

APPROVED AS TO
FORM ONLY:
May B. Galtner
DATE: 2-4-97

ORDINANCE NO. 3294

ENTITLED: "AN ORDINANCE AMENDING ARTICLE III/SECTION 30.020 OF THE CHEYENNE AND LARAMIE COUNTY ZONING ORDINANCE 1988, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION FOR A PORTION OF TRACT 10, G & F DIAMOND DEVELOPMENT, CHEYENNE, WYOMING (LOCATED NORTH OF AND ADJACENT TO ROCK SPRINGS STREET, BETWEEN N. COLLEGE DRIVE AND MCCANN AVENUE) FROM DISTRICT PUD: PLANNED UNIT DEVELOPMENT TO DISTRICT MR-2: MEDIUM DENSITY RESIDENTIAL - DEVELOPING."

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

Section 1. That in accordance with Article III of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended, the attached zoning map (Exhibit 1) as described in Section 30.020 for the area and property described as a portion of Tract 10, G & F Diamond Development, be changed from District PUD: Planned Unit Development to District MR-2: Medium Density Residential - Developing.

Section 2. That the City Engineer or his designated representative alter and amend the adopted zoning map (per Exhibit 1) as described in Section 30.020 of the Cheyenne and Laramie County Zoning Ordinance 1988, as amended, 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 3. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: February 10, 1997
SECOND READING: February 24, 1997
THIRD AND FINAL READING: March 10, 1997

Leo A. Pando

LEO A. PANDO, MAYOR

(SEAL)

ATTEST:

Carol A. Intlekofer

CAROL A. INTLEKOFER, CITY CLERK

publish date: Tribune/Eagle: March 19, 1997

GFD-01-A
D-79

ORDINANCE NO. 2847

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF TRACTS 1-6 AND TRACT 10 OF G&F DIAMOND DEVELOPMENT, WHICH IS A PORTION OF TRACT A, EAST LAKEVIEW SUBDIVISION CORRECTED FIRST FILING, AND A PORTION OF SUNNYSIDE ADDITION, SEVENTH FILING, FROM PUD/R3 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 Tracts 1-6 and Tract 10 of G&F Diamond Development, which is a portion of Tract "A", East Lakeview Subdivision corrected first filing, and a portion of Sunnyside Addition, Seventh Filing, be changed from PUD/R3 zoning classification to PUD zoning classification.

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

- (1) PRINCIPAL PERMITTED USE: The principal permitted uses will be:
 - (a) Tracts 1 and 2 shall be single family or multi-family dwellings (no larger than eightplex).
 - (b) Tracts 3 and 4 shall be general office and/or government facility.
 - (c) Tract 5 shall be a retention area.
 - (d) Tract 6 and Tract 10 shall be mobile home park or single family units. A mobile home park shall be subject to site plan approval.

The following definitions shall apply to this paragraph:

General Offices: Uses defined as general offices are based on the following criteria:

- (1) The business generally provides service to its clientele on an appointment basis.
- (2) The primary income for the business is not derived from the direct sale of merchandise.

Governmental Facilities: Governmental facilities includes, but is not limited to, State, County, or Federal facilities such as offices, administrative headquarters, or a branch post office used primarily to provide service to the local area. This definition does not include maintenance yards, storage facilities, or other activities that would involve the storage of construction type equipment.

- (2) CONDITIONALLY PERMITTED USE: None.
- (3) MINIMUM LOT SIZE: .6 acres.
- (4) MINIMUM LOT WIDTH: Minimum lot width shall be as shown on the final plat and replats of G&F Diamond Development.

