

Approved as to  
form only:

ECR

Date: 4-5-10

ORDINANCE NO. 3886

**ENTITLED: "AN ORDINANCE AMENDING TITLE 17 ZONING, CHAPTER 17.08 ZONING DISTRICTS ESTABLISHED AND SECTION 17.08.040 CHEYENNE CITY MAP OF THE CHEYENNE CITY CODE, BY CHANGING THE ZONING CLASSIFICATION FROM MR-1 MEDIUM DENSITY RESIDENTIAL ESTABLISHED DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR LOT 1, ORIGINAL CITY BLOCK 140, REFINEMENT A, CHEYENNE, WYOMING (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF E. 24<sup>TH</sup> STREET AND WARREN AVENUE)."**

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

Section 1 That in accordance with Title 17 Zoning, Chapter 17.08 Zoning Districts Established and Section 17.08.040 Cheyenne city map of the Cheyenne City Code, for the area and property described as Lot 1, Original City Block 140, Refinement A, Cheyenne, Wyoming, be changed to PUD Planned Unit Development District.

Section 2 That the zone change was recommended for approval to PUD Planned Unit Development by the Cheyenne Planning Commission on March 1, 2010, pursuant to Section 17.148.060 B3, Decision-makers—Planning Commission.

Section 3 That in accordance with Title 17 Zoning, Chapter 17.92 PUD Planned Unit Development District and Section 17.92.050 Final plan and ordinance of the Cheyenne City Code, the following standards shall govern this PUD zoning classification.

Section 4 This PUD is being created to provide a zone that is a transition district from the Central Business District to the surrounding residential and commercial districts. This district is designed to correspond with existing government buildings that have maximized the use of the lot while providing parking on site. **A SIMPLE, MODERN CLASSICAL BUILDING IS INTENDED THAT SHALL COMPLEMENT BUT NOT COMPETE WITH THE CAPITOL, THE SURROUNDING HISTORICAL DISTRICT AND THE GENERAL CAPITOL COMPLEX. THE BUILDING SHALL PROVIDE A DEFINED STREET WALL AND SETBACKS TO CREATE A LIVELINESS AND VARIETY ON THE STREETScape.** The goal is to maximize the existing land so that there will be less intrusion on the neighboring parcels. These standards shall apply to all developments, additions and exterior modifications to Block 140, Refinement A. Any City Standards not discussed in this ordinance fall under the City of Cheyenne Rules and Regulations unless stated otherwise.

Section 5 Uses.

A. Uses by Right.

1. Commercial and private parking establishments;
2. Educational facilities;
3. Food service establishments ~~WITH LESS THAN 6 TABLES~~ **NOT TO EXCEED 3,000 SQUARE FEET IN BUILDING AREA;**
4. Offices.

Section 6 Maximum building coverage.

The total building and property coverage may equal ninety-five (95) percent of the property area, with five (5) percent of the total lot required to be landscaped.

**ANY PORTION OF THE LOT THAT COULD BE COVERED BY BUILDING AND/OR PARKING THAT IS NOT SHALL BE COVERED BY LANDSCAPING OR ARCHITECTURAL HARDSCAPE.**

Section 7 Setbacks.

There are no setbacks in this zone for building or landscape **EXCEPT WHEN SURFACE PARKING IS PROPOSED IN WHICH CASE LANDSCAPE SETBACKS SHALL APPLY FOR AREA BETWEEN SURFACE PARKING AND THE RIGHT-OF-WAY LINE.**

Section 8 Height.

There are no height limitations in this district except for any height limitations required by the AHR and CHR overlay districts. A variance from the Capitol Heights Restriction Overlay district may be requested by the owner by going through the Board of Adjustment.

Section 9 Parking.

One off street parking space is required for each 400 square feet of office space. These spaces may be located on this lot or may be located on another off street location **ADJACENT TO OR WITHIN ONE BLOCK THE SITE.**

Section 10 STREET TREES AND Landscaping.

