

From: [Matthew Cox](#)
To: [Todd Feezer](#); [Carron, Keith](#); [Derek Teini](#)
Cc: [Parker, Jessica](#); [Hembree, Tom](#)
Subject: RE: Metrohm
Date: Thursday, December 3, 2020 1:41:00 PM

Keith,

Thanks for reaching out with your questions.

Related to parking:

Parking will not be required for any residential use in downtown if these amendments are passed. The reason for this is to relieve a major cost burden for developers looking at bringing residential downtown or current building owners who wish to convert their upstairs to a residential use. Currently, parking is already very minimal for a residential use, sometimes only requiring ¼ of a parking space. This requires anybody looking to convert their building to residential or a developer looking to construct a new development, to use a portion of their land for parking rather than another unit, more retail space, more office space, etc. It ends up relieving developers, but also allows us to use our limited downtown land in its most efficient way. This does not relate to ADA spaces, these are controlled at a federal level. So, if a residential structure has a certain amount of units, they will still be required to provide their own ADA spaces.

As for commercial uses, parking is already not required for the downtown district per LMC Section [15.08.030.E.2.c.\(ii\).\(1\)](#).

Related to Stucco:

As for stucco and its historical significance. This is an amendment proposed by Main Street and is cited by the [Design Guidelines for Historic Downtown Laramie](#). I am unable to state what constitutes a historical building, but the original downtown Laramie did not find commercial buildings using stucco for their building material. Of course in more recent years, especially through the mid to late 20th century, stucco has been used on many buildings, but the main reason to propose this change is due to many building owners covering up original brick with stucco in order to delay improvement costs. In turn, this has led to buildings falling into disrepair and these costs fall onto the next owner, or in some cases, these costs are too great for another owner to take on and the building sits vacant or has a large tenant turnover, hurting our downtown economy. I would also like to point out that these stucco regulations are only in regards to street facing sides of buildings. So, for all buildings not on corners, this is only the façade of the building. Also, this can only be required through a Type 3 site plan in which a use would have to change quite drastically or for any new construction. If you'd like me to run through what triggers a Type 3 site plan, I'd be happy to have a phone call or send another email.

I encourage you to look through all of the amendments and reach out with anymore questions or concerns you may have.

All the best,

Matthew Cox

Associate Planner

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From: Todd Feezer <tfeezer@cityoflaramie.org>

Sent: Thursday, December 3, 2020 12:08 PM

To: Carron, Keith <keith.carron@metrohm.com>; Derek Teini <DTeini@cityoflaramie.org>; Matthew Cox <MCox@cityoflaramie.org>

Cc: Parker, Jessica <jessica.parker@metrohm.com>; Hembree, Tom <tom.hembree@metrohm.com>; Sarah Reese <sreese@cityoflaramie.org>

Subject: RE: Metrohm

Keith,

I cc'd the Planning Division on this email. They will provide the responses. We are happy to meet with you and your team also. Unfortunately Sarah Reese has left our employment.

Thanks,

Todd Feezer

Assistant City Manager

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From: Carron, Keith <keith.carron@metrohm.com>

Sent: Thursday, December 3, 2020 11:23 AM

To: Todd Feezer <tfeezer@cityoflaramie.org>

Cc: Parker, Jessica <jessica.parker@metrohm.com>; Hembree, Tom <tom.hembree@metrohm.com>; Sarah Reese <sreese@cityoflaramie.org>

Subject: Metrohm

Hi Todd,

This was dropped off at my building yesterday by another business owner. How do I interpret the statement that – “Currently, no parking is required for any commercial use in the downtown.”? If I read this literally, it is saying that a commercial use building does not require parking. Secondly, this reads like nothing will be required without significant change use, but then it also reads as stucco is forbidden since it is not historical. Our building comes from 1948 and the photo below shows it as stucco from the time it was built. Who is to define what historical means?

Can you clarify what the statement about parking means and if we will be forced to change the front of our historical building?

Thanks,
Keith



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