



Agenda Item: Orig. Ordinance - 2nd Reading

Title: Original Ordinance No. 2032 amending the City of Laramie's official zoning map to zone properties located at 259 Fremont Street and 260 Pine Street as B1 (Limited Business) District within the City of Laramie.

Recommended Council MOTION:

Move to **approve** Original Ordinance No. 2032, on second reading, establishing B1 Zoning District for properties approximately 0.82 acres in size, located at 259 Fremont Street and 260 Pine Street, in accordance with findings of fact and conclusions of law; and noting a public hearing for October 19, 2021.

Council Update:

At the September 27th Planning Commission meeting, staff realized that there were text mistakes within the Z-21-02 staff report, which have now been amended, as can be seen in the provided staff report. In summary, staff put DC rather than B1 for a number of findings. These mistakes were made aware of at the planning commission meeting.

Also, at the planning commission meeting, a member of the public, who lives within 300 feet (distance for mailed public notice) of the applicant's property, did not receive mailed notice. Staff investigated this issue and found that the member of the public who voiced this concern is not the owner of the property, thus did not get the letter addressed to them. This is consistent with all mailed notices for any application. All letters go to the owner of the property at their listed address.

Administrative or Policy Goal:

Thrive Laramie and Comprehensive Plan - Future Land Use:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) shows this area as Auto Urban Residential (AUR). The development requests for a comprehensive plan amendment that changes the future use of Auto Urban Residential (AUR), with very few exceptions, consume more land for streets, parking, and other vehicular use areas than is covered by buildings, which commonly exceeds a two-to-one ratio. This type of development design demands large sites and proximity to a high-volume arterial roadway, which diminishes the importance of architecture and results in reduced open space and commonly, elimination of natural features. The applicant is requesting to amend their land use designation to Suburban Commercial (SC), which fills the needs of the immediate surrounding suburban neighborhood. Intensity is usually much less than in an automobile oriented commercial area. Suburban Commercial areas also include the same preservation or use of vegetation within and between developments as does the Suburban classification, in order to help the development blend into the primarily residential character of the neighborhood. Under the Suburban Commercial designation, the following zoning districts are permitted: NB, B1, and C2.

Staff believes this use 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, Thrive Laramie Community and Economic Development Action Strategy and the Housing Study 2030. Action items and goals can be found within the Staff Report.

Furthermore, staff believes that this area lends itself to higher density development, particularly due to the distance to Downtown Laramie and the Snowy range 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.

Background:

This application is also partnered with a comprehensive plan amendment that would amend the existing future land use from Auto Urban Residential (AUR) to Suburban Commercial (SC), which would allow for the applicant's request to switch from R2 (Limited Multi-Family Residential) District to a B1 (Limited Business) District. The properties being considered through this application are across the street from each other along Pine Street. The property at 260 Pine Street consists of a large vacant lot and a corner lot that has been used as a parking lot and is paved with asphalt. The building at 259 Fremont Street has been occupied by the Spiegelberg Lumber Company since its construction in 1941 and is considered an existing non-conforming use.

260 Pine street and 259 Fremont Street are located in the West Side neighborhood and are located 4 blocks away from the pedestrian bridge that connects the West side to Downtown. It is also located only 6 blocks away from Optimist park and the Greenbelt. Staff believes that this location and the B1 Zone District are in line with each other. The purpose of the B1 Zone District is intended for retail and office uses. The district includes retail centers that provide shopping service to surrounding neighborhoods and the community. Commercial uses that would not be compatible with surrounding residential areas are prohibited or subject to special restrictions. This district is intended to accommodate commercial development on a smaller scale than that in the B2 district with a more narrow range of allowed uses.

The hope for this zoning amendment is for 260 Pine Street to be zoned in order to allow, conditionally, for a multi-family development. For 259 Fremont Street, it will allow for a zoning district that's more in line with the current and historic use of the building. As for 259 Fremont Street, the use of the building would be classified as "Construction Industry Related businesses such as general contractors, electrical contractors, plumbing contractors, and their accessory and incidental uses." This use is not permitted within the B1 District, but rezoning the district as B1 would allow for the building to be more flexible with uses that could move into the long standing, commercial building. If 259 Fremont Street was to remain R2 District, the permitted uses allowed to be there would be very minimal.

While the R3 (Multi-family) District would allow for the intended use of 260 Pine Street, it would create an island zone and amending the property to B1, it will be connected to the B1 District that goes along Cedar Street just to the West of 260 Pine Street, as can be seen on the attached map.

Planning Commission Background

Planning Commission recommended approval of Z-21-02 at the September 27, 2021 meeting with a vote of Aye: 4. Nay: 1 Absent: 2.

Public Comment

Below is a summary of the public comments that we have received.

- 1) Height of future development at 260 Pine Street and how it may overshadow existing residents.
- 2) Not enough water pressure for a large future residential development.
- 3) Support for a variety of housing types to be included in the neighborhood.

Staff’s Response to Public Concerns:

If approved, within the B1 District, the maximum building height would be 50 feet. At this point, staff does not know the design of the future development, as the applicant is waiting to finish design once the decision of the Comp. Plan Amendment and Zoning Amendment has been decided. If the zoning amendment is approved, a multi-family use will require a Conditional Use application and will be required to come back in front of the Planning Commission.

Without knowing the design of the future development, staff cannot answer questions around the concerns of the water pressure, but if it becomes an issue, it will have to be resolved at the submission of the site plan and conditional use application.

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
- Thrive Laramie Community and Economic Development Action Strategy 2020

BUDGET FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service	\$645.00	Zoning Amendment Application plus sign fees
Grant		
Loan		
Other		
Total	\$645.00	

Responsible Staff:

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	October 19, 2021
PH Advertised	October 2, 2021

Todd Feezer, Assistant City Manager,
721-5304
Matthew Cox, Associate Planner,
721-5344

Introduction/1 st Reading	October 5, 2021
2 nd Reading	October 19, 2021
3 rd Reading	November 2, 2021

Attachments:

- Original Ordinance No. 2032
- Attachment A
- Planning Commission Staff Report (September 27, 2021)