

ORDINANCE NO. 3237

APPROVED BY:  
*[Signature]*  
DATE: 8-4-94

**ENTITLED:** "AN ORDINANCE AMENDING ORDINANCE NO. 2600 BY REVISING STANDARDS OF THE DISTRICT: PLANNED UNIT DEVELOPMENT (PUD) OF RECORD FOR COMPLIANCE AND CONFORMANCE TO THE REQUIREMENTS PURSUANT TO ARTICLE IV, SECTION 46.050, AND THE UPDATING OF ARTICLE III/SECTION 30.020, OF THE CHEYENNE AND LARAMIE COUNTY ZONING ORDINANCE 1988, AS AMENDED, ON THE PROPERTY PLATTED AND RECORDED UNDER LOT 3A, BLOCK ONE, FRONTIER SQUARE, 2nd FILING, CITY OF CHEYENNE, WYOMING (BORDERED BY PRAIRIE AVENUE AND DELL RANGE BOULEVARD, BETWEEN PRAIRIE AVENUE AND FRONTIER MALL DRIVE)."

**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 Lots 3A, Block One, Frontier Square, 2nd Filing, City of Cheyenne, Wyoming, be modified from PUD Ordinance Number 2600 to the City Clerk's designated PUD Ordinance Number for zoning classification.

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

(1) **USES BY RIGHT AND LOCATION:**

Any land use permitted in Section 42.200; District CB: Community Business.

(2) **MINIMUM LOT SIZE:**

Lot size shall be dictated by the present and proposed projects intended for the Frontier Square and represented on the PUD Zoning Map. Land development will meet or exceed the requirements of the City of Cheyenne's rules and regulations governing the development of property.

(3) **SITE COVERAGE:**

The total building and parking facilities shall not exceed 85% of the property area on any parcel contained within the boundary herein described.

(4) **MAXIMUM BUILDING HEIGHT:**

Height restrictions and limitations shall be controlled by the District AHR: Airport Height and Use Restrictive Overlay District of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended.

(5) **MINIMUM SETBACKS:**

All buildings or structures shall have a setback twenty-five (25) feet from all public street rights-of-way. The minimum setback for buildings or structures on interior lots from an interior, private roadway and/or parking drive shall be a distance required to provide adequate sight distance for pedestrian and traffic safety, but in no case be less than ten (10) feet.

(6) **DEVELOPMENT 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 lot or parcel of land. Public improvement plans, involving water and sanitary sewer mains, shall be submitted for review and approval by the Board of Public Utilities.

(7) COMMON OPEN SPACE OR FACILITIES:

No fences, barricades, structures, buildings or other obstructions of any kind are permitted in the exterior common areas of the site, with the exception of:

- (a) associated work/repair in any recorded easement on the site; or
- (b) associated work in development and compliance of this ordinance; or
- (c) in connection with the expansion, repair or replacement of any improvements contained on-site; or
- (d) in connection with outside selling activities authorized by the owner.

(8) LANDSCAPING:

Landscaping shall be limited to areas of site not containing structure/parking. A Site/Landscaping Plan shall be provided to the owner/manager of the property for review and approval. Written approval will be required with any Site Plan Review application to the City.

(9) PARKING REQUIREMENTS:

Off-street parking shall be at a ratio of four and one-half (4½) spaces per one thousand (1,000) square feet of gross floor area. Land uses, other than retail or service types, shall require written approval by the owner/manager of the property for additional parking, if necessary.

(10) SIGNAGE REQUIREMENTS AND REGULATIONS:

Each lot is permitted one free-standing identification sign. The sign must be located on the property to be developed and can be in the setback area. The sign support(s) setbacks will be established by the exterior boundary of Frontier Square, 2nd Filing.

All buildings or structures are permitted to have wall signs for identification. Such signs shall be:

- (a) not more than five (5) feet in height; and
- (b) approximately flush with the wall of the building or structure; and
- (c) a length which does not exceed 60% of the linear frontage of the wall the sign is being attached to.

Necessary traffic control signs are to be installed and maintained by the owner/tenant of the business establishment, in accordance with the latest edition of the Uniform Traffic Control Devices for Streets and Highways.

