



PLANNING &
DEVELOPMENT
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cheyennecity.org

MEMO

To: Honorable Mayor Patrick Collins and Members of the City Council
From: Connor White
Subject: PUDC-26-37 Cox Ranch – Assigned Zoning
Date: April 13, 2026

Background:

The item for consideration is an Assigned Zoning. This is approved by Ordinance.

The proposed Governing Body review schedule is as follows:

- Introduction and Referral April 13, 2026
- Public Services Committee April 20, 2026
- Second reading April 27, 2026
- Public Services Committee May 4, 2026
- Third and final reading May 4, 2026

Planning Commission Recommendation:

The Planning Commission heard this item at their April 6, 2026 meeting and recommended the Governing Body approve this application.

The Planning Commission Staff report is attached and has not been changed.

Public Comment

As of the creation of this memo (April 8, 2026), Staff has received no inquiries or comments from the public on this project. The project page on the website has received 92 views and no comments.

Attachments:

1. Ordinance
2. Planning Commission Staff Report

ORDINANCE NO. _____

ENTITLED: "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CHEYENNE, ESTABLISHING THE ZONING CLASSIFICATION OF AG – AGRICULTURAL AND P - PUBLIC FOR LAND ANNEXED TO THE CITY OF CHEYENNE LOCATED WEST OF ROUNDTOP ROAD AND ADJACENT TO HAPPY JACK ROAD."

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:

Section 1. That the below-described real property consists of multiple parcels under separate ownership, including parcels owned by the William S. Cox Revocable Trust and parcels owned in fee by the City of Cheyenne; that the William S. Cox Revocable Trust has petitioned the Governing Body of the City of Cheyenne to annex those parcels under its ownership and to make them a part of the City; and that the City of Cheyenne has elected to include its parcels within the annexation. The property subject to this zoning classification is described as follows:

A Parcel Of Land Being Situated In A Portion Of Section 5, Township 13 North, Range 67 West And A Portion Of Sections 29, 30, 31 And 32, Township 14 North Range 67 West, And A Portion Of Section 36, Township 14 North, Range 68 West Of The 6th Principal Meridian, Laramie County, Wyoming more particularly described as follows:

Beginning At The North One-Quarter Corner Of Section 29; Thence Along The North Line Of Said Section 29 S89°28'08"W A Distance Of 2631.41 Feet To The Northwest Corner Of Said Section 29; Thence Along The West Line Of Said Section 29 S00°04'45"E A Distance Of 2636.72 Feet To The West One-Quarter Corner Of Said Section 29; Thence Along The East-West Center Of Section 30 S89°55'36"W A Distance Of 1320.93 Feet; Thence S00°02'43"E A Distance Of 2640.04 Feet; Thence S00°03'34"E A Distance Of 1023.70 Feet; Thence N87°27'36"W A Distance Of 3045.89 Feet; Thence S20°48'38"E A Distance Of 1433.60 Feet To A Point On The Northerly Right Of Way Of Happy Jack Road; Thence S37°42'04"W A Distance Of 120.00 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along Said Southerly Right Of Way N52°17'56"W A Distance Of 130.48 Feet To A Point On The Exterior Boundary Of The Parcels Described In Book 980, Page 168, Book 1346 Page 1023, Book 1494, Page 1770 And Book 1530, Page 302 Of The Laramie County Records; Thence Along The Exterior Boundary Of Said Parcels The Following Courses And Distances: Thence S37°49'16"W A Distance Of 107.30 Feet; Thence S61°33'28"W A Distance Of 714.52 Feet; Thence N71°59'05"W A Distance Of 652.67 Feet; Thence N71°59'19"W A Distance Of 165.27 Feet; Thence S76°38'13"W A Distance Of 792.98 Feet; Thence S13°22'07"E A Distance Of 650.03 Feet; Thence N76°39'22"E A Distance Of 639.79 Feet; Thence S58°25'24"E A Distance Of 268.63 Feet; Thence S13°28'40"E A Distance Of 310.43 Feet; Thence N76°31'39"E A Distance Of 265.89 Feet; Thence N31°34'00"E A Distance Of 113.53 Feet; Thence N76°33'45"E A Distance Of 512.17 Feet; Thence S58°25'13"E A Distance Of 650.00 Feet; Thence N37°50'48"E A Distance Of 941.88 Feet To A Point On Said Southerly Right Of Way; Thence N37°42'04"E A Distance Of 120.00 Feet To A Point On

