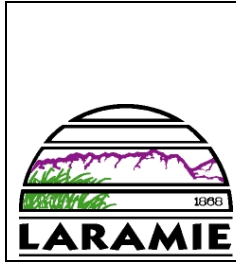


CITY OF LARAMIE COUNCIL REGULAR MEETING May 5, 2020



Agenda Item: Orig. Ordinance - 2nd Reading

Title: Original Ordinance No. 2012 annexing approximately 24.34 acres of property located in unincorporated Albany County, located at the southwest corner of Venture Drive and Colorado Avenue.

Recommended Council MOTION:

Move to **approve** Original Ordinance No. 2012, on second reading, annexing approximately 24.34 acres of property located in unincorporated Albany County, located at the southwest corner of Venture Drive and Colorado Avenue, based on findings of fact and conclusions of law; and noting a public hearing was held on May 5, 2020.

Administrative or Policy Goal:

The Comprehensive Plan's future Land Use (FLU) Map (Map 3.2) shows the area as Suburban Residential. A companion request (CPA-20-02) proposes the future land use be amended to Auto-Urban Multi-family and Urban Residential. The land in question and surrounding land are urban growth areas under the Comprehensive Plan's Map 7.2.

Background:

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

- Annexation (A-20-01),
- Comprehensive Plan Amendment (CPA-20-02),
- Zoning Amendment (Z-20-01),
- Preliminary Plat (PP-20-01).

All 4 items were introduced at the April 21, 2020 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 April 21, 2020, all 4 items were introduced. Annexation, Comp Plan Amendment and Zoning Amendment will all be tied together, requiring approval of the Comp Plan Amendment and Zoning Amendment for the Annexation to be approved. This is to ensure that the city does not annex land that the developer cannot work with or that the City choose not to. At the first meeting due to the Annexation and Zoning Amendments require 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 (will help council understand the whole project), 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. On Third and Final Reading Annexation will be presented first, but contingent upon the approval of the Comp Plan Amendment and Zoning Amendment. The Comp Plan Amendment will be read next with the Zoning Amendment to follow. The

Preliminary Plat will be read after all other applications have been approved or modified and approved as Council sees fit.

Annexation (A-20-01) Background

This request would result in the annexation of an area of approximately 24.34 acres in size which is generally located at the southwest corner of Venture Drive and Colorado Avenue.

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 a tract of land lying in the NE1/4 of section 6, Township 15 North, Range 73 West of the 6th P.M. and plat it into 91 single-family home lots with three larger lots to be used as a multi-family housing sites. The proposed zoning is the R3 (multi-family), R2 (Limited Multi-Family) and R2M (Limited Multi-Family with Independent Manufactured Home) District, which requires a Comprehensive Plan Amendment in order to amend the future land use plan from Estate to Auto-Urban Multi-Family Residential and Urban Residential.

Planning Commission Background

Planning Commission recommended denial of A-20-01 at the April 13, 2020 meeting with a vote of Aye: 6. Nay: 0. Absent: 1.

Public Comment

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.

Legal/Statutory Authority:

- Laramie Municipal Code: Title 15 (Unified Development Code)
- Wyoming State Statutes Title 15 Cities and Towns, Article 4 Annexation
- 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
- Major Street Plan
- Housing Study 2030
- Thrive Laramie Community and Economic Development Action Strategy 2020

BUDGET FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service	\$0.00	Application Fee (Pursuant to Resolution No. 2010-44 adopted May 18, 2010; no fees are required for Annexation Applications)
Grant		
Loan		
Other		
Total	\$0.00	

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	May 5, 2020
PH Advertised	April 18, 2020
Introduction/1 st Reading	April 21, 2020
2 nd Reading	May 5, 2020
3 rd Reading	May 19, 2020

Attachments:

- Proposed Ordinance No. 2012
- Planning Commission Staff Report (April 13, 2020)