

ENTITLED: "PURSUANT TO SECTION 2.2.1 ZONING MAP AMENDMENTS, SECTION 5.1.2 ZONING DISTRICTS ESTABLISHED, SECTION 5.1.3 OFFICIAL ZONING MAP, AND SECTION 5.6.2. PUD – PLANNED UNIT DEVELOPMENT DISTRICT, OF THE UNIFIED DEVELOPMENT CODE, CHANGING THE ZONING CLASSIFICATION FROM CB COMMUNITY BUSINESS AND COUNTY A-1 AGRICULTURAL AND RURAL RESIDENTIAL TO HARMONY VALLEY PLANNED UNIT DEVELOPMENT FOR PORTIONS OF THE S1/2 OF SECTION 7 AND THE S1/2 OF THE NE1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING (AS DESCRIBED IN EXHIBIT A AND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF WEST COLLEGE DRIVE AND PARSLEY BOULEVARD)."

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

Section 1. That the owners of the property described herein have applied for a zoning map amendment ("zone change") for said property in accordance with Section 2.2.1, Zoning Map Amendment, of the Cheyenne Unified Development Code ("UDC").

Section 2. That on May 5, 2019, the City of Cheyenne Planning Commission conducted a public hearing, reviewed the proposed reviewed the proposed PUD Final Plan and zone change that is the subject of this ordinance, and recommended approval of said PUD Final Plan and zone change.

Section 3. That the Governing Body of the City of Cheyenne finds that the Harmony Valley PUD Final Plan meets the criteria specified in Section 2.2.2.d of the UDC and that the zone change that is the subject of this ordinance meets the criteria specified in Section 2.2.1.d of the UDC.

Section 4. That, in accordance with Section 2.2.1, Zoning Map Amendment, Section 5.1.2, Zoning Districts Established, and Section 5.1.3, Official Zoning Map, and Section 5.6.2 PUD – Planned Unit Development District of the UDC, the aforementioned application is hereby approved and the zoning classification of the real property described in Exhibit A as portions of land in Section. 7, T13N, R66W, of the 6th P.M. City of Cheyenne, Laramie County, Wyoming is hereby changed to City Harmony Valley PUD Planned Unit Development, the Regulating Plan for which is attached hereto and incorporated herein as Exhibit B with associated maps as Exhibit C.

Section 5. 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 7 below.

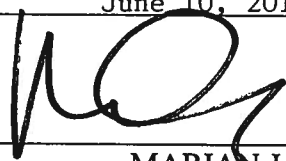
Section 6. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases.

Section 7. That this ordinance shall be in full force and effect upon its approval and publication.


FIRST READING: May 13, 2019

SECOND READING: May 28, 2019

THIRD AND FINAL READING: June 10, 2019



MARIAN J. ORR, MAYOR

(SEAL)
ATTEST:


KRISTINA F. JONES, CITY CLERK

publish date: Wyoming Tribune-Eagle
June 15, 2019

A Parcel of Land Situate in The South Half (S1/2) and the South Half of the Northeast Quarter (S1/2NE1/4) of Section 7, T.13N., R.66W., of the 6th P.M., City of Cheyenne, Laramie County, Wyoming being more particularly described as follows:

Beginning at the Southwest Corner of Lot 38, Block 1, Harmony Hill Also Being A Point of The East Line of Parsley Boulevard a Set 1½" Aluminum Cap Stamped "PLS 9834";

Thence S. 00°02'39" W. Along the Said East Line of Parsley Boulevard A Distance Of 492.68 Feet to The Intersection of The Said East Line and The North Line of College Drive A Set 1½" Aluminum Cap Stamped "PLS 9834";

Thence N. 89°30'01" E. Along the Said North Line of College Drive a Distance of 2652.00 Feet to a Set 1½" Aluminum Cap Stamped "PLS 9834";

Thence N. 89°55'59" E. Continuing Along the Said North Line a Distance of 155.88 Feet to a Found Aluminum Cap;

Thence N. 89°58'54" E. Continuing Along the Said North Line a Distance of 162.52 Feet to The Southwest Corner of Triumph Addition, 2nd Filing a Found 1½" Aluminum Cap;

Thence N. 00°16'07" E. Along the West Line of Said Triumph Addition, 2nd Filing a Distance of 510.15 Feet to a Found 1½" Aluminum Cap;

Thence N. 00°14'09" E. Continuing Along The Said West Line Of Said Triumph Addition, 2nd Filing A Distance Of 79.98 Feet To A Point Of The South Line Of Interior Heights, Fourth Filing A Found 1½" Aluminum Cap; Thence S. 89°54'20" W. Along The Said South Line a Distance of 322.88 Feet To The Southwest Corner Of Said Interior Heights, Fourth Filing A Found ½" Iron Pipe;

Thence N. 00°02'21" W. Along the West Line of Said Interior Heights, Fourth Filing a Distance of 660.14 Feet A Set 1½" Aluminum Cap Stamped "Pls 9834";

Thence N. 00°02'21" W. Along the North Line of Said Interior Heights, Fourth Filing a Distance of 1316.39 Feet to The Northeast Corner of Said Interior Heights, Fourth Filing a Set 1½" Aluminum Cap Stamped "Pls 9834";

Thence S00°06'27" W. Along the East Line of Said Interior Heights, Fourth Filing a Distance of 662.63 Feet to The Southeast Corner of Said Interior Heights, Fourth Filing and a Point of The North Line of Said Triumph Addition, 2nd Filing A Set 1½" Aluminum Cap Stamped "PLS 9834";

Thence N. 89°55'43" E Along the Said North Line a Distance of 113.16 Feet to The Northeast Corner of Lot 2, Block 1, Triumph Addition, 2nd Filing and a Point of The West Line of Grand Harmony Boulevard a Found 1½" Aluminum Cap;

Thence N. 89°55'43" E. a Distance of 60.00 Feet to a Point on The West Line of Lot 4, Block 4, Harmony Center a Found ½" Iron Pipe;

Thence N. 00°07'00" E. Along the Said West Line a Distance of 64.84 Feet to The Northwest Corner of Said Lot 4 and the Southwest Corner of Harmony Meadows, 2nd Filing a Found 2" Aluminum Cap;

Thence N.00°16'22" E. Along the West Line of Said Subdivision a Distance of 1372.86 Feet to The Northwest Corner of Said Subdivision a Set 1½" Aluminum Cap;

Thence N. 48°12'51" E. Along the Northwest Line of Said Subdivision a Distance of 132.58 Feet to A Found 2" Aluminum Cap;

Thence N. 51°01'04" E. Along the Northwest Line of Said Subdivision a Distance of 100.86 Feet to A Found 2" Aluminum Cap;

Thence N. 51°23'56" E. Along the Northwest Line of Said Subdivision a Distance of 71.98 Feet to A Found 2" Aluminum Cap;

Thence N. 47°42'31" E. Along the Northwest Line of Said Subdivision a Distance of 94.28 Feet to A Set 1½" Aluminum Cap Stamped "PLS 9834";

Thence N. 38°19'46" E. Along the Northwest Line of Said Subdivision a Distance of 92.92 Feet to A Found 2" Aluminum Cap;

Thence N. 26°19'11" E. Along the Northwest Line of Said Subdivision a Distance of 92.30 Feet to A Found 2" Aluminum Cap;

