



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

October 15, 2023

Re: City Staff comments for Z 23.01, 431 Washington, Baker.

City Staff noted that the existing property is adjacent to the existing Commercial zoning district at the rear (alley) side of the lot. Washington Street is zoned commercial for the 100 and 200 blocks and southern lots on Washakie Street are adjacent to Commercial zoning district south of the alley for all 300-700 blocks.

As an R-5 District, there are restrictions on approved multiple uses as listed in 4-12-5 D below:

1. Multiple Uses. Any number of permitted uses may be allowed on a single lot/development pad provided the specific use of some lots/development pads or structures may be limited based on access, parking limitations, or potential impacts to adjacent residential uses.
2. Storage Uses. Storage shall be limited to accessory storage of commodities sold at retail on the premises. All storage shall be completely enclosed within a structure unless otherwise approved by the planning commission. No commercial storage facility will be allowed.
3. Walls/Fences Between differing Use Districts. A six-foot-high solid wall/fence/screening or other approved buffer shall be constructed and maintained on all property lines which abut a residential use or zone district unless the property is separated from the residential use or zone district by a public road or alley. Walls or fences may be required to be set back from streets and alleys so as not to obstruct views.
4. Hours of Operation. No business shall be open to the public between the hours of ten p.m. and seven a.m. without a conditional use permit.
5. Uses in Structures. All uses shall be operated primarily within an enclosed structure. Limited seasonal outdoor displays and sales may be permitted if approved in the site plan review or by the Planning Commission.
6. Loading Areas Screened. All loading areas shall be screened from public view or from view from any adjacent residential use or zone district by a maintained wall or screened fence not to exceed ten feet in height.

As a Commercial District adjacent to a Residential District the setback requirements must meet that of the residential district and a six-foot high buffer shall be required as listed in 4-12-F below:

Minimum Setback Requirements for Principal Structures:

1. front yard: 8 feet,
2. side yard on flanking street on corner lot: 8 feet,
3. When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required, otherwise no setbacks would be required,
4. When a parcel of ground or lot adjoins a residential district at the rear yard, a six-foot-high solid wall/fence or other approved buffer shall be required.

City Code section 4-7-2 states that the Planning Commission has the power to "hear and make recommendations to the City Council on rezoning applications ensuring that the application is consistent with the adopted Master Plan." City staff believes the request is consistent with the 2012 Master Plan suggests implementation plan for two related action items being:

1-2 Develop a zoning plan that promotes graduated densities and intensities of development with the highest density and intensity in the downtown and the lowest at the edge of the planning area. (i.e., Adoption of zoning codes that reinforce graduated density and intensity patterns.)

3-4 Identify opportunities to expand existing industrial sites by rezoning adjacent properties as they become available.

City staff received four written public comments and one petition on this rezoning request. All public comment was against the request to change the existing R-5 Residential zoning to C-Commercial zoning. The application is in order, is consistent with the 2012 Master Plan, and meets all the requirements for City Codes 4-3-2 District Zoning Map and 4-8-4 Amendments – Zoning Map.

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