- (5) DENSITY:
- (a) Single family home -- 5,000 square feet per single family home.
 - (b) Multi-family dwelling -- 8,000 square feet per multiple family dwelling.
 - (c) Mobile homes -- 5,000 square feet per mobile home.
- (6) SITE COVERAGE: See paragraph 14 of this Ordinance.
- (7) MAXIMUM BUILDING HEIGHT: None.
- (8) SETBACKS:
- (a) Multi-family or single family dwellings shall conform to setbacks as set forth in Cheyenne City Ordinances.
 - (b) Mobile home setbacks shall be a minimum of 15 feet from public street or street within mobile home park.
- (9) DESIGN PERFORMANCE STANDARDS: All permanent buildings used for dwellings, general offices, or government facilities shall have a minimum of twenty-five percent (25%) of the street-side exterior surface covered with appropriate brick, moss rock, stone or simulated stone siding. The remaining exterior surfaces of such buildings shall be of a design and color compatible with buildings in the surrounding area. This shall be evaluated during the site plan approval process.
- (10) BUFFERING REQUIREMENTS: Buffer areas of open space or planted screens shall be placed between abrupt changes of land use types within the PUD. All screening/fencing shall be reviewed during the site plan approval process.
- (11) COMMON OPEN SPACE: None.
- (12) SIGNAGE: Only signs which advertise the sale or rental of houses shall be permitted within the residential properties.
- Signs within the General Office and/or Governmental Facilities areas shall be confined to unlighted monument type identificational signs designed to blend with the architecture of the buildings they identify. Signs shall be reviewed during the site plan approval process.
- (13) PARKING REQUIREMENTS: Off street minimum parking shall be:
- (a) Single family, 2 spaces per unit.
 - (b) Multi-family, 1.5 spaces per unit.
 - (c) Mobile homes, 2 spaces per unit.
 - (d) General office and/or government facilities, Tracts 3 and 4, minimum of 100 spaces.

- (14) LANDSCAPING: Minimum number of trees and shrubs, and grassed area shall be in conformance with the following formula:

	<u>Min # of Shrubs & Trees</u>	<u>Min. Amt. of Grassed Area</u>
Single-family	6 / residence	50% of lot area
Multi-family	2 / unit	25% of lot area
General office/government	4 / building	Same sq. ft. as ground floor bldg.

- (15) EASEMENTS: Easements will be as shown on the final plat and replats of G&F Diamond Development Plat.

- (16) RESTRICTIONS: The following restrictions will govern:

- (1) That engineering, architectural, and landscaping plans be submitted for review.
- (2) That access from Tract 4 be from Parkview Drive only, and only the applicant work with the Highway Department and the Traffic Engineer to determine the appropriate accesses to Tract 10 when it is developed.
- (3) That McCann Avenue and Rock Springs Street be constructed to City standards when Tract 10 is developed.
- (4) That a traffic access and impact study be conducted when 500 trips per day or more are expected to be generated by the development from this area. This study is to be coordinated with the Traffic Engineering Department.
- (5) That if and when Parkview Drive is built to the cul-de-sac, the City initiate vacation proceedings to vacate the unneeded portions of the cul-de-sac.
- (6) That an appropriate turn-around area be provided for McCann Avenue when Tract 10 is developed.
- (7) That all areas voided of vegetation be protected from wind and water erosion during the construction phase.

- (17) BUILDING CONSTRUCTION STANDARDS: The construction shall conform to all appropriate building codes.

- (18) OWNERSHIP AND MAINTENANCE: None.

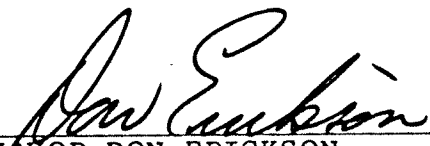
Section 3: It is required that G&F Diamond Development hire, at its own expense, a qualified appraiser who will determine the present fair market value of Tract 1. G&F Diamond Development will pay to the City Treasurer of the City of Cheyenne the appraised fair market value of Tract 1 for credit to the Parks and Recreation Commission, said funds to be placed in a designated account to be expended for improvements to a park in the general area where the PUD is located.

In the alternative, G&F Diamond Development may sell Tract 1 to a qualified buyer providing said transaction is a legitimate arms-length transaction. Under either approach the applicant will be required to pay to the City Treasury the net proceeds of the sale after deduction of costs of sale of Tract 1 or the appraised value of Tract 1 within 90 days after approval of this ordinance by the City Council.

Section 4: That the City Engineer of the City of Cheyenne or his designated representative alter and amend the adopted Zoning Map as described in Section 30 of the Cheyenne-Laramie Zoning Ordinance to comply with the changes of the zone as described in Section 1 of this ordinance.