Thence N. 11°56'18" E. Along the Northwest Line of Said Subdivision a Distance of 145.85 Feet to The Northwest West Corner of Lot 32, Block 5b, Harmony Meadows, 2nd Filing Also Being a Point on the South Line of Allison Road a Found 2" Aluminum Cap;

Thence N. 89°26'46" W. Along the Said South Line of Allison Road a Distance Of 74.10 Feet to a Found ½" Iron Pipe and Point of Curvature;
Thence Continuing Along the Said South Line Through a Curve Concaved to The North Having a Central Angle Of 18°03'02" a Radius of 373.61 Feet (Chb. – N. 80°22'44" W. Chl. – 372.07 Feet) along Said Curve a Distance of 373.61 Feet to a Found 1½" Aluminum Cap;
Thence N. 71°20'22" W. Along the Said South Line a Distance of 241.50 Feet to a Found 1½" Aluminum Cap and Point of Curvature;
Thence Continuing Along the Said South Line Through A Curve Concaved to the South having a Central Angle Of 6°43'58" a Radius Of 129.96 Feet (Chb. – N. 74°38'38" W. Chl. – 129.88 Feet) Along Said Curve a Distance of 129.96 Feet to The Northeast Corner of South Cheyenne High School Subdivision a Found 1½" Aluminum Cap;
Thence S. 04°38'14" W. Along the East Line of Said Subdivision a Distance of 310.99 Feet to a Found 1½" Aluminum Cap;
Thence S. 65°46'19" W. Along the Southeast Line of Said Subdivision a Distance of 245.70 Feet to a Found 1½" Aluminum Cap;
Thence S. 71°08'26" W. Along the Southeast Line of Said Subdivision a Distance of 161.98 Feet to a Found #5 Rebar;
Thence S. 00°02'16" W. Along the East Line of Said Subdivision a Distance of 315.05 feet To a Found #5 Rebar;
Thence S. 53°05'46" W. Along the Southeast Line of Said Subdivision A Distance Of 108.22 Feet to a Found 1½" Aluminum Cap;
Thence S. 74°16'42" W. Along the Southeast Line of Said Subdivision a Distance of 858.32 Feet to a Found #5 Rebar;
Thence S. 76°55'59" W. Along the Southeast Line of Said Subdivision a Distance of 702.35 Feet to a Found 1½" Aluminum Cap; Thence S. 55°03'41" W. Along the Southeast Line of Said Subdivision a Distance of 284.98 Feet to A Found 1½" Aluminum Cap;
Thence S. 69°29'07" W. Along the Southeast Line of Said Subdivision a Distance of 259.58 Feet to the Southwest Corner of Said Subdivision Also Being the Southeast Corner of Big Sky Estates, Second Filing a Found 2" Aluminum Cap;
Thence S. 89°39'40" W. Along the South Line of Said Big Sky Estates, Second Filing a Distance of 156.32 Feet to a Point and The Northeast Corner of Harmony Hill;
Thence S. 00°26'48" E. Along the East Line of Said Harmony Hill a Distance of 231.86 Feet to a Set 1½" Aluminum Cap Stamped "PLS 9834";
Thence S. 47°52'44" W. Along the Southeast Line of Said Subdivision a Distance of 163.82 Feet to a Found #5 Rebar;
Thence S. 69°54'14" W. Along the Southeast Line of Said Subdivision a Distance of 133.96 Feet to a Found #5 Rebar;
Thence S. 47°54'15" W. Along the Southeast Line of Said Subdivision a Distance of 689.65 Feet to a Found 1½" Aluminum Cap;
Thence S. 29°17'15" W. Along the Southeast Line of Said Subdivision a Distance of 99.46 Feet to a Set 1½" Aluminum Cap Stamped "PLS 9834";
Thence S. 71°10'16" W. Along the Southeast Line of Said Subdivision a Distance of 123.13 Feet to a Set 1½" Aluminum Cap Stamped "PLS 9834"; Thence N. 62°58'35" W. Along the Southwest Line of Said Subdivision a Distance Of 119.72 Feet to a Set 1½" Aluminum Cap Stamped "PLS 9834";
Thence N. 42°04'31" W. Along the Southwest Line of Said Subdivision a Distance Of 183.33 Feet to the Point of Beginning.

Excepting Therefrom Lots 30-34, Block 168, Interior Heights, Second Filing, City of Cheyenne. (Containing 0.36 Ac. Or 15,625 Sq. Ft.)

Said Parcel Contains 4,836,53 Sq. Ft. Or 111.03 Ac. More or Less.

EXHIBIT B
Development Narrative & Standards

Harmony Valley
Planned Unit Development
Cheyenne, Wyoming

Planned Unit Development
June 4, 2019

Section 1: General Provisions

A) The goals of the Harmony Valley Planned Unit Development (PUD) are as follows:

- 1) Create a community design that embraces the site's natural features, particularly its ridgeline and hill sides dropping into rolling valleys;
- 2) Promote a community vision committed to lifestyle and quality of life;
- 3) Create a community with a variety of residential products and density, creating a rich community texture and diversity, meeting the needs of students, singles, families, empty-nesters, and retirees;
- 4) Incorporate community design principles to encourage sustainability and environmental stewardship; and,
- 5) Enrich the residential resources of the City of Cheyenne and surrounding region.
- 6) Per the requirements of the UDC this PUD contains” design excellence and outstanding public amenity that is otherwise not allowable under general zoning standards” by providing a development plan that includes the following:
 - a) Feasibility: the PUD takes into consideration the layout of the underlying property and the constraints and opportunities associated with being an infill project on the edge of the City utility service area.
 - b) Flexibility: This PUD takes into consideration potential changes in land-use such as the high density residential to commercial and creates variable residential density sub-areas that provide a variety of housing products and the feathering of development without requiring multiple zoning districts throughout the project.
 - c) The proposed PUD provides a variety of housing products with differing price points to provide housing for first time home buyers to empty nesters looking for maintenance free living.

B) Application

- 1) The regulations following in this PUD shall apply to all property contained within the ‘Harmony Valley Planned Unit Development’, except as provided herein, and shall run with and bind all landowners of record, their successors, heirs, or assigns.
- 2) This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC). Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. If the PUD does not address a specific development or design standard, the most current edition of the Cheyenne UDC shall govern; otherwise, this PUD shall

govern.

- 3) The property within the PUD is intended to be developed with varying residential densities, types of residential units, and/or types of use (i.e. single-family, multifamily, open-space, park, etc.). These Development Areas, as shown schematically on the PUD maps are intended to provide general guidance for the platting of lands administered under this PUD.
- 4) The Harmony Valley PUD map sheets are exhibits that accompany this PUD, and are a part of these regulations. Note the exhibits are schematic in nature and intended to assist with the interpretation of the PUD narrative.
- 5) Should any portion of this PUD be found to be invalid following its adoption, the remainder of the document shall continue to be in effect.

