

ENTITLED: "AN ORDINANCE ADOPTING A REVISED PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT PURSUANT TO ARTICLE III, SECTION 30.010 AND ARTICLE IV, SECTION 46.050, OF THE CHEYENNE AND LARAMIE COUNTY ZONING ORDINANCE 1988, UPDATING THE STANDARDS OF THE PREVIOUSLY ADOPTED PUD DISTRICT, UNDER ORDINANCE NUMBER 2994, DATED THE 8TH DAY OF JUNE 1987, FOR THE PROPERTY DESCRIBED AS TRACT 11 AND PART OF TRACT 20, AIRPORT VALLEY TRACTS, CHEYENNE, WYOMING (A.K.A. 600 E. CARLSON STREET)"

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

SECTION 1. That in accordance with Article III, the zoning map as described in Section 30.020, and the requirements of Section 46.040 and Section 46.050 of The Cheyenne and Laramie County Zoning Ordinance 1988, as amended, the area and property described as Tract 11 and part of Tract 20, Airport Valley Tracts, City of Cheyenne, Wyoming, be modified from PUD Ordinance Number 2994 to the City Clerk's designated PUD Ordinance Number for the zoning classification of this property.

Section 2. That in accordance with Article IV, of The Cheyenne Laramie County Zoning Ordinance 1988, as amended, pursuant to Section 46.030, the following zoning criteria shall govern this amended PUD District:

(1) PRINCIPAL PERMITTED USES: Those uses normally associated with an area shopping/services center, with the principally permitted uses being: places of public assembly, including but not limited to churches, gymnasiums, auditoriums, theaters, recreational activities, etc., product retail and wholesale outlets, general office and business services, personal convenience services, governmental uses, child care facilities, light industrial and/or manufacturing processes which do not create public nuisances as provided by law, and other uses similar to those noted herein.

(2) USES PERMITTED BY BOARD APPROVAL AND LOCATION. None.

(3) MINIMUM LOT SIZE: As noted on the PUD map, the existing site size is 352,408.59 square feet.

(4) MINIMUM LOT WIDTH: As noted on the PUD map, the existing lot width measured along Carlson, is 600.94 feet.

(5 & 6) DENSITY AND SITE COVERAGE: At present the building covers 22.2% of the site. Expansion of the building to cover a larger portion of the lot should be anticipated, and shall only be limited by parking and site development requirements, and setback requirements as noted herein.

(7) MAXIMUM BUILDING HEIGHT: The maximum building height shall not exceed the maximum building height allowed by the Uniform Building Code based on the specific proposed use of the building or any portion thereof, for the minimum construction type allowed. In no case shall the building height exceed 65 feet, or infringe on any legally recorded solar access rights.

(8) SETBACKS: Side, front and rear yard setbacks shall be not less than 25 feet measured to permanent structures, excluding fences, signs, or similar items.

(9) DESIGN PERFORMANCE STANDARDS: Undeveloped areas shall be developed in accordance with the Road, Street & Site, Planning and Design Standards manual, as amended, except where those standards are in conflict with this Ordinance. A Site Plan Review application shall be submitted to the City as part of the development of any undeveloped portion of this property. Public improvement plans, involving water and sanitary sewer mains, shall be submitted for review and approval by the Board of Public Utilities.

(10) BUFFERING/SCREENING REQUIREMENTS: No screening devices will be provided except for adequate screening around the designated refuse containment area.

(11) COMMON OPEN SPACE OR FACILITIES: All parking areas will be open to common usage by all tenants and patrons. Common corridors for access and exiting are provided. Public recreational or activities may be provided on the site.

(12) SIGNAGE REQUIREMENTS AND REGULATIONS: All sign installations shall comply with the Uniform Sign Code and Cheyenne - Laramie County Zoning Ordinance requirements as adopted by the City of Cheyenne.

(13) PARKING REQUIREMENTS: Parking shall be in accordance with the City of Cheyenne Site Plan Design Standards and shall provide 357 off street parking spaces minimum to accommodate all present and future uses.

(14) LANDSCAPING: All living landscaping shall be of other than the deciduous species and shall compliment the pedestrian and vehicular traffic layouts. Planting areas, where provided, shall be designed to utilize natural rainfall and surface drainage.

(15) EASEMENTS: Only existing easements which are properly recorded will be recognized. No new access, utility, or public rights-of-way are to be provided unless properly dedicated, granted and recorded.

(16) RESTRICTIONS: No nuisances as defined and determined by law shall be allowed to exist. All tenants shall be wholly responsible for any and all situations created by them and shall take appropriate actions to abate all public hazards, nuisances, and annoyances. No outside activities shall be commenced unless approved in advance by the owner or his representatives.

(17) BUILDING AND CONSTRUCTION STANDARDS: All work completed by the owner or his agent or by tenants shall be in accordance with the adopted Uniform Building Code in effect at the time of such construction.

(18) OWNERSHIP AND MAINTENANCE OF DEVELOPMENT FACILITIES: The owner or their designated agent shall maintain all properties and improvements thereto in an appropriate manner that will not endanger public health, welfare, or safety.

SECTION 3: That the "updated" Planned Unit Development (PUD) map shall be included as part of this ordinance as "Attachment A."

SECTION 4: That this ordinance be in full force and effect upon its publication.

FIRST READING: April 10, 1995

SECOND READING: April 24, 1995

THIRD READING AND FINAL PASSAGE: May 8, 1995

/s/
LEO PANDO, MAYOR

(SEAL)

ATTEST:

/s/
CITY CLERK

PUBLISHED: Wyoming Tribune Eagle; May 19, 1995