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

FIRST READING: _____ October 9, 1984 _____
SECOND READING: _____ October 22, 1984 _____
THIRD READING AND FINAL PASSAGE: _____ October 22, 1984 _____



MAYOR DON ERICKSON

(SEAL)

ATTEST:



DIANA J. DE AGUIER, CITY CLERK

Publish: Wyoming Tribune, October 30, 1984

G D-01-A
D-79

APPROVED AS TO FORM:
BP
City Attorney
DATE 3 Aug 83

ORDINANCE NO. 2732

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF THE NORTH 105' OF THE EAST 366' OF TRACT 10, G & F DIAMOND DEVELOPMENT, CHEYENNE, LARAMIE COUNTY, WYOMING (AKA 4206 NORTH COLLEGE DRIVE) FROM PUD/R-3 TO I-1."

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 the north 105' of the east 366' of Tract 10, G & F Diamond Development, Cheyenne, Laramie County, Wyoming, be changed from PUD/R-3 to I-1 zoning classification.

Section 2. That the City Engineer of the City of Cheyenne or his designated representative 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 3. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: August 8, 1983

SECOND READING: August 22, 1983

THIRD READING AND FINAL PASSAGE: August 22, 1983

Don Erickson
DON ERICKSON, MAYOR

(SEAL)

ATTEST:

Diana J. DeAguiro
DIANA J. DEAGUIRO, CITY CLERK

PUBLISH: Wyoming Eagle, August 29, 1983

GFD-01-A
D-79

APPROVED BY THE BOARD
DATE 6/15/82

ORDINANCE NO. 2640

ENTITLED: "AN ORDINANCE TO AMEND SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF TRACTS 7, 8 AND 9 OF G & F DIAMOND DEVELOPMENT, WHICH IS A PORTION OF TRACT "A", EAST LAKEVIEW SUBDIVISION CORRECTED 1ST FILING, AND A PORTION OF SUNNYSIDE ADDITION, 7TH FILING, FROM R-3 TO I-1 (LOCATED AT THE NORTHWEST CORNER OF ROCK SPRINGS AND NORTH COLLEGE DRIVE.)"

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 Tracts 7, 8 and 9 of G & F Diamond Development, which is a portion of Tract "A", East Lakeview Subdivision corrected 1st Filing, and a portion of Sunnyside Addition, 7th Filing, be changed from R-3 to I-1 zoning classification with the following conditions:

1. That the area zoned I-1 be screened from the surrounding land uses, and that this screen be approved by the Planning Office.
2. That a site plan be submitted for the uses and screening on Tract 7.
3. That all industrial uses be allowed on Tracts 7, 8 and 9 only.


Section 2. That the City Engineer or his designated representative of the City of Cheyenne 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 3. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: June 14, 1982

SECOND READING: June 23, 1982


THIRD READING AND FINAL PASSAGE: June 28, 1982



 DON ERICKSON, MAYOR

(SEAL)

ATTEST:



 DIANA J. DEAGUIRO, CITY CLERK

APPROVED AS TO FORM:

R.W.C.

City Attorney

DATE 6/10/82

ORDINANCE NO. 2639

ENTITLED: "AN ORDINANCE TO AMEND SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF TRACTS 1 - 6 AND TRACT 10 OF G & F DIAMOND DEVELOPMENT, WHICH IS A PORTION OF TRACT "A", EAST LAKEVIEW SUBDIVISION CORRECTED 1ST FILING, AND A PORTION OF SUNNYSIDE ADDITION, 7TH FILING, FROM R-3 TO R-3/PLANNED UNIT DEVELOPMENT (LOCATED ON THE NORTHWEST CORNER OF ROCK SPRINGS AND NORTH COLLEGE DRIVE)."

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 Tracts 1 - 6 and Tract 10 of G & F Diamond Development, which is a portion of Tract "A", East Lakeview Subdivision corrected 1st Filing, and a portion of Sunnyside Addition, 7th Filing, be changed from R-3 to R-3/Planned Unit Development (PUD) zoning classification with the following criteria:

1. That only the following uses be permitted in this Planned Unit Development:

- single-family dwellings
- multi-family dwellings of up to 8-unit apartments
- general office and/or governmental facilities
- mobile homes
- open space

The uses are confined to the areas designated on the PUD map, and the use on Tract 3 shall be one of the above.

