

RW
4/7/80

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF TRACT 11 AND THAT PART OF TRACT 20, AIRPORT VALLEY TRACTS, A SUBDIVISION SITUATED IN THE NORTH ONE-HALF NORTHEAST ONE-QUARTER AND THE EAST ONE-HALF NORTHEAST ONE-QUARTER, NORTHWEST ONE-QUARTER, SECTION 19, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE SIXTH PRIME MERIDIAN, LARAMIE COUNTY, WYOMING, AKA 600 EAST CARLSON FROM B-1 ZONING TO PUD".

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

SECTION 1. That in accordance with Article V of the Cheyenne - Laramie County Zoning Ordinance, the Zoning Map as described in Section 30 for the area and property described as Tract 11 and that of Tract 20 Airport Valley Tracts, a subdivision situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 19, Township 14 North, Range 66 West of the 6th P.M., Cheyenne, Laramie County, Wyoming, be changed from B-1 Zoning to P.U.D. Zoning classification

SECTION 2. That in accordance with Section 57.03 of the Cheyenne Laramie County Zoning Ordinance, the following rules shall govern this P.U.D. zoning classification:

- (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, theatres, 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) **CONDITIONALLY PERMITTED USES:** Any other use when approved in accordance with current Cheyenne-Laramie County Zoning Ordinances.
- (3) **MINIMUM LOT SIZE:** As noted on the P.U.D. map, the existing site size is 352,408.59 square feet.
- (4) **MINIMUM LOT WIDTH:** As noted on the P.U.D. 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:** Since this is an existing structure on an existing site, the design performance standards shall be only those requirements contained herein and those which would be applicable to new construction as outlined in the Uniform Building Code. The Owner does agree to participate in a Special Improvement District, if one is formed, to cover his prorata share of adjacent street improvement costs.
- (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. No public recreational or activities areas will 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 392 off street parking spaces minimum to accommodate all present and future uses. Section 40.196 of the Cheyenne - Laramie County Zoning Ordinance, and shall not provide more than 392 off-street parking spaces, unless more are necessary in the opinion of the owner to provide adequate patron/tenant parking.

(14) LANDSCAPING: All live landscaping shall be of the non-deciduous species and shall compliment the pedestrian and vehicular traffic layouts. Planting areas where provided shall be designed so as to utilize natural rainfall and surface drainage to sustain life.

(15) EASEMENTS: Only existing easements which are properly recorded will be recognized. No new access, utility, or public right of ways 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 representative.

(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 City Engineer of the City of Cheyenne or his designated representative so alter and amend the adopted Zoning Map as described in Section 30 of the Cheyenne - Laramie County Zoning Ordinance to comply with the change of zone as described in Section 1 of this Ordinance.

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

FIRST READING: _____ May 11, 1987

SECOND READING: _____ May 26, 1987

THIRD READING AND FINAL PASSAGE: _____ June 8, 1987

Don Erickson, acting mayor
~~DON ERICKSON, MAYOR~~

(SEAL)

ATTEST:

Jan Boring
CITY CLERK

PUBLISHED: Tribune, June 18, 1987