



# City of Laramie

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## LARAMIE PLANNING COMMISSION

April 13, 2020

### STAFF REPORT

**FILE:** Z-20-01: Sundance Hills Zoning Amendment

**REQUEST:** An amendment to the City of Laramie's Official Zoning Map to zone the location at Southwest corner of Colorado Ave. and Venture Dr. as R3, R2 and R2M.

**LOCATION:** Located at Southwest corner of Colorado Ave. and Venture Dr.

**APPLICANT(S)/AGENT:** David Coffey

**OWNER:** Regions Holding Group LLC, Mark R. Gunnerson & City of Laramie

**PURPOSE:** Zoning Amendment to an R3, R2 and R2M District for an annexed parcel to allow for single family and multi-family residential structures.

**CURRENT ZONING:** County Rural Residential

**PREPARED BY:** Matthew Cox, Associate Planner

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#### STAFF RECOMMENDATION:

Move to recommend that the City Council **approve** an amendment to The City of Laramie's Official Zoning Map zoning a property R3 (Multi-Family Residential), R2 (Limited Multi-Family Residential) & R2M (Limited Multi-Family with Independent Manufactured Homes) District according to the findings of fact and conclusions of law.

#### APPLICABLE CODE SECTION(S):

Zoning Amendments must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- 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

#### BACKGROUND AND SUMMARY:

The area proposed for subdivision is currently in the county and is requesting Annexation, a Zoning Amendment and a Comprehensive Plan Amendment along with the Preliminary Plat. As proposed the subdivision will develop Section 6, T 15 N, R 73W. West of Colorado Avenue, and begins approximately 215 feet north of Venture Drive then extends to the south approximately 1,475 feet towards Riverside Drive. As proposed with the Preliminary Plat the development will consist of 3

multi-family lots north of the future Venture Drive and 91 twin home and single-family lots south of the future Venture Drive. The proposed zoning is R3 (multi-family) District, R2 (limited multi-family) District and R2M (limited multi-family & Manufactured Home) District which requires a Comprehensive Plan Amendment in order to amend the future land use plan from Suburban Residential (SR) to Auto-Urban Multi-Family (AUM) and Urban Residential (UR). The developer has not released exactly what type of houses will be on the R2 and R2M lots, but it is expected that each R3 zoned lot will have 12 units per each lot. The reason for having R2M and R2 is that R2M allows for smaller single-family lots at 4,800 square feet rather than 6,000 square feet per principal structure as can be found under Table 15.12-2 under LMC.

Initiated by the Laramie Reboot, 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 the Southwest corner of Colorado Ave. and Venture Dr. be zoned R3 (Multi-Family), R2 (Limited Multi-Family) & R2M (Limited Multi-Family with Independent Manufactured Homes) District in order to accommodate a single family and multi-family residential development.

#### Comprehensive Plan & Housing Study 2030 Relationship

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Suburban Residential (SR). The development calls for a comprehensive plan amendment that changes the future use of Suburban Residential, which is designed as a relief from more intensive urban settings, thereby leading to the popularity of contemporary neighborhoods denoted for their larger lots, privacy fences and open areas, to Auto Urban Multi-family (AUM) and Urban Residential (UR) which is intended for apartments, townhouses, and attached single family homes. The Auto Urban Multi-family (AUM) and Urban Residential (UR) land use designation would allow for approval of a request to R3 (Multi-Family Residential), R2 (Limited Multi-family) and R2M (Limited Multi-family w/independent Manufactured Home) zoning.

Staff believes these zoning designation 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*
  - a. **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*
  - a. 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:
  - a. 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.
4. Thrive Laramie Community and Economic Development Action Strategy 2020:
  - a. Initiate planning efforts that consider growth opportunities in north and **West Laramie** to determine how these areas should grow and aid the city and county in conversations around what type of **development should occur to attract investment**.
    - i. Staff believes that developments of this size are needed to market West Laramie in order to attract investment for the development of amenities in West Laramie.
5. Thrive Laramie Community and Economic Development Action Strategy 2020:
  - a. A second foundational barrier to business readiness is housing that is of high quality and quantity – a requirement of all people that is in short supply in Laramie.
  - b. Increasing the availability of workforce housing will give employers confidence that they can invest in Laramie and support their employees.
  - c. Increase the volume of construction, as well as enhance the existing quality and diversity of housing stock in strategic locations to contribute to a more livable Laramie.
  - d. In the case of parcels that sit on the city-county line and that abut city land but are technically outside of its limits, a best practice solution is for the city to annex the intervening property to easily extend city infrastructure to that property.

Furthermore, staff believes that this area lends itself to higher density development, particularly due to the distance to Snowy Range Rd. and the 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 Zoning Amendment generally complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

#### **PUBLIC COMMENTS:**

Legal notice was published in the Laramie Boomerang on March 28, 2020. Letters were sent to surrounding property owners within 300 feet of the subject property on March 27, 2020. Additionally, the property has been posted with the required development proposal sign. Staff has received multiple inquiries, mainly surrounding the Preliminary Plat.

Below is a summary of the public comments that we have received. Attached to the Staff Report are copies of the emails we received from the public.

- 1) Privacy concerns of neighbors during construction
- 2) Neighbors concerns of livestock escaping into the development

Staff's Response to Public Concerns:

Staff believes that concerns around privacy are not of detrimental to the public's health and well-being. Development is necessary for the growth of Laramie and the land under consideration is surrounded by the city on the north, south and east side. Staff believes this is a natural urban growth area for Laramie.

Concerns around livestock should be solved through the construction of a fence, separating the site under consideration and that of the concerned public. There is also residential development to the south and staff has not heard any concern of livestock entering the residential land at that location.

#### **FINDINGS OF FACT:**

The amendment is found to be in accordance with substantive and procedural requirements and necessities in City of Laramie Code, and the Comprehensive Plan.

#### **CONCLUSIONS OF LAW:**

The amendment is proceeding in accordance with applicable law.

#### **ALTERNATIVES:**

1. Approve the Code Text Amendment based on findings of fact and conclusions of law (**Staff recommendation**);
2. Approve the Code Text Amendment based upon modifications recommended by the Planning Commission based on findings of fact and conclusions of law;
3. Deny the Code Text Amendment based on findings of fact;
4. Postpone the Code Text Amendment until issues identified during the meeting can be resolved.

#### **RECOMMENDED MOTION:**

Move to recommend that the City Council **approve** an amendment to The City of Laramie's Official Zoning Map zoning a property R3 (Multi-Family Residential), R2 (Limited Multi-Family Residential) & R2M (Limited Multi-Family with Independent Manufactured Homes) District according to the findings of fact and conclusions of law.

Note: If the Planning Commission wishes to recommend **denial** of the applicant's request, the Planning Commission must come up with alternative findings of fact, and to state those in a motion for denial.

#### **ATTACHMENT:**

1. Vicinity Map (1 page)
2. Map of the new zoning amendment (1 page)
3. Public Comments (4 pages)
4. Zoning Map (1 page)