2. That the following development criteria be adopted for this Planned Unit Development in order to insure that the uses are compatible pursuant to the authority invested in Section 40.184 of the Cheyenne-Laramie County Zoning Ordinance.

A. Definitions -

General Offices: Uses defined as general offices are based on the following criteria:

- (1) The business generally provides service to its clientele on an appointment basis.
- (2) The primary income for the business is not derived from the direct sale of merchandise.

Governmental Facilities: Governmental facilities includes, but is not limited to, State, County, or Federal facilities such as offices, administrative headquarters, or a branch post office used primarily to provide service to the local area. This definition does not include maintenance yards, storage facilities, or other activities that would involve the storage of construction type equipment.

B. Apartments - The minimum area requirement for an apartment shall be 8,000 square feet.

C. Mobile Homes - Mobile homes shall be in a mobile home park subject to site plan approval. The minimum area requirement for a mobile home shall be 5,000 square feet. No mobile home shall be located closer to a public street, or street within the mobile home park closer than 15 feet.

D. Screening/Fencing - Buffer areas of open space or planted screens shall be placed between abrupt changes of land use types within the P.U.D. All screening/fencing shall be reviewed during the site plan approval process.

E. Building Aesthetics - All permanent buildings used for dwellings, general offices, or government facilities shall have a minimum of twenty-five percent (25%) of the street-side exterior surface covered with appropriate brick, moss rock, stone or simulated stone siding. The remaining exterior surfaces of such buildings shall be of a design and color compatible with buildings in the surrounding area. This shall be evaluated during the site plan approval process.

F. Exterior Landscaping - Minimum numbers of trees and shrubs, and grassed area shall be in conformance with the following formulae:

	<u>Min. # of Shrubs & Trees</u>	<u>Min. Amt. of Grassed Area</u>
Single-family	6 / residence	50% of lot area
Multi-family	2 / unit	25% of lot area
General office/government	4 / building	same sq. ft. as ground floor bldg.

G. Signage - Only signs which advertise the sale or rental of houses shall be permitted within the residential properties.

Signs within the General Office and Governmental Facilities areas shall be confined to unlighted monument type identificational signs designed to blend with the architecture of the buildings they identify. Signs shall be reviewed during the site plan approval process.

H. General Criteria -

- (1) That engineering, architectural, and landscaping plans be submitted for review.
- (2) That the park be accepted by the City, and that if it is not accepted, the use revert back to one of those that is proposed to be principally permitted. *Developer will maintain park area for a period of five years.*
- (3) That the Community Facilities Fees be waived.
- (4) That access from Tract 4 be from Parkview Drive only, and only the applicant work with the Highway Department and the Traffic Engineer to determine the appropriate accesses to Tract 10 when it is developed.
- (5) That McCann Avenue and Rock Springs Street be constructed to City standards when Tract 10 is developed.
- (6) That a traffic access and impact study be conducted when 500 trips per day or more are expected to be generated by the development from this area. This study is to be coordinated with the Traffic Engineering Department.
- (7) That if and when Parkview Drive is built to the cul-de-sac, the City initiate vacation proceedings to vacate the unneeded portions of the cul-de-sac.
- (8) That an appropriate turn-around area be provided for McCann Avenue when Tract 10 is developed.
- (9) That fire hydrants, water main update, and access be indicated on the future site plans as requested by the Fire Department.
- (10) That all areas voided of vegetation be protected from wind and water erosion during the construction phase.
- (11) That the applicant consider restricting basements in the areas of the site having high water tables.

I. All criteria is subject to the regulations and standards as set forth in the codes and ordinances of the City of Cheyenne, Wyoming, except as amended herein. Where the regulations are in conflict, the more stringent requirement shall apply.

Section 2. That the City Engineer or his designated representative of the City of Cheyenne 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 3. That this ordinance shall be in full force and effect upon its publication.


FIRST READING:	<u>June 14, 1982</u>
SECOND READING:	<u>June 23, 1982</u>
THIRD READING AND FINAL PASSAGE:	<u>June 28, 1982</u>



DON ERICKSON, MAYOR

(SEAL)

ATTEST:



DIANA J. DEAGUERO, CITY CLERK

PUBLISH: Wyoming Eagle, July 6, 1982

cb
6/9/82