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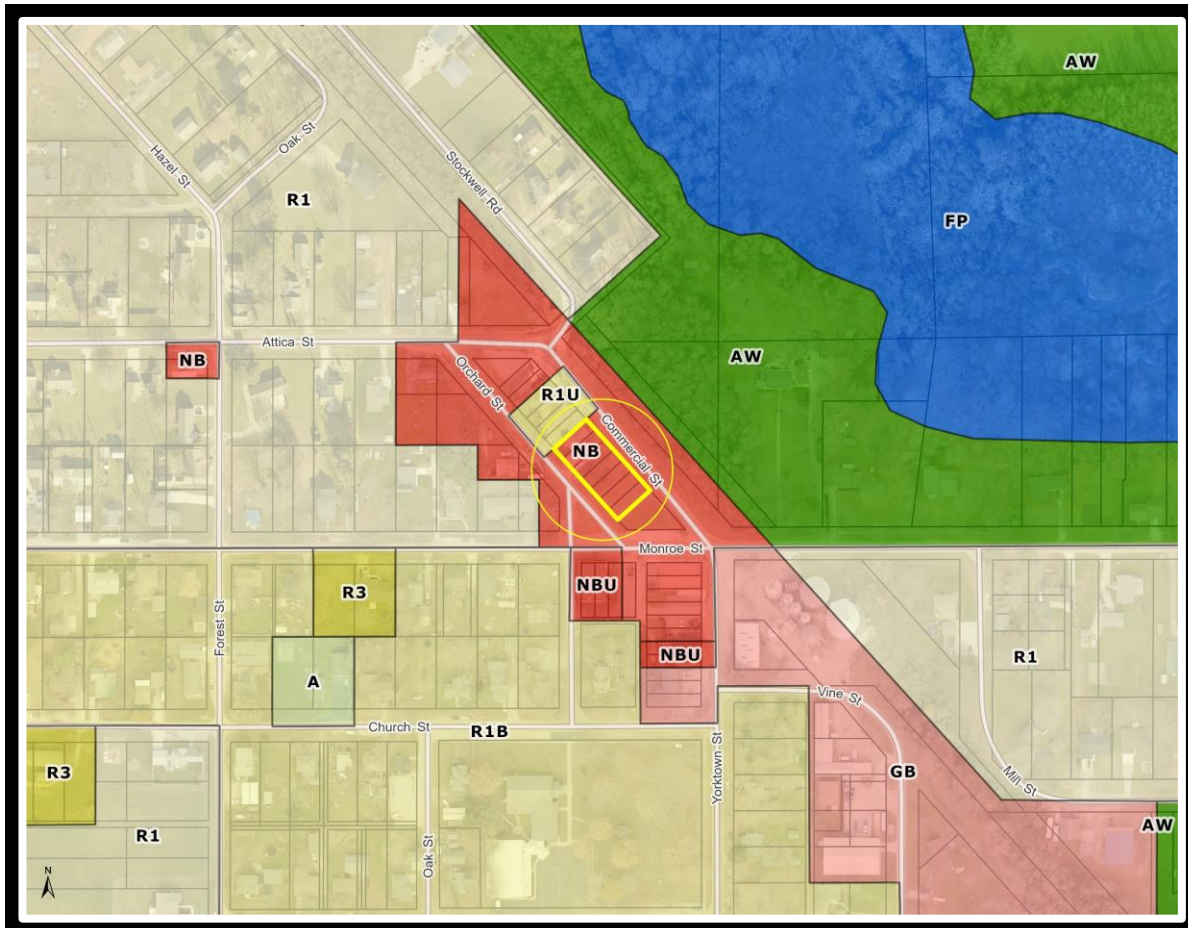
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**Z-2864**  
**JAMIE COCHRAN**  
**(NB to R1U)**

**STAFF REPORT**  
**September 15, 2022**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and owner Jamie Cochran is requesting the rezoning of seven lots from NB to R1U to bring an existing single-family home into compliance and allow for a second single-family home to be built on the unimproved lots to the south. The property is located in the unincorporated town of Stockwell and is commonly known as 9008 Commercial Street, Lauramie 8(NE) 21-3.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps for this area show the property with LB zoning (Local Business). Later in 1997, transitional zoning maps were adopted in accompaniment with the 1998 Unified Zoning Ordinance changing the zoning of this property to NB (Neighborhood Business). Under the repealed zoning ordinance, single-family homes were permitted by right in the LB zone; they are not permitted in NB.

In 2021, property adjacent to the north was rezoned from NB to R1U (Z-2840) to allow construction of a house. West across Orchard Street are a few NB zoned properties with R1 zoning beyond. East across Commercial Street is AW zoning and FP beyond. The triangular-shaped lot to the southeast at the corner is also zoned NB and is not part of this request.

These seven lots were originally platted in the 1800's prior to any ordinances being adopted and were intended for traditional downtown commercial uses. Individually, with a lot width of 24' each, they do not meet the 40' UZO standard for lot widths for R1U lots. However, UZO Amendment #102 approved last year, allows houses to be constructed over older platted lot lines without having to replat.

**AREA LAND USE PATTERNS:**

A single-family home currently exists on lots 5, 6 and part of 7; the rest of the property is unimproved. On property adjacent to the north is a newly constructed single-family house with the Stockwell post office beyond that. West across Orchard Street is a residence and east across Commercial Street is a wooded area with a few single-family homes.

The current business area of Stockwell is located south of Monroe Street, a block south of the site in question.

**TRAFFIC AND TRANSPORTATION:**

The lots in question front on both Commercial and Orchard Streets, both classified as rural local roads.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The Lauramie Township Regional Sewer District serves the site; an individual water well provides water. No buffering would be required if this property is rezoned.

**STAFF COMMENTS:**

The Town of Stockwell was platted in 1852, shortly after the railroad was created and spurred the growth of the town. This railroad track, officially abandoned since June 1985, was along the east side of Commercial Street and helped form the business district of Stockwell. Today, most of the commercial uses in town are located farther south on both Monroe and Yorktown Streets, leaving the site in question available for residential development.

Additionally, the Stockwell Land Use Plan update, which has been approved by the Stockwell Steering Committee, and is being heard at the same APC meeting as this rezone, shows this part of town with a mixed use designation. This “allows for both residential uses and commercial uses to be evaluated on a case-by-case basis.” The current single-family home has been on this site for around 100 years, even though the previous land use plan recommended business for this area. It is obvious that at least for now, this part of town is meant to be residential, so staff can support the request for R1U zoning.

**STAFF RECOMMENDATION:**

Approval