C) Maximum Density Standards

- 1) The maximum residential density permitted shall apply to the entire PUD. The PUD contains the PUD Parcel (Original) plus any additional lands (i.e. Parcels A or B) added thereafter.
- 2) The density of residential units shall be computed by dividing the number of dwelling units by the respective 'Development Area' (including adjoining rights-of-way) within each final plat boundary.
- 3) In no event shall the total number of 800 residential dwelling units be exceeded within the PUD Parcel (Original).
- 4) In no event shall the number of residential dwelling units exceed 180 units within the High Density Residential Development Area defined within PUD Parcel (Original).
- 5) The PUD has no minimum required residential density.
- 6) An increase of dwelling units for PUD Parcel (Original) up to 10% beyond the maximum described in the PUD may be accomplished through an Administrative Adjustment, as described in UDC Section 2.3.4.

D) Open Space, Neighborhood Parks, Pocket Parks

- 1) The PUD development area shall contain a minimum of:
 - a) 8% minimum open space reserved for parks, trail corridor, green, or natural areas.
 - b) A minimum of 5 acres shall be reserved for a neighborhood park.
- 2) The initial phase shall contain the land for the neighborhood park and the location will be such that the park is within 0.75 miles of the residential lots developed within PUD Parcel (Original).
- 3) Pocket parks may be incorporated within the Harmony Valley PUD, but pocket park(s) shall not

replace the neighborhood park requirements in this PUD.

E) Underground Utility Requirements

- 1) All new electrical and communications distribution lines shall be placed underground.

F) Ownership and Maintenance of Common Areas

- 1) One or more homeowners associations, architectural review board(s), community development districts, and/or similar entities ("Committee(s)") shall be established to own, develop, improve, manage, and/or maintain common areas and amenities, as well as areas reserved for future development, throughout Harmony Valley following the adoption of this PUD.
- 2) Such common areas may include, but not be limited to, private parks and open space, trails, private drives/accesses, common landscaped areas outside of publicly maintained parks, and similar facilities. These common areas will exclude any lands dedicated or otherwise transferred to other entities, including potential City park land(s) and potential school tracts.
- 3) The composition of the Committee(s), its roles and responsibilities, and other critical details, will be determined through the Conditions, Covenants and Restrictions (CC&R) document.
- 4) The Committee(s) reserves the right to prepare and enforce additional covenants, codes, and restrictions supplemental to this PUD, as well as act as a liaison between builders, other developers, and the City of Cheyenne as Harmony Valley is constructed.
- 5) Any common areas designated for ownership and maintenance by the Committee(s) shall not be transferred to the City upon the dissolution or termination of any organization making up the Committee(s).

G) PUD Amendments

- 1) Administrative PUD Amendments will be per UDC Section 2.3.4 with the following exceptions/adjustments
 - a) Section 2.3.4.b.2 add the following minor adjustments for this PUD
2. Up to 25% of the high density residential adjacent to College Drive may be converted to commercial use. See Sections 3 & 4 for Commercial Development Area allowed uses, standards and guidelines. The conversion of HDR to Commercial use will correspond with a reduction in the overall maximum number of units for the PUD at a rate of 10 units per acre for the converted land.
3. Parcels A and B as shown on the PUD maps may be added to area administrated by this PUD subject

to approval of a standard zone change application per UDC section 2.2.1. The zone change application(s) for these parcels will include updated map exhibits for said parcels outlining the intent.

4. The addition of Parcel A and/or Parcel B shall amend the total number of residential units within the PUD as follows:
 - a. The addition of Parcel A within the PUD shall increase the overall residential unit count allowance by 200 units.
 - b. The addition of Parcel B within the PUD shall increase the overall residential unit count allowance by 200 units.
5. A Subdivision Standard Waiver request is permitted per UDC 2.3.1.
6. All other changes shall be processed in accordance with UDC Section 2.2.2.

H) Temporary Uses

- 1) Residential dwelling unit(s) may be utilized as model homes and/or sales and information offices within all residential Development Areas. The use shall be discontinued when all comparable dwelling units within the Development Area have been sold or leased.
- 2) Mobile sales and information units may be utilized in any lot or tract, provided no such units are erected until a site plan for such has been approved by the City of Cheyenne.
- 3) Construction offices and material storage shall be permitted in all planning areas during, and for a period of ninety days after cessation of actual construction in these areas being served by such construction office or materials storage area.
- 4) The temporary uses permitted by City of Cheyenne as allowed with a "Temporary Use Permit" issued by the City of Cheyenne, pursuant to UDC Section 2.2.6.

I) Applications, Phasing, and Process

- 1) Following Preliminary PUD adoption site plans and/or plats may be submitted for approval by the City of Cheyenne, as applicable.
- 2) The PUD map exhibits include a Phasing Plan Exhibit. Harmony Valley is intended to be built-out over six to seven phases, with an assumed two years per phase; however, the pace of development and sequencing will almost certainly change due to market forces and the timing of Infrastructure Improvements beyond the Applicant's control. Therefore, updated phasing plans may be provided periodically for the purposes of coordination between the City, and other Interested parties. A change to phasing sequence will not trigger the need to amend this PUD.

J) Street Sections

- 1) Because of the goal of reducing public infrastructure and associated maintenance costs, alternative public street sections to the City's standards (UDC §4.3) within Harmony Valley shall be permitted within this PUD. Alternative street sections allowed in Harmony Valley are illustrated in Appendix A of these Standards.
- 2) Adjustments to the PUD street sections shall be permitted for the addition of acceleration or deceleration lanes and/or turning lanes without amending this PUD and/or necessitating a formal waiver to subdivision standards.
- 3) UDC compliant street sections may be utilized subject to approval by the City Engineer.
- 4) Any alternative sections which deviate from Appendix A or the UDC standards shall follow the UDC's subdivision waiver process for approval by the City Engineer.

(End of Section)

Section 2: Definitions

A) Purpose

- 1) It is the purpose of this Section to define words, terms and phrases contained within this PUD

B) Word Usage

- 1) In the interpretation of this Planned Unit Development, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise. For definitions not found below, refer to Section 1.4 of the Cheyenne Unified Development Code; otherwise, the accepted dictionary definition in normal context shall apply.
- 2) The particular controls the general.
- 3) In the case of any difference of meaning or implication between the text of this document and any caption or table, the text shall control.
- 4) Words used are defined in one tense or form shall include other tenses and derivative forms.
- 5) Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
- 6) The word "shall" is mandatory.
- 7) The word "may" is permissive.

C) Definitions

- 1) City: City of Cheyenne
- 2) Committee: Collective reference to any Homeowner's Association(s) and/or Architectural Review Committee(s) established to oversee development within Harmony Valley.
- 3) Cottage Home: A single-family detached unit in which the private individual yard area associated with each dwelling unit is consolidated into a garden or patio area commonly located toward the side or rear of the lot. Generally, each lot incorporates a use easement on an adjoining lot creating a larger side yard and/or rear corner patio and/or common yard space, thereby increasing its outdoor living space. Maintenance of the exterior space is provided by a common entity, such as a homeowner's association or similar.
- 4) Development Areas: Development Areas shall be parcels of land developed under specified uses (i.e. residential, open-space, park etc.) and densities as shown schematically on the PUD maps and defined in Sections 3 & 4 of this PUD.
- 5) Director: Planning and Development Director, City of Cheyenne, or representative within the Planning

and Development Department, as appropriate.