Said Northerly Right Of Way; Thence Along Said Northerly Right Of Way Of Happy Jack Road The Following Courses And Distances: S52°17'56"E A Distance Of 3441.45 Feet; Thence N37°56'22"E A Distance Of 15.00 Feet To The Beginning Of A Non-Tangent Spiral Curve To The Left, Said Spiral Having A Chord Bearing Of S53°48'17"E, A Chord Distance Of 288.06 Feet And Central Angle Of 04°30'00", Thence Along Said Spiral 288.22 Feet To The Beginning Of A Normal Curve To The Left, Said Normal Curve Having A Radius Of 1,834.86 Feet, A Chord Bearing Of N 65°11'11" W, A Chord Distance Of 533.12 Feet And A Central Angle Of 16°42'23", Thence Along The Arc Of Said Curve A Distance Of 535.01 Feet To A Spiral Curve To The Left, Said Spiral Having A Chord Bearing Of S76°33'44"E, A Chord Distance Of 288.06 Feet And A Central Angle Of 04°30'00", Thence Along Said Spiral 288.22 Feet; Thence S78°01'35"E A Distance Of 2086.97 Feet To The Beginning Of A Curve To The Left; Said Curve Having A Radius Of 2789.79 Feet, A Chord Bearing Of S85°55'11"E, A Chord Distance Of 763.12 Feet And A Central Angle Of 15°43'19", Thence Along The Arc Of Said Curve A Distance Of 765.52 Feet; Thence Leaving Said Northerly Right Of Way S03°46'50"E A Distance Of 127.93 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along The Southerly Right Of Way Of Happy Jack Road The Following Courses And Distances: N86°46'04"E A Distance Of 387.38 Feet; Thence N65°32'16"E A Distance Of 22.49 Feet Thence N86°47'40"E A Distance Of 142.81 Feet To A Point On A Parcel Of Land Described In Book 1927, Page 1430; Thence N86°52'18"E A Distance Of 524.90 Feet; Thence N52°36'50"E A Distance Of 48.10 Feet; Thence N55°08'48"E A Distance Of 107.18 Feet; Thence N54°58'45"E A Distance Of 293.61 Feet; Thence N55°08'01"E A Distance Of 240.41 Feet To A Point On The Southerly Right Of Way Of Happy Jack Road; Thence Along Said Southerly Right Of Way The Following Courses And Distances: Thence N77°37'52"E A Distance Of 41.71 Feet; Thence N79°41'48"E A Distance Of 216.83 Feet; Thence Leaving Said Southerly Right Of Way N00°53'21"E A Distance Of 127.86 Feet To A Point On The Northerly Right Of Way Of Happy Jack Road; Thence Along Said Northerly Right Of Way S79°36'59"W A Distance Of 127.49 Feet To A Point On The South Line Of Section 32; Thence Along Said South Line N89°39'58"W A Distance Of 1195.09 Feet To A Point On The East Line Of The West One-Half Of The East One Half Of Said Section 32; Thence Along Said East Line N00°03'18"W A Distance Of 5313.43 Feet To A Point On The North Line Of Said Section 32; Thence Along Said North Line S89°51'01"W A Distance Of 1312.07 Feet To A Point On The South One-Quarter Corner Of Said Section 29; Thence Along Said Quarter Line N00°01'57"W A Distance Of 5293.10 Feet More Or Less To The Point Of Beginning.

And Also A Parcel Of Land Situated In A Portion Of The South One-Half Of Section 31, Township 13 North, Range 67 West Of The 6th Principal Meridian, Laramie County, Wyoming, Said Parcel Described In Book 492 Page 70 Of The Laramie County Records, more particularly described as follows:

Commencing At The South One-Quarter Corner Of Said Section 31, Thence N15°05'00"W A Distance Of 596.64 Feet To A Point On The Parcel Described In Book 492, Page 70 And The Point Of Beginning; Thence N00°18'19"E A Distance Of 575.00 Feet; Thence S89°41'41"E A Distance Of 775.00 Feet; Thence S00°18'19"W A Distance Of 575.00 Feet;

Thence N89°41'41”W A Distance Of 775.00 Feet More Or Less To The Point Of Beginning.

Section 2. That Section 2.2.8 of the Cheyenne Unified Development Code (UDC) provides standards and procedures for zoning districts established on land or property currently without a City zone assignment, including land being annexed to the city.

Section 3. That on April 6, 2026, the City of Cheyenne Planning Commission conducted public hearings, reviewed the proposed zoning assignment that is the subject of this ordinance, and recommended approval of said zoning assignment.

Section 4. That the Governing Body of the City of Cheyenne finds that the zoning assignment that is the subject of this ordinance meets the criteria specified in Section 2.2.8.d of the UDC.

