



Agenda Item: Orig. Ordinance - 3rd Reading

Title: Original Ordinance No. 2008 amending the City of Laramie's official zoning map to rezone two parcels of land located 1171 and 1271 W Baker Street from B1 (Limited Business) to B2 (Business) zone district within the City of Laramie

Recommended Council MOTION:

Move to **approve** Original Ordinance No. 2008, on third and final reading, establishing B2 Zoning District for two properties approximately 19 acres in size, located at 1171 and 1271 W Baker Street, in accordance with findings of fact and conclusions of law; noting a public hearing was held on March 3, 2020, authorizing the Mayor and Clerk to sign the Ordinance.

Administrative or Policy Goal:

The Comprehensive Plan's Future Land Use (FLU) Map (Map 3.2) designates this area as Auto Urban Commercial (AUC) which allows for the B2 (Business) zoning district. This zoning request will be compatible with other future zoning requests, for surrounding properties, based on the Comprehensive Plan.

Background:

Four applications have been submitted related to this property that will be considered by the City Council or Planning Commission in upcoming meetings. The 4 applications are;

- Comprehensive Plan Amendment (CPA-19-02),
- Zoning Amendment (Z-19-03),
- Conditional Use Permit (PP-19-09),
- Site Plan (SP-19-31)

The Comprehensive Plan Amendment and Zoning Amendment will be the only two applications considered by the City Council. Both of these items will be introduced at the February 18, 2020 meeting. Because the Zoning Amendment requires approval by ordinance (3 readings), the Comprehensive Plan Amendment will be postponed at the February 18, 2020 meeting, until the March 17, 2020 meeting, so both the Comprehensive Plan Amendment and Zoning Amendment can be considered together on the Final reading date for the Zoning Amendment.

If the Comprehensive Plan Amendment and Zoning Amendment are approved, the Conditional Use Permit will be Considered by Planning Commission at a meeting following the March 17, 2020 date, with the administrative approval of the Site Plan following any action taken by the Planning Commission.

Zoning Amendment (CPA-19-01) Background

The applicant currently operates a pre-existing, non-conforming Campground, RV Park and Travel Trailer Park (KOA) on approximately 14 acres of the 19 total acres related to the application. On the remaining 5 acres the applicants operated a Mobile Home Park that contained about 40 mobile homes. About 1 year ago the applicant began removal of the 40 mobile homes, with the intent of expanding the existing KOA into

the area that was once occupied with the 40 mobile homes. However, due to the pre-existing, non-conforming status of current KOA, expansion of the KOA into this area would not be allowed under the current zoning designation of B1 and the pre-existing non-conforming status of the KOA. In order to allow for the expansion the applicants have submitted a Comprehensive Plan Amendment, as well as a zoning amendment application (this application), Conditional Use Permit and Site Plan Application. The multiple applications, if approved, would allow the applicants to expand the KOA and bring the full 19 acre KOA into full compliance with current zoning.

This application is requesting the subject area to be rezoned from B1 (Limited Business) District to B2 (Business) District. The rezoning application if approved would allow for the applicant to apply for a Conditional Use Permit that would allow for a Campground, RV Park and Travel Trailer Park. In the event this Land Use Plan Amendment or Rezoning is not approved by the Planning Commission, the requested rezoning from B1 to B2 cannot be approved, nor could the Conditional Use Permit.

In the event the Comprehensive Plan and Zoning Amendment is approved, the applicant will be required to complete the Conditional Use Permit process, which is considered by the Planning Commission, as one of the last steps in the process before the KOA would be allowed to expand. Details regarding the conditional use will be presented to the Planning Commission following conclusion of the Comprehensive Plan Amendment and Zoning Amendment. The application will include details regarding site modifications, additional landscaping and other modifications to the site.

Finally, in 2018 the applicant applied for a Temporary Use Permit to allow for a Temporary Campground, RV Park and Travel Trailer Park in the area where the mobile homes were removed. City code has extensive requirements for temporary uses, that were met by the applicant. It was the intent of the applicant to use this Temporary Use Permit to get them through the summer and allow them time to prepare necessary application materials for the permanent conversion of the site into the intended use.

Planning Commission Background

Planning Commission recommended approval of Z-19-03 at the January 27, 2020 meeting with a vote of Aye: 7. Nay: 0. Absent: 0.

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	\$625.00	Application Fee (Zoning Amendment is a free application when combined with an Annexation)
Grant		
Loan		
Other		
Total	\$625.00	

Responsible Staff:

Todd Feezer, Assistant City Manager,
721-5304
Derek T. Teini, Planning Manager,
721-5245

Future dates are subject to change

Advertised	
Public Hearing (PH) Held	March 3, 2020
PH Advertised	February 15, 2020
Introduction/1 st Reading	February 18, 2020
2 nd Reading	March 3, 2020
3 rd Reading	March 17, 2020

Attachments:

- Proposed Ordinance No. 2008
- Planning Commission Staff Report (January 27, 2020)