- 6) Multifamily (MF): For the purposes of this PUD, a multifamily dwelling unit shall be a residential building comprised of more than one residential unit on a single lot either for sale or rent, except where the second unit is an approved accessory dwelling unit.
- 7) Open Space: For the purpose of this PUD, Open Space is defined as lands owned and maintained by the HOA or similar entity. Open space may include buffers, trails, parks (City or HOA), and other similar uses.
- 8) Parcel A: Lot 1, Block 1, Interior Heights, 4th Filing, City of Cheyenne, Laramie County, WY (see PUD Map Exhibit).
- 9) Parcel B: A portion of approx. 14.5 acres of undeveloped land generally situated directly northwest of the intersection of Walterscheid Blvd and West Allison Road; as defined as follows:
 - a) A Parcel of Land Situate in A Portion Of The Northeast Quarter (Ne¼) Of Section 7, T. 13 N., R. 66 W., 6th P.M., City Of Cheyenne, Laramie County, Wyoming being more particularly described as follows: Beginning at the Intersection of the West Line of Walterscheid Blvd and the North Line of West Allison Road a Found 1½" Aluminum Cap; Thence N. 89°22'46" W. Along the Said North Line of West Allison a distance of 741.25 Feet to a Found #5 Rebar and Point of Curvature; Thence continuing along Said North Line through a curve concaved to the Northeast having a Radius of 1105.92 Feet, a Central Angle of 16°14'11" (Chb. = N. 81°14'17" W, Chl. = 312.34 Feet) a distance of 313.39 Feet to the South East Corner of Lot 8, Block 1, Harmony Point a Set 1½" Aluminum Cap Stamped "Pls 9834"; Thence N. 00°13'36" E. along the East Line of Said Lot 8 a distance of 454.27 Feet to a Point on the East Line of Lot 14, Block 1 of Said Harmony Point a Found 1½" Aluminum Cap; Thence N. 37°21'57" E. along the Southeast Line of Said Lot 14 a distance of 129.74 Feet to the Northeast Corner of Said Lot 14 a Found 1½" Aluminum Cap; Thence N. 89°50'55" E. a distance of 971.57 Feet to a Point on the Said West Line of Walterscheid Blvd. a found ½" Iron Pipe; Thence S. 00°12'17" W. along the Said West Line a distance of 615.56 Feet to the Point Of Beginning. Said Parcel contains 14.47 Acres more or less.
- 10) PUD Parcel (Original): The PUD Parcel (Original) shall be defined as all property within the metes and bounds description located on the Cover Sheet of the PUD Exhibits as first recorded (i.e. original area) with this PUD.
- 11) PUD Parcel (Total): The PUD Parcel (Total) shall be defined as all properties administrated by this PUD. This may include PUD Parcel (original) as well as Parcel A and Parcel B if they are added to the PUD later.
- 12) Single-family Attached (SFA): A fee-simple residential lot sharing at a common wall with an adjoining

fee-simple residential lot. SFA shall be limited to not more than six connected residential units.

- 13) Single-family Detached (SFD): A fee-simple residential lot with a single primary building situated on a its own fee-simple residential lot or parcel.

(End of Section)

Section 3: Development Area Standards & Guidelines

A) General Standards

- 1) General Standards Applicable to all Development Areas administrated by this PUD.
 - a) Fencing
 - (i) Intent: The intent is to follow UDC Section 5.8.4 Fences for minimum fencing standards for this PUD:
 - (1) Reference UDC Section 5.8.4 Fences in its entirety.
 - b) Parking, Lot Access and Circulation
 - (i) Intent: The intent is to follow UDC Section 6.2 Parking, Lot Access and Circulation as the standards for this PUD:
 - (1) Reference UDC Section 6.2 in its entirety with the following exceptions/additions:
 - (a) Off-street parking for residential developments (including MF) can be increased by 200% above the requirements in Section 6.2 without requiring special approval or other administrative adjustment.
 - (b) Parking pads and carports may be allowed for off-street parking for single-family residential dwelling units without garages. Carports shall be approved by the Architectural Control Committee.
 - c) Landscape Design
 - (i) Intent: The intent is to follow the UDC Section 6.3 Landscape Standards for the standards for this PUD:
 - (1) Reference UDC Section 6.3 in its entirety with the following exceptions for Parsley Blvd and West College Drive:
 - (a) Street trees which cannot be placed in the right-of-way of Parsley Blvd or West College Drive or be placed in the adjoining parcel due to utility, roadway feature conflicts, utility easements, not approved from WyDOT, or due to a limited tree lawn (<7') may:
 - i. Be placed in the next closest adjacent lot fronting said rights of way, which is not covered in its entirety by utility easements.
 - ii. Or, be placed within a park or open space parcel within the PUD Boundary (Original);
 - iii. Or shall follow the relief criteria outlined in UDC 6.3.9.

- (b) All alternate tree locations under 'a' of this section shall be presented to the City via map/drawing for verification purposes during development review of subject lots. Alternatively located street trees shall be added to the internal tree requirements on the placement lot(s) to qualify for 1.a.i and 1.a.ii of this section.
- d) External Lighting
 - (i) Intent: The intent is to follow UDC Section 6.4 for external lighting standards for this PUD:
 - (1) Reference UDC Section 6.4 External Lighting in its entirety.
- e) Signs:
 - (i) Intent: The intent is to follow signage requirements outlined in Section 6.5 of the UDC with noted exceptions for this PUD:
 - (1) Reference UDC Section 6.5 following the requirements for MR Medium-density Residential zoning for residential development areas.
 - (2) Reference UDC Section 6.5 following requirements for CB Community Business zoning requirements for commercial development areas.
 - (3) Neighborhood signs shall be allowed at all public street accesses from West College Drive and West Allison Road.

B) Residential Development Areas

- 1) Applicability
 - a) Full or portions of residential lots to be developed as Single-family (Attached and/or Detached) and Multifamily (MF) dwelling units.
 - b) The following standards apply to the principal structure and any accessory buildings, including detached garages, within residential lots, or any portion of a lot proposed to be developed as residential.
 - c) Additional standards and guidelines, so long as they are more restrictive, may be included within each Development Area.
 - d) Items that are not specifically addressed in these standards shall be per UDC Section 6.6 excluding the requirements of UDC Sections 6.6.3(a), 6.6.3.b.1.b, 6.6.4(a), and 6.6.5.
- 2) Garages and Driveways (Corresponding UDC Section: Replaces UDC Sections 4.3.6.c – Block and Lot Access Width, 6.6.4.a.1 – Streetscape and Lot Frontage, 6.6.4.a.4 - Front Loaded Garage Limits and Figure 6-7)
 - a) Intent: Due to topographic constraints and the function of the neighborhood front-loaded and/or

- side-loaded garages will be permitted on all SFD/SFA lots within Harmony Valley.
- b) Garages may be attached to or detached from the principal structure.
 - c) One-, two-, and three-car garages are allowed on all SFD/SFA homes proposed in Harmony Valley, subject to the following:
 - (i) If three-car garages are provided, the third space shall have a separate door with a minimum 2-foot separation horizontally behind the two-car garage door. This does not apply to 3-car tandem garages.
 - (ii) A roof design change may be substituted for the horizontal separation in the third car garage.
 - (iii) The garage door may not comprise more than 40% of the area in square feet of the front elevation, excluding the roof.
 - d) Driveway widths measured at the edge of the right-of-way of the public street (replaces residential lot portion of UDC Table 4-13):
 - (i) Single-car garage: 10' or less
 - (ii) Two-car garage: 20' or less
 - (iii) Three-car garage: 30' or less
 - (iv) In no event will the driveway width exceed 30' or be more than 50% of the lot frontage.
 - (v) Driveway side setback shall be equal to the principal building side setback.
 - e) Driveways on lots on the concave side of curved roads are limited in width to 75% of the lot front line but may be no wider than allowed in section 3.B.2.d for the size of garage.
 - (i) There is not a side setback requirement for these driveways.
 - f) Alley-loaded access is allowed in the MDR and encouraged in the HDR districts, although not required. In no case shall alley access widths exceed the garage width or 30', whichever is greater, when an alley accessed garage is present or 30' without an alley accessed garage present.
 - g) Driveway materials shall be limited to concrete. Concrete may be stamped or stained at the discretion of the homeowner.