Section 5. That in accordance with Section 2.2.8, Assigned Zoning, Section 5.1.2, Zoning Districts Established, and Section 5.1.3, Official Zoning Map, of the UDC, the zoning classifications of the real property as described in Section 1 under the ownership of William S. Cox Revocable Trust is hereby established as AG – Agricultural, and the real property as described in Section 1 under the ownership of the City of Cheyenne is hereby established as P – Public.

Section 6. That the City Engineer is hereby authorized and directed to alter and amend the Official Zoning Map as described in Section 5.1.3 of the UDC to comply with the zoning map amendment as described in Section 5 above when this ordinance takes effect in accordance with Section 8 below.

Section 7. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases.

Section 8. That this ordinance shall be in full force and effect upon its approval and publication, and upon approval and publication of the affiliated annexation.

FIRST READING:

SECOND READING:

THIRD AND FINAL READING: _____

PATRICK COLLINS, MAYOR

(SEAL)

ATTEST:

KYLIE SODEN, CITY CLERK

Published: _____
Wyoming Tribune-Eagle



CITY OF
CHEYENNE
— PLANNING & DEVELOPMENT —

CITY OF CHEYENNE PLANNING COMMISSION
APRIL 6, 2026
STAFF REPORT

FILE: PUDC-26-37: Cox Lands – Assigned Zoning

LOCATION: West of Roundtop Road and adjacent to Happy Jack Road.

REQUEST: Assigning City zones to properties proposed for annexing.

ANNEXATION APPLICANT: William S Cox Revocable Trust and the City of Cheyenne

OWNER: William S Cox Revocable Trust and the City of Cheyenne

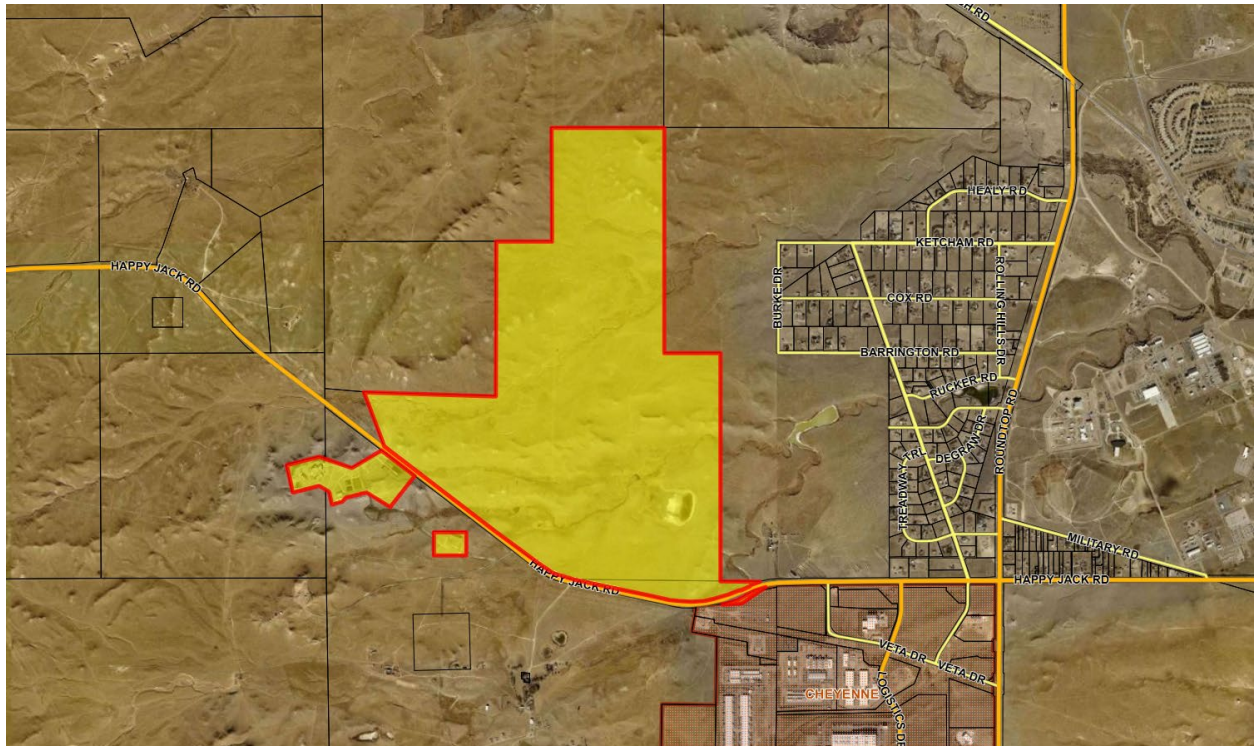
CURRENT ZONING: County LU

PROPOSED ZONING: AG and P.

