



City of Laramie

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LARAMIE PLANNING COMMISSION

December 9, 2019

STAFF REPORT

FILE: VAC-19-03 Vacation of an alleyway within Block 183, Original Town of Laramie

REQUEST: Vacation of an alleyway within Block 183, Original Town of Laramie

LOCATION: Alleyway located within the block bounded by Grand Avenue and Ivinson Avenue, 11th and 10th Street.

APPLICANT(S): University of Wyoming

PURPOSE: Vacation of an unused alleyway within a parking lot owned by the University of Wyoming.

PREPARED BY: Derek T. Teini, AICP, Planning Manager

RECOMMENDED MOTION:

Move to recommend that City Council **approve** the vacation of an alleyway within Block 183, Original Town of Laramie, based on findings of fact and conclusions of law.

BACKGROUND:

The request for vacation is to vacate an alley right-of-way within Block 183, Original Town of Laramie, that is an undeveloped north - south alleyway between Grand Avenue and Ivinson Avenue and between 10th and 11th Streets. The alleyway is currently not developed as an alleyway and is incorporated into part of a parking lot constructed by the University of Wyoming which was approved through a Conditional Use Permit (CUP-11-10). The total area requested for vacation is approximately 4,600 sq. ft in size.

In 2011, the University of Wyoming requested vacation of this same alleyway as part of vacation (VAC-11-02). At the time, with the demolition of the old Ivinson Hospital, the University of Wyoming had submitted a request for a Conditional Use (CUP-11-10) that would allow expansion of the existing parking lot on the remainder of the site (north side of the site). As the Vacation request progressed, the alleyway was ultimately not vacated. Instead use of the city right-of-way was given through the approval of a license agreement. This license agreement, coupled with the approved Conditional Use application allowed for the University to expand their parking lot and build the parking lot you see today.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation (Map 3.2)	Zoning District	Land Use
Subject Property	(UU) Urban University	R3 (Multifamily Residential) District	University of Wyoming Parking Lot
North	(UU) Urban University	R3 (Multifamily Residential) District	University of Wyoming
South	(UR) Urban Residential	R3 (Multifamily Residential) District	Apartments/Single Family Residents
East	(UU) Urban University	R3 (Multifamily Residential) District	Church
West	(UR) Urban Residential	R3 (Multifamily Residential) District	University of Wyoming/Single Family Residents/Apartment

ANALYSIS:Utilities and Emergency Access:

No utilities are located within the city alleyway right-of-way. As part of the Conditional Use Permit approved in 2011, a sewer main that served only the old Hospital was capped at the main line in Ivinson.

Emergency Access will also not change with the Vacation of the alleyway right-of-way. Currently the alleyway is not used for access and is developed with a parking lot. Emergency services have access to the parking area as well as all adjacent streets.

Relationship to the Comprehensive Plan

The Comprehensive Plan Land Use Map 3.2 shows this area as Urban University. The Urban University classification is intended to increase density and intensity of uses adjacent to the campus of the University. Furthermore, the Urban University classification is intended "To promote urban living and walking in close proximity to the campus, taller residential buildings are envisioned to have first floor retail uses, thereby offering convenient services to student residents. An urban-scaled campus-town environment could also be created, being careful not to directly compete with downtown, but offering student hang-outs, a vending depot, study areas, a book store, campus health services, and other needed outlets and services" (Comprehensive Plan Chapter 3, pg. 3-21).

Vacation of the subject rights-of-way would allow for expansion of the University's core campus. During the original consideration of the Conditional Use Permit it was noted by the University that this parking area would likely be "temporary" and at some point would be improved beyond that of a surface parking area.

Relationship to the University of Wyoming Long Range Development Plan

Vacation of the alleyway is consistent with the University of Wyoming's Long Range Development Plan (LRDP). According to the LRDP, this block is to be developed with as part of the "Core Campus" which would allow for use of the full block for university purposes.

The University of Wyoming's Long Range Development Plan is not an adopted City planning document and no legal or regulatory status is attached to the Plan. Nevertheless, the City and University have agreed that development of campus facilities according to the LRDP is desirable and beneficial for both parties. Furthermore, the University is currently developing a new Master Plan for Campus, which may have different goals and objectives for this property.

Compensation / Valuation:

Per LMC 15.06.060.W.4 the City of Laramie may request payment for right-of-way that is vacated under certain circumstances. In instances where vacated right-of-way meet certain criteria, valuation of the right-of-way will be valued at \$0.00. Based on this request the right-of-way being vacated meet the 3 required criteria for valuation of \$0.00;

- (i) ROW has not been used in 30 years, built or maintained as a public access way or maintained by the City.
- (ii) ROW is not shown on any plans adopted or approved by the city or state or part of an active Preliminary Plat.
- (iii) ROW vacation will not result in lots without street frontage.

PUBLIC NOTICE AND COMMENTS:

Public notice was published in the Laramie Boomerang on November 23, 2019 and mailed notices were sent to area residents within 300 feet on November 22, 2019. To date staff has received one public comment, which was more of an inquiry into the project what was being vacated. No other comments have been received.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

Findings of Fact:

- The request complies with the applicable vacation requirements of Laramie Municipal Code, Title 15 and W.S. 15-4-305.

Conclusions of Law:

- The vacation is being processed pursuant to Laramie Municipal Code, Title 15 and W.S. 15-4-305.

ALTERNATIVES:

1. Approve the request as recommended by staff, based on findings of fact and conclusion of law. **(Staff Recommendation)**
2. Approve the request subject to alternative conditions, based on findings of fact and conclusion of law.
3. Deny the request based on findings of denial. Since staff recommends approval, the Planning Commission and City Council must conclude that the request does not meet all of the findings. As part of the motion, findings for denial must be stated.
4. Postpone action on the request until issues identified during the meeting can be resolved.

STAFF RECOMMENDATION:

Move to recommend that City Council **approve** the vacation of an alleyway within Block 183, Original Town of Laramie, based on findings of fact and conclusions of law.

ATTACHMENTS:

1. Vicinity Map (1 page)
2. Cover Letter (2 pages)
3. UW Location Map (1 page)