All other exterior signs will be discouraged by the owner/management and will conform to the following policy:

- (a) no flashing, rotating or moving signs or markers of any type; and
- (b) no signs painted on the exterior masonry surfaces of any building or structure; and
- (c) no roof top signs.

(11) RESTRICTIONS:

No building or structure construction shall be permitted on any easement shown on the plat of Frontier Square, 2nd Filing, and specifically Lot 3A, Block One. Lighting of the site is not to violate generally accepted standards or reasonable expectations of neighboring properties or developments.

(12) BUILDING CONSTRUCTION STANDARDS:

Construction shall conform to all applicable building codes.

(13) OWNERSHIP OF COMMON FACILITIES:

The principal owners of buildings or structures and property will maintain ownership, in common, of all shared facilities, if any, to include private accesses and drives, parking facilities, easements and landscaped areas, shall be the responsibility of a mutual share by each owner.

(14) **MAINTENANCE:**

Maintenance of the buildings or structures and grounds within each lot shall be the responsibility of each owner. Common areas shall be the responsibility of a mutual share by all owners.

**Section 3.** That the "updated" Planned Unit Development (PUD) Map shall be included as part of this ordinance as "Attachment A".

**Section 4.** That the City Engineer of the City of Cheyenne or a designated representative, alter and amend the adopted Zoning Map, as described in Section 30.020 of The Cheyenne and Laramie County Zoning Ordinance 1988, to comply with the City Clerk's designated Ordinance Number, as described in Section 1 of this ordinance.

