



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

October 31, 2023

Re: City Staff comments for Z 23.02, Lots 3,4 Earl and Farlow Addition, Hess

City Staff noted that the existing property is adjacent to the existing Commercial zoning district on the east and also across the street at the rear of Mr. D's. Garfield Street is a mixture of Commercial and R-5 zoning for its entire length with the North side exclusively Commercial from 200-500 blocks.

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 one written public comment in favor of the rezoning request. 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.

Hunter Rosebury

Lance Hopkin

RaJean Strube Fossen