C) Commercial Development Areas

- 1) Applicability
 - a) Areas converted from HDR usage to commercial uses (i.e. along the West College Drive Frontage).
- 2) Commercial Uses:
 - a) Areas developed for commercial use shall meet UDC requirements for the CB Community Business District as outlined in the UDC with the following exceptions:

- (i) On-site open space (as required by UDC Section 6.9.3) shall not be required for commercial lots within 800 feet of a neighborhood park.

D) Open Space Development Areas

1) Applicability

- a) Areas designed for Open Space shall be for parks, natural, green, trail corridors, or other definitions outlined in Section 4.4 of the UDC.
- b) Location of Open Space Development Areas shall be defined during the platting process.
- c) Open Space (Non-Park) Concept:
 - (i) The Harmony Valley landscape concept is to establish a series of native grassed landscaped 'open space' areas.
 - (ii) A variety of native and non-invasive trees and shrubs are to be used and sited informally with the specific goal of minimizing the amount of irrigation water required.
 - (iii) Smooth grading and planting transitions will be essential to blending the built and undeveloped portions of the site, as well as for screening undesirable views and framing important vistas.
 - (iv) To the maximum extent possible, trail corridors and drainages should be treated informally to emulate a more natural character.
 - (v) Irrigation & Maintenance
 - (1) Permanent irrigation shall not be required for native grassed designated areas except for drip irrigation which will be required for tree plantings.
 - (2) Temporary irrigation is limited to the establishment of new material for two to three growing seasons.
 - (3) Temporary Irrigation may consist of an above-or below-ground system, water truck, or delivery by other temporary means.
 - (4) Maintenance may include manual removal of invasive species, and/or other means to promote the long-term health of the naturalized landscape.

2) Open Space Park Parcels

- a) Intent: The project is to include a neighborhood park(s) which may contain portions of irrigated turf, native grassed area, play areas, etc. and, in general, be for the recreational use for the residents of Harmony Valley.
 - (i) Park feature approval shall use either the Engineering Plan Review or Site Plan submittal

process to obtain City approvals.

- b) Park Design Approvals for lands dedicated and maintained by the City shall be as defined under UDC Section 4.2 with the following exceptions:
 - (i) Minimum shade tree requirements under Table 4-4: (Enhanced Park Facility) shall be calculated based on net area park lands exclusive of play fields (i.e. soccer, baseball, football etc.) and hard surface structures such as basketball courts, buildings, etc.).

(End of Section)

Section 4: Land Use Regulations

Table 1: Residential Building and Lot Development Standards Summary

District	Build Setbacks by Lot Product Type			Max. Lot Coverage	Maximum Building Height	Minimum Lot Size	Maximum Accessory Building Size	Maximum Density
LDR	Front Loaded SFD	Front Yard	15'	50%	35'	5,500 SF	1,200 SF	5 DU/ac
		Front Facing Garage	20'					
		Side – Internal / ROW	5'/15'					
		Rear	15'					
MDR	Cottage SFD	Front Yard	10'	75%	35'	3,150 SF	500 SF	10 DU/ac
		Front Facing Garage	20'					
		Side – Internal / ROW	2'/15'					
		Rear	15'					
	Single-family Detached Front / Alley Load SFD	Front Yard	10'	60%	35'	3,000 SF	500 SF	
		Front Facing Garage	20'					
		Side – Internal / ROW	5'/15'					
		Garage to Alley (w/ Parking) ¹	20'					
		Garage to Alley (w/o parking) ¹	5'					
MDR	Single-family Attached	Front Yard	10'	60%	35'	2,000 SF	500 SF	10 DU/ac
		Front Facing Garage	20'					
		Side – Internal / ROW	0'/15'					
	Front / Alley Load SFA	Garage to Alley (w/ Parking) ¹	20'					
		Garage to Alley (w/o parking) ¹	5'					
HDR	Multi-Family (MF)	Front	20'	75%	3 Stories Principal Bldg	1,600 SF Per Unit	2,000 SF	24 DU/ac
		Side – common wall/ side yard	0'/5'					
		Rear	15'					
		Rear (alley) ¹	5'					
		Campus Layout between Buildings	10'					
Cottage Homes, Single-family Attached, Single-family Detached setbacks: Same as MDR								

Minimum lot frontage shall be 20'

¹Garage setback shall be denoted on the lot plot plan as either 5' or greater than or equal to 20', no exceptions allowed.

A) Residential Development Areas

1) General

- a) Intent: The following residential development sub-area standards are intended to facilitate orderly development of residential lands within the Harmony Valley PUD. These sub-areas include areas designated for Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) development.
- b) Uses (general):
 - (i) All Residential Development Areas shall allow the following uses:
 - (1) Single-family Detached (SFD)
 - (2) Open Space Development
 - (3) Child Care Minor
 - (ii) Areas designated for MDR and HDR can include:
 - (1) Single-family Attached (SFA)
 - (iii) Areas designated HDR can include:
 - (1) Multifamily (MF) Residential
 - (2) Commercial Development Areas (subject to standards outlined in other sections of this PUD)
- c) Residential Building and Lot Standards: setbacks, minimum lot sizes, building separations, maximum building height, maximum accessory building size, and maximum gross density: per Table 1.
- d) Streets within Residential Development Areas
 - (i) Single-family residential lots (SFA and SFD) shall be connected to public rights-of-ways and/or alleys/private drives if rear-loaded (See Appendix A for sections).
 - (ii) Multifamily and Cottage Lots shall be connected to public street rights-of-way and/or alleys/private drives if rear-loaded or for parking.
 - (iii) Any alleys proposed will be constructed to Context-based Roadway: Alley.

2) LDR — Low Density Residential

- a) Intent: The LDR land use category is intended to provide for residential development allowing for a variety of single-family detached dwelling units and accessory uses.
- b) Other Permitted Uses:
 - (i) Other uses permitted by right outlined for LR Low Density Residential Per UDC Section 5.1 as a

use by right except for:

- (1) Duplex units that shall require an Administrative Review for approval.

