

Approved as to
form only:

Claudia J. Taylor
Date: 7-7-05

ORDINANCE NO. 3664

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 2002, BY CHANGING THE ZONING CLASSIFICATION FROM MUB MIXED USE WITH BUSINESS EMPHASIS DISTRICT AND MR-2 MEDIUM-DENSITY RESIDENTIAL-DEVELOPING DISTRICT TO PUD PLANNED UNIT DEVELOPMENT FOR CHEYENNE STREET FOUR PLEXES, A REPLAT OF THE SOUTH HALF OF TRACT 7 AND THE SOUTH HALF OF THE EAST 122.45-FEET OF TRACT 8, SUNNYSIDE ADDITION, SECOND FILING, CHEYENNE, WYOMING (LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF N. COLLEGE DRIVE AND CHEYENNE STREET)."

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 2002, for the area and property described as a replat of the south half of Tract 7, and the south half of the east 122.45-foot of Tract 8, Sunnyside Addition, Second Filing, 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 and Laramie County Planning Commission on July 5, 2005, pursuant to Sections 17.92.010A and 17.148.060B3 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 or resolution of the Cheyenne City Code 2002, the following standards shall govern this PUD zoning classification.

Section 4. A. Uses By Right.

1. Multi-family residential (ten four-plex units).
2. Home occupations (Section 17.116.030 of the City Code).

B. Uses Requiring Board Approval.

Uses not identified at this time, but consistent with the intent of the P.U.D. shall be considered by the City at the time at which they are identified.

Section 5. Access and Common Areas.

Lot 11 will be a commonly owned lot which will include the access to the area from Cheyenne Street and College Drive and shall also include the green space and parking lot.

Section 6. Minimum Lot Size.

The minimum lot size for each of lots 1 through 10 shall be 3731 square feet. The minimum width for lots 1 through 10 is 63-feet.

Section 7. Maximum Building and Site Coverage.

The total coverage of each residential structure shall not exceed 60% of the total lot area. No further building construction shall be permitted except for replacement or repair of existing structures.

Section 8. Maximum Building Height.

The maximum building height shall not exceed two stories or 30-feet from the front door elevation to the ridge line of the roof.

Section 9. Setbacks.

A. Minimum setbacks for Lots 1 through 10 from the building unit will be as follows.

1. Front Yard 15 feet
2. Rear Yard 5 feet
3. Side Yard 5 feet

B. Ten (10) foot minimum between buildings from side to side.

Section 10. Development Performance Standards.

Residential structures shall be constructed in accordance with the Building Code adopted by Laramie County or currently adopted building standards as may be adopted an/or amended from time to time.

Section 11. Buffering Requirements.

Fencing along the perimeter shall be as follows: fencing along College Drive shall be no higher than four feet; fencing on the south and north ends of the development which intersect with College Drive shall be eliminated to permit people leaving the development to readily observe oncoming traffic from both directions. Fencing on the Cheyenne Street (south) side of the development shall be eliminated and the open space of that area enhanced. All fencing in the development shall comply with the clear sight triangle requirement set forth in Section 17.116.180B of the Cheyenne City Code 2002.

Section 12. Signage.

One typical double-faced real estate "For Sale", "For Lease" and/or "For Rent" sign per lot may be allowed provided it is no greater than eighteen (18) inches by twenty-four (24) inches or three square feet in area. Signs for home occupations shall be in accordance with the general requirements for Home Occupations (Section 17.116.030 of the Cheyenne City Code 2002).

Section 13. Parking.

Every residential unit shall have a minimum of one and one-half off-street parking spaces for a total of at least sixty (60) spaces for the complex.

Section 14. Ownership and Maintenance of Common Area.

The Homeowners' Association will own and be responsible for maintenance and upkeep of the common areas (Lot 11) including driveways, fencing and landscaped areas.

Section 15. No shed or outbuildings.

No sheds or other buildings shall be placed on this development.

Section 16. Landscaping.

Landscaping shall be enhanced and expanded to provide for design excellence in the development which shall be used to enhance the overall appearance of the development. All landscaping shall be in accordance with Section 17.116.180B of the Cheyenne City Code 2002.

Section 17. That the City Engineer of the City of Cheyenne or his designated representative shall alter and amend the adopted Zoning Map as described in Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's office of publication of said ordinance.

Section 18. That this ordinance shall be in full force and effect upon its publication.

FIRST READING:

July 11, 2005

SECOND READING:

July 25, 2005

THIRD AND FINAL READING:

August 22, 2005



JACK R. SPIKER, MAYOR

Patrick Collins, Acting Mayor

(SEAL)
ATTEST:

Carol A. Intlekofer
CAROL A. INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle
August 27, 2005