

ENTITLED: "AN ORDINANCE PURSUANT TO SECTION 2.2.2 PLANNED DEVELOPMENT - REGULATING PLAN OR DEVELOPMENT MASTER PLAN, SECTION 5.1.3 OFFICIAL ZONING MAP, AND SECTION 5.6.2 PUD – PLANNED UNIT DEVELOPMENT DISTRICT OF THE UNIFIED DEVELOPMENT CODE, AMENDING ORDINANCE NO. 2975 AND ORDINANCE NO. 3297 BY MODIFYING CERTAIN STANDARDS OF THE ADOPTED DISTRICT, PLANNED UNIT DEVELOPMENT (PUD), FOR ALL OF BLOCK 596 AND THE WESTERLY 40 FEET OF THE VACATED RIGHT OF WAY OF HOUSE AVENUE BETWEEN EAST 7TH AND 8TH STREETS, ORIGINAL CITY OF CHEYENNE, WYOMING (LOCATED EAST OF I-180 BETWEEN 7TH AND 8TH STREETS)."

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

Section 1. That the owners of the property described herein have submitted an amendment to the Block 596 Planned Unit Development ("PUD") pursuant to Section 2.2.2.b and Section 5.6.2.f of the Cheyenne Unified Development Code ("UDC").

Section 2. That on July 1, 2019, the City of Cheyenne Planning Commission conducted a public hearing, reviewed the proposed reviewed the proposed amendments to the PUD Final Plan that is the subject of this ordinance, and recommended approval of said amendments to the PUD Final Plan.

Section 3. That the Governing Body of the City of Cheyenne finds that the Amended Block 596 PUD Final Plan meets the criteria specified in Section 2.2.2.d of the UDC.

Section 4. That in accordance with Section 2.2.2 Planned Development - Regulating Plan Or Development Master Plan and Section 5.6.2 PUD – Planned Unit Development District of the UDC, the application is hereby approved and the zoning classification of the real property described as Block 596 and the westerly 40 feet of the vacated right of way of House Avenue between East 7th and 8th Streets, Original City of Cheyenne, Laramie County, Wyoming is hereby changed to Block 596 PUD Planned Unit Development.

Section 5. That, in accordance with UDC Section 5.6.2, the following standards shall govern this amended PUD District:

A. USES BY RIGHT:

Church and associated religious activities, kitchen and cafeteria uses, church administrative offices, private school, child care facilities, auditorium and gymnasium use, caretaker dwelling unit, and overnight guest quarters.

B. PROPERTY COVERAGE:

The coverage shall not exceed the present property coverage of the existing building and designated parking.

C. MAXIMUM BUILDING HEIGHT:

The maximum height of the existing structure will remain as it is. The entry steeple may increase to a height of 60 feet along the west face of the building.

D. SETBACK REQUIREMENTS:

Zero lot line - existing.

E. DEVELOPMENT PERFORMANCE STANDARDS

- 1) Modifications to the structure and site shall be in conformance with the Uniform Building Code and the Cheyenne Unified Development Code, as amended.
- 2) Signage - signs within 40' of the Warren Avenue right-of-way shall conform to the signage allowances of the MUB Mixed-use Business zone district. All other signs shall conform to the allowances for non-residential uses within the MR Medium Density Residential zone district, except that building signs may be more than 8' in height, as long as no portion of the building sign is higher than the roofline. The steeple may contain religious symbols. The symbols may be located at the top of the steeple as long as the overall

height does not exceed 60 feet (ref: Section 5.C of this ordinance).

F. LANDSCAPING:

Landscaping shall be provided as depicted on the PUD Site Plan Map, dated March 13, 1997.

G. PARKING:

Off street parking will be 60 stalls as depicted on the PUD Site Plan Map, dated March 13, 1997.

H. OWNERSHIP, MAINTENANCE, AND ENFORCEMENT:

Block 596, Original City, and the Westerly 40-feet of the vacated right-of-way of House Avenue between East 7th and 8th Streets, City of Cheyenne, Wyoming, shall be the responsibility of the owner to maintain and enforce compliance of this ordinance and the City of Cheyenne Nuisance Ordinances, to include maintenance and upkeep of all private access utility or drainage easements and drives, properties designated as excess right-of-way and landscaped areas shall be the responsibility of the owner.

I. DEVELOPMENT STANDARDS INCORPORATED BY REFERENCE HEREIN:

If the regulations and development standards of this PUD do not address a specific development standard or regulation pertaining to a lot or Site within the PUD, the most current edition of the Cheyenne Unified Development Code (UDC) shall govern.

Section 6. That the City Engineer is hereby authorized and directed to alter and amend the Official Zoning Map as described in 5.1.3 of the UDC to comply with the zone change as described in Section 4 above when this ordinance takes effect in accordance with Section 8 below.

Section 7. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases.

Section 8. That this ordinance shall be in full force and effect upon its approval and publication.

FIRST READING: July 8, 2019

SECOND READING: July 22, 2019

THIRD AND FINAL READING: August 12, 2019



MARLAN J. ORR, MAYOR

(SEAL)
ATTEST:



KRISTINA F. JONES, CITY CLERK

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