

FACTS AT A GLANCE

The Cheyenne Area covers 197 square miles. The City of Cheyenne (incorporated area) covers 22.2 square miles. F.E. Warren Air Force Base covers 9.2 square miles. The majority of land that *PlanCheyenne* will address is in Laramie County and is currently zoned for agricultural and rural uses (see Existing Land Use Map and Table LU-1 below).

2004 Existing Land Use—Cheyenne Area

- 75,720 acres (60%) are currently zoned Agricultural/Rural.
- 13,386 acres (11%) are County Low Density Residential (residential development on large 5-acre lots—primarily north of the city).
- 5.5% of the land is classified as vacant.
- 82% of the land is privately-owned. 11% is public. 7% is right-of-way.

Cheyenne Area Existing Land Use

Land Use	County (ac)	City (ac)	Total (ac)	% of Total
Agricultural/Rural	75,721	31	75,753	60.1%
Low Density Residential (County)	13,386		13,386	10.6%
Low Density Residential (City)		315	315	0.3%
Medium Density Residential	319	2,883	3,201	2.5%
High Density Residential	21	333	354	0.3%
Mobile Home Residential	344	17	361	0.3%
Neighborhood Business	10	2	12	0.0%
Community Business	839	1,167	2,006	1.6%
Central Business District		77	77	0.1%
Regional Business		376	376	0.3%
Light Industry	174	80	253	0.2%
Heavy Industry	239	208	448	0.4%
Other	99		99	0.1%
Open Space and Parks	169	1,582	1,751	1.4%
Public Land	9,890	1,663	11,553	9.2%
Right of Way			9,208	7.3%
Vacant Land	4,871	2,084	6,955	5.5%
Total	106,083	10,819	126,110	100%

Source: Existing Land Use Map, Clarion Associates, November, 2004.

Recent Growth and Development Patterns

- Laramie County GIS data shows that approximately 1,980 new addresses have been recorded in the Cheyenne Area since the year 2000. 760 of the new addresses are in the County, and 1,220 are in the City (including recently incorporated areas).
- From 2000 to 2003, the city issued building permits for 967 new residences.*
- The Cheyenne/Laramie Health Department issued over 1,500 rural septic permits for residential use in the County from 1999-2003.



TRENDS AND KEY ISSUES

- Large lot rural residential growth appears to be the predominant development pattern. This development is occurring north and east of the city where urban water and sewer services are not available.
- Population growth for the Cheyenne Area could create demand for 23,700 new housing units by 2030 (see *Snapshot: Cheyenne Area Population*) and additional land for economic development.
- PlanCheyenne* will consider where future urban development should go.

Sources:

Laramie County Assessor's data
 Center for Economic and Business Data,
 "Economic Indicators for Greater Cheyenne." March 2004.
 MPO Projections, 2004.

See Maps:

- Existing Land Use & Land Use 2000
- Existing Zoning
- Development Status
- Proposed Land Use (Current 2003)
- Ownership

Potential Development (Based on Available Land Supply)

The table below provides a snapshot of the current land development status and potential development in the Cheyenne area based on the available vacant land as currently zoned.

In the City of Cheyenne, the approximately 2,100 acres of vacant land could accommodate 2,800 new residential housing units, and almost 8 million square feet of business and industry (as currently zoned). The vacant land that is currently zoned could accommodate a variety of housing types and industries. 45% of the city vacant land is zoned for residential uses. 55% is zoned for business and industry, with 39% of the city's vacant land zoned for heavy industry.

Outside of the city, the overwhelming majority of the vacant land (almost 65,000 acres) is zoned for agricultural and rural residential uses. Almost 60,000 acres (832%) are zoned A-2 (agricultural use with 1 unit/20 acre residential density permitted). 5,360 acres (7%) are zoned for Agricultural Residential (agricultural/rural uses with 1 unit/per 10 acre density permitted). This land could accommodate almost 6,200 new housing units if current development patterns of large lot development continue. 13,825 new residents could reside in the county in the future if current patterns continue. In addition, 5,680 acres of county land are zoned for business and industry, potentially accommodating over 6.5 million square feet of space and over 16,000 new jobs. These numbers do not reflect the fact that some parcels platted before current zoning standards will develop at higher densities.