3) MDR — Medium Density Residential

- a) Intent: The MDR land use category is intended to provide for residential development allowing for a variety of single-family detached and attached dwelling units. To promote greater diversity, lower density development, such as that permitted within LDR districts, is permitted within MDR districts.
- b) Permitted Uses:
 - (i) Cottage Homes as use by right.
 - (ii) Other uses permitted by right outlined for MR Medium Density Residential Per UDC Section 5.1 as a use by right.
 - (iii) Uses requiring Administrative Review include:
 - (1) Child-Care Major
 - (2) Primary and Secondary Schools
 - (3) Accessory Dwelling Units.
 - (4) Assisted Living/Nursing Home

4) HDR - High Density Residential

- a) Intent: The HDR land use category is located in close proximity to West College Drive. These parcels are intended to provide for residential development to support the student and employee housing needs associated with the community in the form of apartments, townhomes, and more affordable single-family dwellings. To promote greater diversity, lower density development, such as that permitted within MDR and LDR districts, is permitted within HDR districts.
- b) Permitted Uses:
 - (i) Cottage Homes as use by right.
 - (ii) Apartments as use by right.
 - (iii) Commercial as use by right (subject to requirements outlined with this PUD).
 - (iv) Other permitted uses by right outlined for HR High Density Residential Per UDC Section 5.1.
 - (v) Child Care Major as use by right
 - (vi) Assisted Living/Nursing Home use by right
 - (vii) Uses requiring Administrative Review include:

- (1) Primary and Secondary Schools
- (2) Accessory Dwelling Units

5) Multifamily Residential Supplementary Design Standards

- a) Site Design
 - (i) The front elevation of each unit shall face either the public right-of-way, a private drive, or open space (internal to the parcel or as a numbered tract in the PUD).
 - (ii) Garage access shall be from a private drive.
 - (iii) Both attached and detached garages are allowed. Should detached garages be provided, no more than ten (10) vehicle spaces shall be constructed in the same garage structure. Detached garage structures shall have a minimum 10-foot building separation.
- b) For any Multifamily development occurring on one Lot or Tract with more than 100 units, the following will be required:
 - (i) A clubhouse of at least 1,000 SF area; and,
 - (ii) A centrally-located landscaped common area of at least 1.0 acre, with age-appropriate play equipment, hard-surface sport courts (i.e., tennis, basketball, etc.), open turf play areas, and/or other amenities to be approved by the Director on a case-by-case basis if such development is not within the UDC described service area for a neighborhood park or pocket park.
- c) Architectural Design
 - (i) MF Buildings shall include no more than twenty-four (24) units in a single building.
 - (ii) Architectural detailing, horizontal offsets, architectural window details, and other features shall be provided to avoid blank walls per UDC 6.6.4.b and 6.7.5.b.2.
 - (iii) All sides of the buildings shall be designed with high quality materials, as described within UDC Table 6-18 and UDC Section 6.6.3 b.3 (Materials for Multi-dwelling buildings).

B) Commercial Development Standards

- a) Intent: Areas of HDR converted to Commercial Development within the HDR district are intended to serve a wide range of potential services for the area.
- b) Permitted Uses:
 - (i) Uses permitted for CB Community Business Per UDC Section 5.1.
- c) Permitted Lot Types:

- (i) UDC Type NB2: Mixed-Use Building
- (ii) UDC Type NB4: Commercial Building/Small Lot
- (iii) UDC Type NB5: Commercial Building/Large Lot

C) Open Space Development Areas

a) Parks

- (i) Intent: The intent for Park Development Area within the PUD area is to follow development standards outlined in UDC Section 4.2, unless altered by Development Agreement at the time of Final Platting for a Park parcel(s).
- (ii) Exceptions
 - (1) The service area for neighborhood parks be extended the entirety of the PUD Parcel (Original) or up to 0.75 miles whichever is lesser.
 - (2) The cumulative area of all open space design types (UDC Table 4-16) platted within the PUD boundary shall be considered for required open space for all properties administered by this PUD. The intent is to allow parks and open space platted with previous development actions within the PUD boundary to count for subsequent platted areas which may not include new open space parcels.
- (iii) Ownership and maintenance of park facilities to be by Homeowners Association or otherwise as determined at the time of final platting of a park parcel.
- (iv) Permitted Uses:
 - (1) Uses permitted by right shall include parks, trails, recreational facilities, and community athletic fields.
 - (2)
- (v) Permitted Lot Types:
 - (1) UDC Type P-OS: Open Space

b) Other Open Space Systems

- (i) Intent: The intent of open space tracts is to provide natural areas, utility corridors, public/private trails, stormwater conveyance and detention facilities and potential buffer areas adjoining College Drive.
- (ii) Minor trails shall not be required if found to be impractical due to grades, accessibility, in suitable connection or termination points, or erodibility due to existing surface drainage features.

(iii) Permitted Uses:

(1) Parks, pedestrian trails, recreational facilities, and open space

(a) Major trails shall be concrete.

(b) Minor trails may be concrete, crushed base/gravel, or similar surfaced

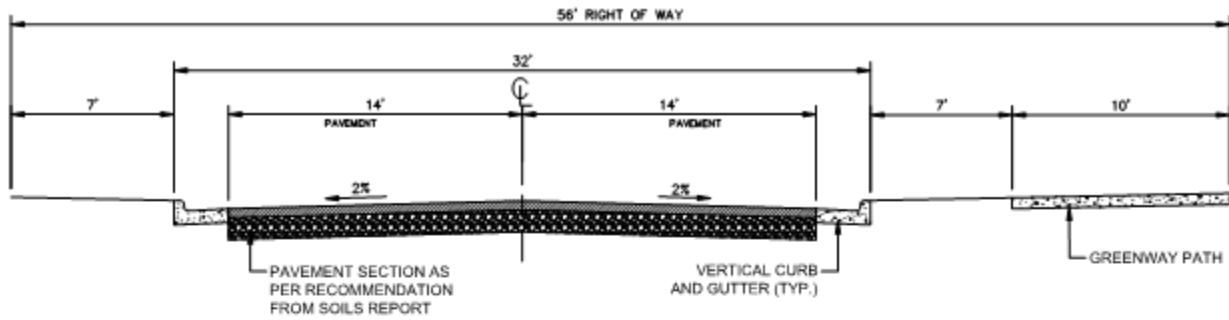
(2) Public utility features (i.e. lift stations, stormwater detention, and associated appurtenances etc.).

(iv) Permitted Lot Types:

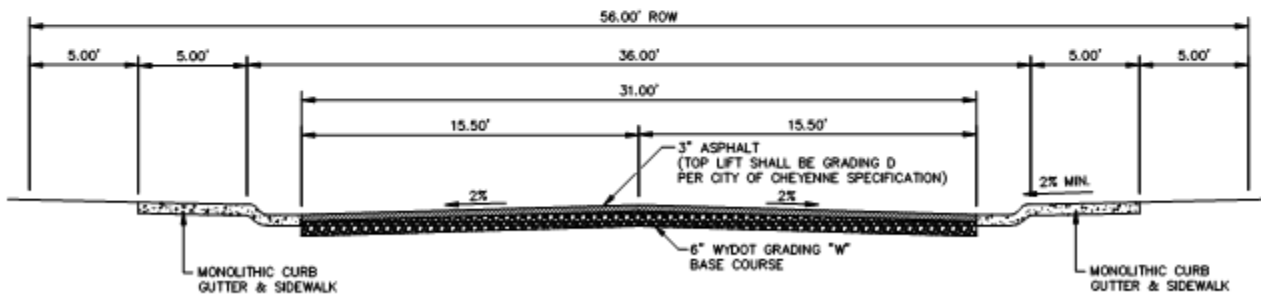
(1) UDC Type P-OS: Open Space

(End of Section)