Street trees ~~are required at one tree per thirty (30) feet of street frontage.~~ AND Internal landscaping shall be computed per SECTION 17.136, OR existing regulation at the time of construction.

**STREET TREE SPECIES SHALL BE BASED ON THE ORIGINAL DOWNTOWN STREET PLAN (STREET TREE PLANTING SYSTEM – 1921) IF SPACING ALLOWS. IF SPACING DOES NOT ALLOW THEN A SUBSPECIES OF THE ORIGINAL TREE CAN BE SUBSTITUTED BY APPROVAL OF THE CITY FORESTER.**

**STREET TREES SPECIES**

**CENTRAL AVENUE – ACCOLADE ELMS (AMERICAN)**

**WARREN AVENUE – EUROPEAN MOUNTAIN ASH**

**24<sup>TH</sup> STREET – AMERICAN LINDEN**

**25<sup>TH</sup> STREET – DEBORAH NORWAY MAPLE (APPROVED BY CITY FORESTER)**

Section 11 Signs.

A. The following signs are allowed in this district:

1. Construction signs: one construction sign for each street frontage of a construction project, not to exceed sixty-four (64) square feet in area. Such signs may be erected forty-five (45) days prior to construction and shall be removed within ten (10) days following completion of construction;
2. Nameplates: one non-illuminated nameplate, attached to a building, not exceeding two square feet in area, per occupancy;
3. Holiday, Cheyenne Frontier Days or Other Special Event Signs and Decorations. Such signs and decorations may be erected sixty (60) days prior to a holiday or special event and shall be removed within ten (10) days following the holiday or special event;
4. Government signs;
5. Flags not exceeding sixty (60) square feet in area and flown from a pole the top of which is not more than forty (40) feet in height. The Stars and Stripes shall be flown in accordance with protocol established by the Congress of the United States;
6. Works of art that do not include a commercial message;
7. Temporary signs identifying an architect, engineer, contractor, subcontractor, financing institution and/or material supplier participating in construction on the property upon which the sign is located. The sign may be placed the day construction commences and shall be removed the day of completion. Signs shall be located on private property and shall not exceed sixteen (16) square feet in area.

B. Sign Restrictions. Signs allowed in the zone are subject to the following restrictions:

1. Awnings and canopies are allowed provided they are at least eight feet above grade and do not exceed six feet in height. Illuminated awnings are allowed only with reverse copy with no white or ivory backgrounds;
2. ~~Freestanding~~ **MONUMENT** signs **ARE ALLOWED AND** shall not exceed **TEN (10) FEET** ~~twenty-five (25) feet in height or the height of the building/business to which they identify, whichever is less~~ **IN HEIGHT.** Such signs shall not exceed eighty (80) square feet in area per side. One **MONUMENT** ~~freestanding~~ sign per street frontage is allowed. Cabinet style signs are only allowed with reverse copy with no white or ivory background sign-face. **MONUMENT SIGNS SHALL NOT BE ALLOWED WITHIN THE SITE DISTANCE TRIANGLE.**

Section 12 Architectural Guidelines


The architecture of any buildings on the site will require a letter from the state office building exterior legislative oversight committee approving the design.

Section 13 That this ordinance shall be in full force and effect upon its approval, publication, and official filing of affiliated *Original City Block 140, Refinement A* final plat map with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming.

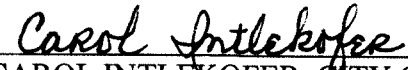
**FIRST READING:** March 8, 2010

**SECOND READING:** March 22, 2010

**THIRD AND FINAL READING:** April 12, 2010

  
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RICHARD L. KAYSEN, MAYOR

(SEAL)  
ATTEST:

  
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CAROL INTLEKOFER, CITY CLERK  
Publish date: Wyoming Tribune-Eagle  
April 16, 2010