA-19-01) Background

Initiated by the Z Homes and Property LLC an application for a Zoning Amendment was made regarding revisions to The City of Laramie's Official Zoning map so that the lot at 4503 Bobolink Lane be zoned R3 (Multi-Family) District in order to accommodate a single family attached and multi-family residential development and have the possibility in the future to have a multi-family structure if the developer chooses to build such a structure in the future.

After this piece of land is annexed, it will automatically be within the City's Aquifer Protection Overlay District.

Planning Commission Background

Planning Commission recommended approval of Z-19-01 at the June 24, 2019 meeting with a vote of Aye: 4. Nay: 3. Absent: 0.

Public Comment

During the Public Comment segment of the Planning Commission meeting on June 24<sup>th</sup>, there were multiple members of the public, including residents adjacent to the property at 4503 Bobolink lane. The comments made by the public were generally concerned about the effect of the development on their neighborhood in relation to an increased traffic count on their road and the damage it may do to the remaining gravel sections. The other concerns dealt with the density of the development and the harmful impact it could have on the Casper Aquifer.

Chris Moody, a local geologist, was concerned about the minimum setback length from the identified fault line. Moody, made a comment that the fault line is not the correct feature to setback from, but instead should be a fault zone that stretches 75-100’ in each direction from the fault line. This fault zone should then have the 100’ setback from vulnerable features required under the Casper Aquifer Plan.

Note: Staff has included all documents related to the Site Specific Investigation (SSI) including the original SSI, Peer Review and City Response.

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**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

**BUDGET FISCAL INFORMATION:**

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**REVENUE**

Source	Amount	Type
Fees/Charges for Service	\$0.00	Application Fee (Zoning Amendment is a free application when combined with an Annexation)
Grant		
Loan		
Other		
Total	\$0.00	

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**Responsible Staff:**

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	August 20, 2019
PH Advertised	August 3, 2019
Introduction/1 <sup>st</sup> Reading	August 6, 2019
2 <sup>nd</sup> Reading	August 20, 2019

Todd Feezer, Assistant City Manager,  
721-5304  
Matthew Cox, Associate Planner,  
721-5344

3 <sup>rd</sup> Reading
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September 3, 2019
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Attachments:

- Proposed Ordinance No. 2003
- Planning Commission Staff Report (June 24, 2019)
- Public Comments
- Ryan Athey Response Letter (7.22.19)
- Darren Parkin Memo
- Councilor O'Doherty Questions