



City of Laramie

Planning Division
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LARAMIE PLANNING COMMISSION APRIL 27, 2020 STAFF REPORT

FILE: CUP-20-01: 1768 N. 13th Street – Alternative Front Lot Line

REQUEST: A Conditional Use Permit for the establishment of an alternative front lot line

LOCATION: 1768 N. 13th Street

APPLICANT: Alan A. Moore

OWNER: Alan A. Moore

ZONING: R2 (Limited Multi-Family Residential)

PURPOSE: Establishment of an alternative front lot line to be placed along 13th Street rather than W Hill Road.

PREPARED BY: Matthew Cox, Associate Planner

RECOMMENDED MOTION:

Move to **approve** a Conditional Use Permit for the establishment of an alternative front lot line to be placed along 13th Street as opposed to the current front lot line along W Hill Road on a lot zoned R2 (Limited Multi-Family Residential) District located at 1768 N 13th Street, based on findings of fact and conclusions of law.

APPLICABLE CITY CODE SECTION(S):

LMC. 15.06.060.E Conditional Use Permits
LMC. 15.12.010.B Setbacks
LMC. 15.28.030.A Definitions, Terms

The establishment of an alternative front lot line requires approval of a Conditional Use Permit pursuant to LMC.15.10.000.E, and the Planning Commission is the decision-making body.

Note: Conditional Use Permit rules, regulations, and procedures are defined at the City level and are not addressed in Wyoming State Statutes.

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

BACKGROUND:

This is a request for the establishment of an alternative front lot line along 13th Street as opposed to the current front lot line along W Hill Road as it is defined by LMC 15.28.030.A . The subject property is currently developed with a single-family home and attached garage facing 13th Street. The existing home is addressed off of 13th Street.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
1768 13th St.	SR (Suburban Residential)	R2 (Limited Multi-Family Residential District)	Single-family home
North	SR (Suburban Residential)	R2 (Limited Multi-Family Residential District)	Single-family home
South	SR (Suburban Residential)	R2 (Limited Multi-Family Residential District)	Single-family home
East	SR (Suburban Residential)	R2 (Limited Multi-Family Residential District)	Single-family home
West	SR (Suburban Residential)	R2 (Limited Multi-Family Residential District)	Single-family home

SITE DESIGN REVIEW AND ANALYSIS OF REQUIRED FINDINGS:

Should the Planning Commission wish to approve the Conditional Use Permit, the Commission must make the following findings required in LMC 15.06.060.E. A detailed analysis follows:

1. That the conditional use proposal provides adequate:

a) Ingress and egress to property and proposed structures:

Staff Response: A sidewalk exists along 13th Street and Whill Road. A driveway accesses the house on 13th Street. No changes are proposed.

b) Off-street parking and loading areas:

Staff Response: The property is developed. No changes are proposed.

c) Control over the off-site impacts of economic, noise, glare, or odor effects of the conditional use:

Staff Response: Staff has not identified any negative off-site impacts related to economic impacts, noise, glare or odor effects that would be created based on the proposal.

d) Refuse and service areas:

Staff Response: The property is currently developed as a single-family home and served by City and franchise utilities. No changes are proposed.

e) Utilities, with reference to locations, availability, and compatibility:

Staff Response: The property currently is developed and served by utilities installed in accordance with City standards.

f) Screening and buffering, with reference to type, dimensions, and character:

Staff Response: Approval of this Conditional Use Permit would allow for installation of a six-foot-tall fence from the front façade of the property east to the property line along W Hill Road, continuing the fence line along the northern portion of the property.

g) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district:

Staff Response: No changes are proposed.

2. The proposed use is appropriate to the specific location related to intensity and bulk:

Staff Response: There is no proposed change in use.

3. The proposed use is appropriate to the specific location relative to public health, safety and convenience:

Staff Response: There is no proposed change in use.

4. That the proposed site is adequate in size and shape to accommodate the intended use and that the use will comply with all requirements of the zone district, including but not limited to the following:

a) Setbacks:

Staff Response: The alternative front lot line would re-arrange the setbacks on the site and the existing structure will be in compliance within the new setbacks.

b) Walls (retaining):

Staff Response: No new walls are being proposed.

c) Landscaping:

Staff Response: The site is currently developed with a single-family home and meets all landscaping requirements.

d) Bufferyards:

Staff Response: The site currently meets bufferyard requirements.

e) Any standards specific to the use set forth in Chapter 15.10, Use Regulations:

Staff Response: Not applicable.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on April 18, 2020. Letters were sent to surrounding property owners within 300 feet of the subject property on April 17, 2020. Staff has received no public comments or inquiries around the alternative lot line.

CONDITIONAL USE RECOMMENDED FINDINGS AND CONCLUSIONS OF LAW:

Findings of Fact:

1. It is staff's conclusion that the application meets all of the required findings for approval of the Conditional Use Permit. We therefore recommend approval of the Conditional Use Permit.

Conclusions of Law:

1. The applicant is proceeding in accordance with the requirements of the Laramie Municipal Code 15.06.060.E regarding a Conditional Use Permit.

ALTERNATIVES:

1. Approve the project as submitted by the applicant, based on findings of fact and conclusions of law. **(Staff Recommendation)**
2. Approve the project subject to staff's recommended conditions, based on findings of fact and conclusions of law.
3. Deny the project based on findings of denial. The Planning Commission must conclude that the project does not meet all of the findings as recommended by staff. As part of the motion, findings for denial must be stated.
4. Postpone the project until issues identified during the meeting can be resolved.

STAFF RECOMMENDATION:

Move to **approve** a Conditional Use Permit for the establishment of an alternative front lot line to be placed along 13th Street as opposed to the current front lot line along W Hill Road on a lot zoned R2 (Limited Multi-Family Residential) District located at 1768 N 13th Street, based on findings of fact and conclusions of law.

ATTACHMENTS:

- 1 – Vicinity Map (1 page)
- 2 – Applicant’s Written Statement (1 page)