**Section 5.** That this ordinance shall be in full force and effect upon its publication.

**FIRST READING:**

August 8, 1994

**SECOND READING:**

August 22, 1994

**THIRD AND FINAL READING:**

September 12, 1994

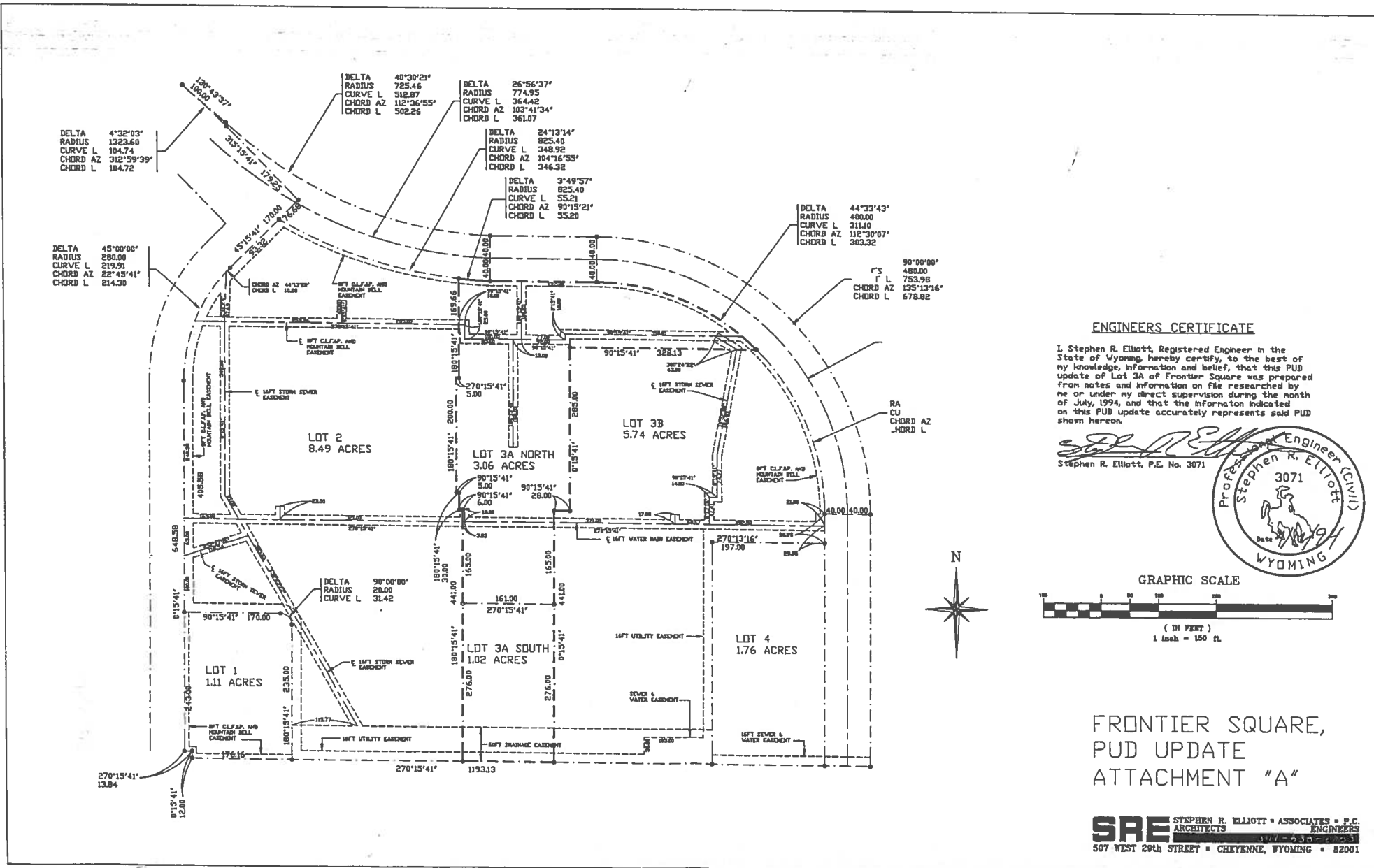
  
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LEO A. PANDO, MAYOR

(SEAL)

ATTEST:

  
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CAROL A. INTLEKOFER, CITY CLERK

published: Tribune/Eagle Sept. 23, 1994



DELTA  
RADIUS 4'32'03"  
CURVE L 1323.60  
CHORD AZ 104.74  
CHORD L 312'59'39"  
CHORD L 104.72

DELTA  
RADIUS 45'00'00"  
CURVE L 280.00  
CHORD AZ 22'45'41"  
CHORD L 214.30

DELTA  
RADIUS 40'30'21"  
CURVE L 725.46  
CHORD AZ 112'36'55"  
CHORD L 502.26

DELTA  
RADIUS 26'56'37"  
CURVE L 774.95  
CHORD AZ 103'41'34"  
CHORD L 361.07

DELTA  
RADIUS 24'13'14"  
CURVE L 825.40  
CHORD AZ 104'16'55"  
CHORD L 346.32

DELTA  
RADIUS 3'49'57"  
CURVE L 825.40  
CHORD AZ 90'13'21"  
CHORD L 35.20

DELTA  
RADIUS 44'33'43"  
CURVE L 400.00  
CHORD AZ 112'30'07"  
CHORD L 303.32

90°00'00"  
RADIUS 480.00  
CURVE L 753.98  
CHORD AZ 135°13'16"  
CHORD L 678.82

LOT 2  
8.49 ACRES

LOT 3A NORTH  
3.06 ACRES

LOT 3B  
5.74 ACRES

LOT 3A SOUTH  
1.02 ACRES

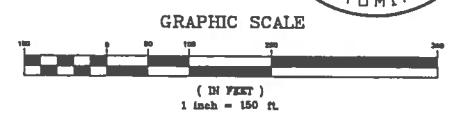
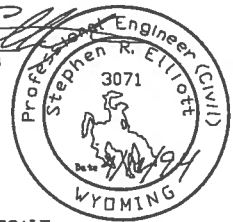
LOT 4  
1.76 ACRES

LOT 1  
1.11 ACRES

**ENGINEERS CERTIFICATE**

I, Stephen R. Elliott, Registered Engineer in the State of Wyoming, hereby certify, to the best of my knowledge, information and belief, that this PUD update of Lot 3A of Frontier Square was prepared from notes and information on file researched by me or under my direct supervision during the month of July, 1994, and that the information indicated on this PUD update accurately represents said PUD shown hereon.

*Stephen R. Elliott*  
Stephen R. Elliott, P.E. No. 3071



FRONTIER SQUARE,  
PUD UPDATE  
ATTACHMENT "A"