

ORIGINAL ORDINANCE NO.: 1940
ENROLLED ORDINANCE NO.: 1704

INTRODUCED BY: SUMMERVILLE

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF LARAMIE, WYOMING, BY DESIGNATING ZONING IN AN AREA APPROXIMATELY 93.18 ACRES IN SIZE, GENERALLY LOCATED ON THE NORTHEAST CORNER OF INTERSTATE 80 AND CURTIS STREET, TO B2 (BUSINESS) DISTRICT.

WHEREAS, on December 21, 2015 Turning Leaf Realty (Kristen Peterson) and owners Wyoming Central Land and Improvement Company (Amy King) and Albany County, filed with the City an application to establish zoning in an area approximately 93 acres in size, generally located on the northeast corner of Interstate 80 and Curtis Street, to B2 (Business) District; and

WHEREAS, on February 8, 2016 City staff presented the zoning application to the Planning Commission with a recommendation that the City Council approve the proposed amendment; and

WHEREAS, on February 8, 2016 City Planning Commission reviewed the rezoning application and by majority vote (5 yes, 0 no, 2 absent) of its members recommended approval of the zoning of the subject property; and

WHEREAS, notice of a public hearing in compliance with Wyo. Stat. §15-1-602 was published in the *Laramie Boomerang* on February 28, 2016; and

WHEREAS, a public hearing was held on April 12, 2016 which notice shall be given at least fifteen (15) days prior to the public hearing in compliance with Wyo. Stat. § 15-1-602.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

Section 1. That the foregoing recitals are incorporated in and made a part of this Ordinance by this reference.

Section 2. That the Zoning District Map of City is hereby amended by establishing zoning on the subject property of B2 (Business) District, which is described as follows:

A parcel of land located in Section 29, Township 16 North, Range 73 West of the 6th P.M., Albany County Wyoming, being more particularly described as follows:

Beginning at the Northwest Corner of said Section 29 being an iron pipe found;

Thence along the North line of said Section 29, South 89°57'09" East, a distance of 1,573.14 feet and basis of bearings for this description;

Thence South 00°06'51" East, a distance of 1,459.26 feet along the West line of a parcel of land described in Warranty Deed from American National Bank, N.A., Trustee of the Howard T. Carroll Trust dated December 29, 1976, as amended, to 9H Ranch LLC, a Wyoming Limited Liability Company recorded October 19, 2007 as Document No. 2007 8178 to the

Northwest corner of the Plat of Lots 1 and 2, Block 4, River View First Addition, filed October 10, 1975 as Instrument No. 622944;

Thence North $89^{\circ}50'43''$ East, a distance of 10.00 feet along the North line of Lots 1 and 2, Block 4, River View First Addition, filed October 10, 1975 as Instrument No. 622944 to a point on the Corporate Limits of the City of Laramie, Wyoming as shown on the plat of Lots 1 and 2, Block 4, River View First Addition, filed October 10, 1975 as Instrument No. 622944;

Thence South $00^{\circ}09'17''$ East, a distance of 1119.46 feet along said Corporate Limits of the City of Laramie, Wyoming, to a point on the South right-of-way of Banner Road as shown on the Plat of Lots 1 and 2, Block 3, River View First Addition filed December 3, 1974 as Instrument No. 613334;

Thence South $74^{\circ}24'43''$ West, a distance of 11.75 feet along said South right-of-way of Banner Road as shown on the Plat of Lots 1 and 2, Block 3, River View First Addition filed December 3, 1974 as Instrument No. 613334, to a point on at the beginning of a curve to the left, having a radius of 80.32 feet;

Thence continuing along said curve to the left, also being the East right-of-way of McCue Street as shown on the Plat of Lots 1 and 2, Block 3, River View First Addition filed December 3, 1974 as Instrument No. 613334, through a central angle of $79^{\circ}30'29''$, an arc distance of 111.46 feet, (chord bearing South $34^{\circ}39'29''$ West, a distance of 102.73 feet) to a point on a curve to the right, having a radius of 530.00 feet;

Thence continuing along said curve to the right, also being the East right-of-way of McCue Street as shown on the Plat of Lots 1 and 2, Block 3, River View First Addition filed December 3, 1974 as Instrument No. 613334, through a central angle of $04^{\circ}26'14''$, an arc distance of 41.04 feet (chord bearing South $02^{\circ}52'39''$ West, a distance of 41.03 feet);

Thence South $00^{\circ}39'29''$ East, a distance of 62.44 feet along the East right-of-way of McCue Street as shown on the Plat of Lots 1 and 2, Block 3, River View First Addition filed December 3, 1974 as Instrument No. 613334, to a point on the North right-of-way of a State of Wyoming Highway;

Thence North $80^{\circ}18'15''$ West, a distance of 505.10 feet along said highway right-of-way, to a right-of-way monument;

Thence North $76^{\circ}12'08''$ West, a distance of 478.21 feet, along said highway to a highway right-of-way monument also being a point on the beginning of a curve to the right, having a radius of 1,055.00 feet,

Thence continuing along said curve to the right, through a central angle of $42^{\circ}45'32''$, an arc length of 787.33 feet (chord bearing North $46^{\circ}42'00''$ West, a distance of 769.18 feet) to a point on the West line of said Section 29;

Thence along the West line of said Section 29, North 00°00'00" East, a distance of 2,044.42 feet to the point of beginning.

Said parcel contains 93.18 acres, more or less.

Section 3. That the foregoing described property contains 93.18 acres more or less, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all improvements thereon, and as shown in Attachment A.

Section 4. That this ordinance shall become effective after its passage, approval and publication.

Passed and approved this 19th day of April, 2016.



David A. Paulekas, Mayor and President of the
City Council

Attest: 

Angie Johnson, City Clerk

First Reading: March 1, 2016
Public Hearing: April 12, 2016
Second Reading: April 5, 2016
Third Reading and Final Action: April 19, 2016

Duly published in the *Laramie Boomerang* this 28th day of April, 2016.