A Potential Redevelopment Site?

If up to 56,000 people need housing over the next 25 years, the urbanized area would need to expand by over 125 square miles, given current development patterns. (Note: The ShapeCheyenne phase will explore alternative development patterns.)

Cheyenne Area Land Ownership

	City (ac)	County (ac)	Total (ac)
Open Space & Parks	1,496	169	1,665
Private Land	7,572	87,247	94,819
Public Land	1,752	18,667	20,419
TOTAL (excl. ROW)	10,819	106,083	116,902

Source: Ownership Map, Clarion Associates, October 2004.

Cheyenne Area - City and County Potential Development ("Business as Usual" Scenario)

Land Use	avg (du/ac)	City Potential Development (Vacant Lands)			("A" zone districts and Vacant Land)			All Potential Development		
		(Acres) ¹	Housing (Units)	Population (People)	(Acres) ¹	Housing (Units)	Population (People)	(Acres)	Housing (Units)	Population (People)
Agricultural & Residential										
Agricultural (A-2)	0.05	0	0	0	59,246	2,962	6,641	59,246	2,962	6,641
Agricultural Residential (A-1)	0.10	287	29	64	5,355	536	1,201	5,642	564	1,265
Rural Residential (AR)	0.2	112	22	50	1,345	269	603	1,457	291	653
Low Density Residential	3.8	227	861	1,931	83	315	707	310	1,176	2,638
Medium Density Residential	5.8	247	1,433	3,212	200	1,160	2,601	447	2,593	5,813
High Density Residential	7.0	34	238	534	8	56	126	42	294	659
Mobile Home Residential	10.0	0	0	0	0	0	0	0	0	0
Mixed Use (Residential Portion)	7.0	42	296	663	124	868	1,946	166	1,164	2,609
<i>Residential Subtotal</i>		949	2,879	6,454	66,361	6,166	13,825	67,310	9,045	20,278
Business and Industry	(FAR)	(Acres) ¹	(SF)	(Jobs)	(Acres) ¹	(SF)	(Jobs)	(Acres)	(SF)	(Jobs)
Neighborhood Business	0.20	5	47,045	118	16	139,392	348	21	186,437	466
Community Business	0.20	112	975,744	2,439	178	1,550,736	3,877	290	2,526,480	6,316
Central Business District	0.50	4	84,942	212	0	0	0	4	84,942	212
Regional Business	0.25	0	0	0	0	0	0	0	0	0
Mixed Use (Business Portion)	0.20	42	365,904	915	124	1,080,288	2,701	166	1,446,192	3,615
PUD	var.	57	var.	var.	4,923	var.	var.	4,980	var.	var.
Light Industrial	0.20	107	932,184	2,330	426	3,709,570	9,274	533	4,641,754	11,604
Heavy Industrial	0.15	822	5,368,334	8,053	13	84,942	127	835	5,453,276	8,180
<i>Business and Industry Subtotal</i>		1,149	7,774,153	14,067	5,680	6,564,928	16,327	6,829	14,339,081	30,394
Total		2,098			72,041			74,139		

Source: Clarion Associates, Development Status Map, October 2004.

Key: du/ac = "Dwelling unit/acre"; FAR = "Floor-to-Area Ratio"; SF = "square feet";

Assumptions:

Residential. Residential Net = 100%. Household Occupancy Rate = 2.36 persons/household. 94% housing units occupancy rate.

Jobs. Business = 2.5 jobs/1,000 sf; Heavy Industry = 1.5 jobs/1,000 sf; Light Industry = 2.5 jobs/1,000 sf

Note: The State of Wyoming owns 8,500 acres of land in the Cheyenne Area outside the city limits. These numbers assume that that land could develop.