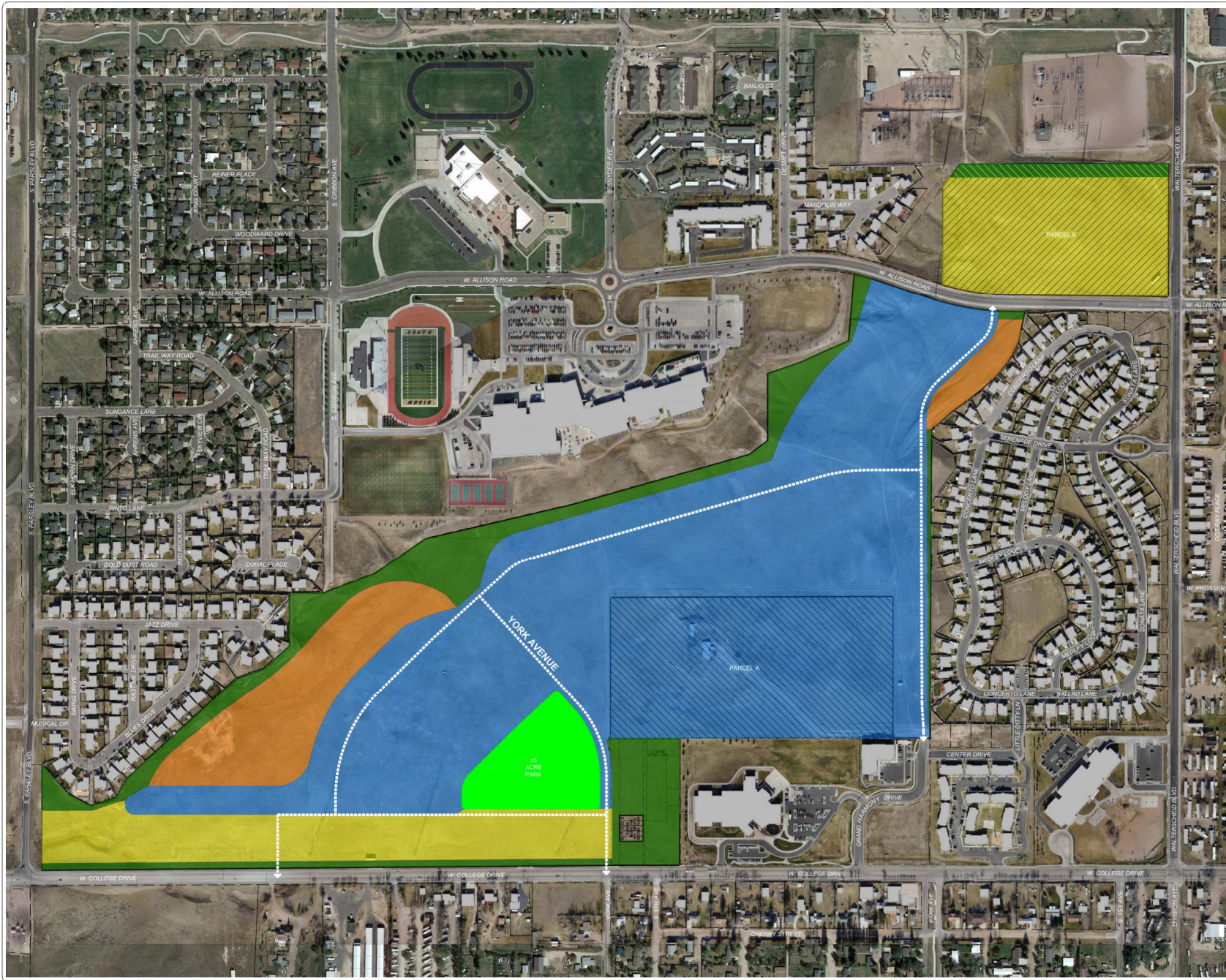
APPENDIX A: General Street Sections



COLLECTOR STREET (NO PARKING) – 56' RIGHT OF WAY



LOCAL STREET SECTION – 56' RIGHT OF WAY



LEGEND

- OPEN SPACE
- PARK
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL FUTURE MEDIUM DENSITY
- POTENTIAL FUTURE HIGH DENSITY
- POTENTIAL FUTURE OPEN SPACE

EXISTING CONDITIONS ANALYSIS

LOCATION	LANDUSE	ZONING
SITE	VACANT	A-1 & CB
NW	RESIDENTIAL	MR
N	HIGH SCHOOL	P
NE	DETENTION & VACANT	P-A-1
E	RESIDENTIAL	PUD
SE	RESIDENTIAL & MIXED USE	AR, MUB, HR, CB
S	RESIDENTIAL	MR (COUNTY)
	MIXED USE	MU (COUNTY)
	COMMERCIAL	CB (COUNTY)
SW	VACANT	PUD (COUNTY)
W	RESERVOIR	A-1 (COUNTY)
	VACANT	LI (COUNTY)

CONCEPTUAL DEVELOPMENT PLAN

PROPOSED LAND USE	AREA (AC)	UNITS
LOW DENSITY RESIDENTIAL	15-20 AC +/-	40-80 UNITS +/-
MEDIUM DENSITY RESIDENTIAL	60-65 AC +/-	300-350 UNITS +/-
HIGH DENSITY RESIDENTIAL	10-15 AC +/-	250-350 UNITS +/-
MIXED USE	5-10 AC +/-	
PARK	5-10 AC +/-	
OPEN SPACE	8-15 AC +/-	
PARCEL A	20 AC +/-	80-200 UNITS +/-
PARCEL B - HDR	10-15 AC +/-	100-200 UNITS +/-
PARCEL B - OPEN SPACE	1-4 AC +/-	

PROJECT GOALS & OBJECTIVES

THE PROJECT GOAL IS TO DEVELOP A VIBRANT NEW RESIDENTIAL NEIGHBORHOOD CONTAINING A WIDE VARIETY OF RESIDENTIAL HOUSING TYPES, RECREATIONAL AREAS, AND COMMERCIAL OPPORTUNITIES WHILE OFFERING AN AFFORDABILITY COMPONENT NEEDED FOR EXISTING AND NEW RESIDENTS OF OUR COMMUNITY.

THE PROJECT DEVELOPMENT PLAN CALLS FOR RESIDENTIAL DEVELOPMENT WITH VARYING DENSITIES. THE PROJECT INCLUDES LOW DENSITY, MEDIUM DENSITY AND HIGH DENSITY DEVELOPMENT DISTRICTS AS OUTLINED WITHIN THE PUD. THE LOWER DENSITY RESIDENTIAL DISTRICTS ARE LOCATED IN GENERAL FOLLOWING THE RIDGELINE ON THE NORTHERN PROPERTY BOUNDARY. THE MEDIUM DENSITY DISTRICT IS GENERALLY LOCATED NEAR THE CENTRAL CORE OF THE PROJECT. THE HIGHER DENSITY RESIDENTIAL DISTRICTS ARE LOCATED ADJACENT TO WEST COLLEGE DRIVE. THE PARK IS LOCATED WITHIN THE INITIAL PHASE OF THE PROJECT NEAR THE CENTRAL CORE OF THE RESIDENTIAL AREA WITH GOOD ACCESS TO AND FROM THE RESIDENTIAL AREAS. THE OPEN SPACE IS ALONG THE PERIMETER AREAS WHERE THE TOPOGRAPHY IS STEEP.