FUTURE LAND USE: Urban Transitional Residential.

PURPOSE: To establish a City zoning district concurrent with annexation.

PREPARED BY: Connor White, Planner II



RECOMMENDED MOTION:

Move to recommend the Governing Body **approve** the assigned zoning for land west of Roundtop Road and adjacent to Happy Jack Road to AG Agricultural and P – Public as shown in the attached zone change map, noting that the project meets the review criteria for approval.

APPLICABLE CITY CODE SECTION(S) AND PLANS:

- UDC 2.2.8 Assigned Zoning

BACKGROUND:

The applicant (Cox Ranches LLC) has petitioned for roughly 1,9197.76 acres of land to be annexed into city limits. The City is also annexing City owned Land with this annexation. Annexation of a parcel requires a city zone to be established. Per UDC 2.2.8 a zone will be assigned based on allowed uses, current uses, or surrounding City zones. Should the applicant wish to have a different zone at the time of annexation, they will be required to submit a subsequent zoning map amendment, proposing a different zone. The applicant for the Cox Ranch Land is requesting a different City zone upon annexation. The proposed zoning by the Cox Ranch applicant was reviewed under PUDC-26-38.

ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:

Should the Planning Commission wish to recommend approval of the Zoning Map Amendment, the Commission must make the following findings required in UDC 2.2.1.d. A detailed analysis is below:

1. The proposed zoning assignment is the most analogous City zone to the current zone when taking into consideration allowed uses, current uses, or surrounding City zones.

Zoning shall be assigned a City zone based on:

- Permitted uses,**
- Uses that could reasonably be anticipated for conditional use approval under the current zoning,**
- Current uses, or**
- Surrounding City zoning,**

as deemed most suitable for the property being assigned a zone in terms of allowing the landowner to continue the current use of the land while respecting the current and anticipated uses of surrounding property.

Through the reviewing of the annexation petition area, the assigned zoning is fairly straightforward.

Cox Ranch Lands

The Cox Ranch Lands are currently zoned LU – Land Use within the County. There is only one City zone adjacent to the south which is the LI Light Industrial zone. The surrounding County zone is also the LU zone and much of the surrounding land is vacant or used for grazing. The land is currently used for grazing and is all vacant. Due to the size of the land and the surrounding lands, Staff believes

that the **AG – Agricultural** zone is the most analogous zone for this land. The AG zone is also a holding zone which will allow the land to be rezoned more easily in the future as the land develops.

City of Cheyenne Parcels

These parcels are currently zoned LU – Land use in the County. There are no adjacent City zones, should the Cox Ranch Lands be annexed and zoned the closest City zones would be AG, LI, or BP. These parcels are operated by the BOPU and are owned by the City of Cheyenne. The current use of the land is a water treatment facility. Based on this information Staff believes that the **P - Public** zone is the most analogous zone for these parcels.

This assigned zoning **complies** with review criterion 1.

STAFF REVIEW:

Through the review process, there were no comments.

CONCLUSION:

Staff is satisfied that the application meets the review criteria set forth in UDC 2.2.8.(d).

ALTERNATIVES:

1. Recommend approval of the Assigned Zoning as submitted by the applicant (**Staff Recommendation**).
2. Recommend approval of the Assigned Zoning subject to conditions or modifications.
3. Recommend denial of the Assigned Zoning based on findings of denial. The Planning Commission must conclude that the project does not meet all the review criteria. As part of the motion, findings for denial must be stated.
4. Postpone the Assigned Zoning until issues identified during the meeting can be resolved.

General Information Regarding Alternatives:

