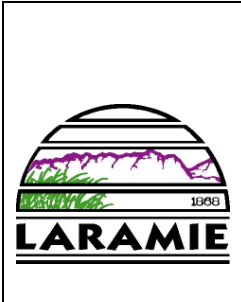


**CITY OF LARAMIE COUNCIL REGULAR MEETING May 5, 2020**



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

**Title: Original Ordinance No. 2013 amending the City of Laramie's official zoning map to zone a newly annexed parcel of land located at the Southwest corner of venture Drive to Colorado Avenue as R3 (multi-family), R2 (Limited Multi-Family) and R2M (Limited Multi-Family with Independent Manufactured Home) District within the City of Laramie.**

**Recommended Council MOTION:**

Move to **approve** Original Ordinance No. 2013, on second reading, establishing R3, R2 and R2M Zoning District for an annexed property approximately 24.34 acres in size, located at the Southwest corner of Venture Drive and Colorado Avenue, in accordance with findings of fact and conclusions of law; and noting a public hearing was held on May 5, 2020.

**Administrative or Policy Goal:**

Comprehensive Plan - Future Land Use:

Platting of unplatted property is in accordance with the goals of the Comprehensive Plan and the Major Street Plan. The proposed subdivision complies with the Comprehensive Plan, Parks and Recreation Plan and Major Street Plan.

Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Suburban Residential. The development calls for a comprehensive plan amendment that changes the future use of Suburban Residential, which is designed to provide a rural, suburban lifestyle without compromising the freestanding character of the city, to Auto Urban Multi-family and Urban Residential which is intended for apartments, townhouses, and attached single family homes. The Auto Urban Multi-family and urban Residential 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/ind. Manufactured Home) zoning.

Staff believes this use still lies within the Comprehensive Plan's parameters and does not limit future development in the area. 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*. For Activity #'s, goals and Action Steps please refer to the April 13<sup>th</sup> Planning Commission Staff Report.

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 two collector streets in Colorado Ave. and Venture Dr., water and sewer. Other amenities, such as pathways along Colorado Ave., 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.

## **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.

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

Initiated by Reboot Laramie, 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 Venture Drive and Colorado Avenue be zoned R3 (Multi-Family), R2 (Limited Multi-Family) and R2M (Limited Multi-Family with Independent Manufactured Home) District in order to accommodate a single family and multi-family residential development.

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-20-01 at the April 13, 2020 meeting with a vote of Aye: 5. Nay: 1 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 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan

**BUDGET FISCAL INFORMATION:**

**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	

**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 <sup>st</sup> Reading	April 21, 2020
2 <sup>nd</sup> Reading	May 5, 2020
3 <sup>rd</sup> Reading	May 19, 2020

**Attachments:**

- Proposed Ordinance No. 2013
- Planning Commission Staff Report (April 13, 2020)