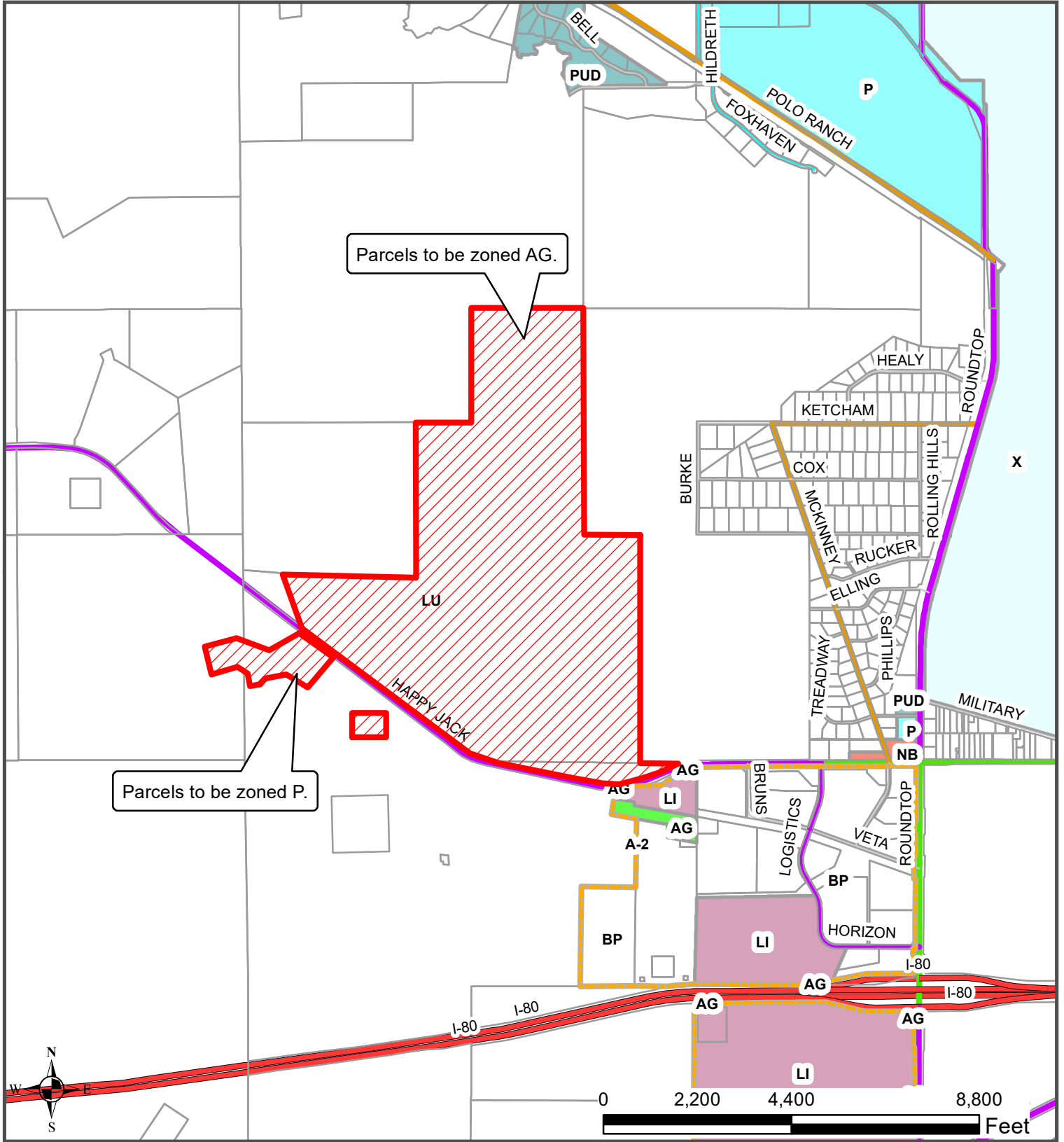
If the Commission acts contrary to staff's recommendation or recommends conditions of approval, the Commission shall cite specific reasons (based on the review criteria) for their recommendation.

STAFF RECOMMENDATION:

Staff recommends approval of the assigned zoning for land west of Roundtop Road and adjacent to Happy Jack Road to AG Agricultural for the Cox Ranch Lands and P - Public for the City of Cheyenne parcels as shown in the attached zone change map, noting that the project meets the review criteria for approval.

ATTACHMENTS:

1. Zoning Map



Parcels to be zoned AG.

Parcels to be zoned P.

Attachment 1: Zoning Map PUDC-26-37

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend	
	Nov19_CityLimits
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Private
	Platted not built
	HR / High Density Residential
	MR / Medium Density Residential
	LR / Low Density Residential
	NR-2 / Neighborhood Residential - Med. Density
	NR-3 / Neighborhood Residential - High Density
	AR / Agricultural Residential
	A-1 / Agricultural and Rural Residential
	A-2 / Agricultural
	AG / City Agricultural
	MUR / Mixed Use Residential Emphasis
	CBD / Central Business District
	CB / Community Business
	NB / Neighborhood Business
	MU / Mixed Use - County
	MUB / Mixed Use Business Emphasis
	MUE / Mixed Use Employment Emphasis
	HI / Heavy Industrial
	LI / Light Industrial
	P / Public
	AD / Airport District
	PUD / Planned Unit Development
	X / Exempt