THE PUD OUTLINED WITHIN THIS DOCUMENT, WAS DEVELOPED AROUND THE COMPREHENSIVE PLAN WHICH OUTLINES THE INTENT FOR MIXED USE ALONG WEST COLLEGE DRIVE AND TRANSFORMING TO URBAN RESIDENTIAL. THE PUD ALLOWS FOR MIXED USE ALONG WEST COLLEGE DRIVE. THE REMAINING AREAS ARE URBAN RESIDENTIAL OF VARYING DENSITIES AGAIN, FOLLOWING THE COMPREHENSIVE PLAN.

IN GENERAL, THE PROPOSED PUD UTILIZES THE EXISTING REGULATORY AND DEVELOPMENT REVIEW PROCESSES WITHIN THE CITY OF CHEYENNE'S UNIFIED DEVELOPMENT CODE. THE INTENT IS TO OUTLINE, IN DETAIL, THE DESIGN OBJECTIVES IN BOTH VISUAL AND NARRATIVE FORMAT TO STREAMLINE FUTURE DEVELOPMENT REVIEWS NECESSARY TO CONSTRUCT THE PROJECT.

NOTE

THE USES AND ROAD LAYOUT SHOWN ON THIS MAP ARE SCHEMATIC ONLY. THE USES AND LAYOUT WILL BE FURTHER DEFINED THROUGH THE PLATTING PROCESS.

SCALE: 1" = 200'

VERTICAL: 1" = 8'

HORIZONTAL: 1" = 200'

JOB NUMBER: C18006

**HARMONY VALLEY
 PLANNED UNIT DEVELOPMENT
 LAND USE MAP**

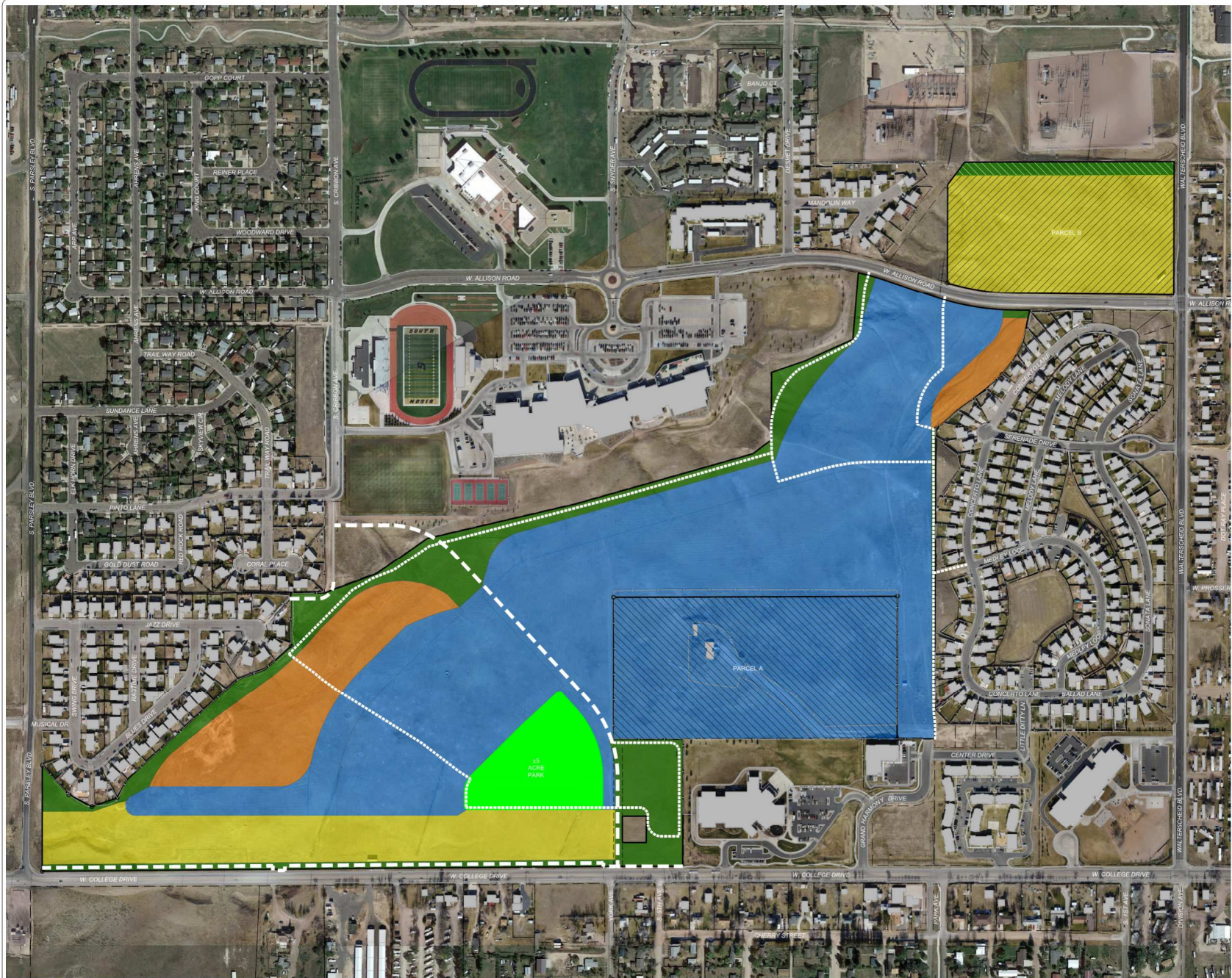
**DRAFT
 Exhibit C**

DATE SUBMITTED: 03/28/19

PREPARED FOR: TRU GRIT LAND DEVELOPMENT, LLC

DATE: 3/28/2019 10:52:41 AM
 DRAWN BY: CAJ
 CHECKED BY: M
 PROJECT: HARMONY VALLEY PLANNED UNIT DEVELOPMENT
 SHEET: HARMONY VALLEY PLANNED UNIT DEVELOPMENT LAND USE MAP

DATE: 2/20/2019 TIME: 11:22:21 AM USER: JRM
 DRAWING: C:\X\140\14018\14018 EXHIBIT
 PROJECT: 14018 HARMONY VALLEY TRAILS EXHIBIT

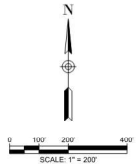


LEGEND

- OPEN SPACE
- PARK
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL FUTURE MEDIUM DENSITY
- POTENTIAL FUTURE HIGH DENSITY
- POTENTIAL FUTURE OPEN SPACE
- 8'-10' GREENWAY TRAIL
- 8'-8' HARMONY VALLEY BREEZE TRAIL / SIDEWALK

NOTE

THE USES AND TRAIL LAYOUT SHOWN ON THIS MAP ARE SCHEMATIC ONLY. THE USES AND LAYOUT WILL BE FURTHER DEFINED THROUGH THE PLATTING PROCESS.



CivilWorx
 1807 Capitol Ave.
 Suite 206
 Cheyenne, WY 82001
 (307) 514-1012

NO.	DATE	DESCRIPTION

**HARMONY VALLEY
 PLANNED UNIT DEVELOPMENT
 TRAILS EXHIBIT**

**DRAFT
 EXHIBIT C**

SHEET NUMBER
PUD4
 OF 4 SHEETS

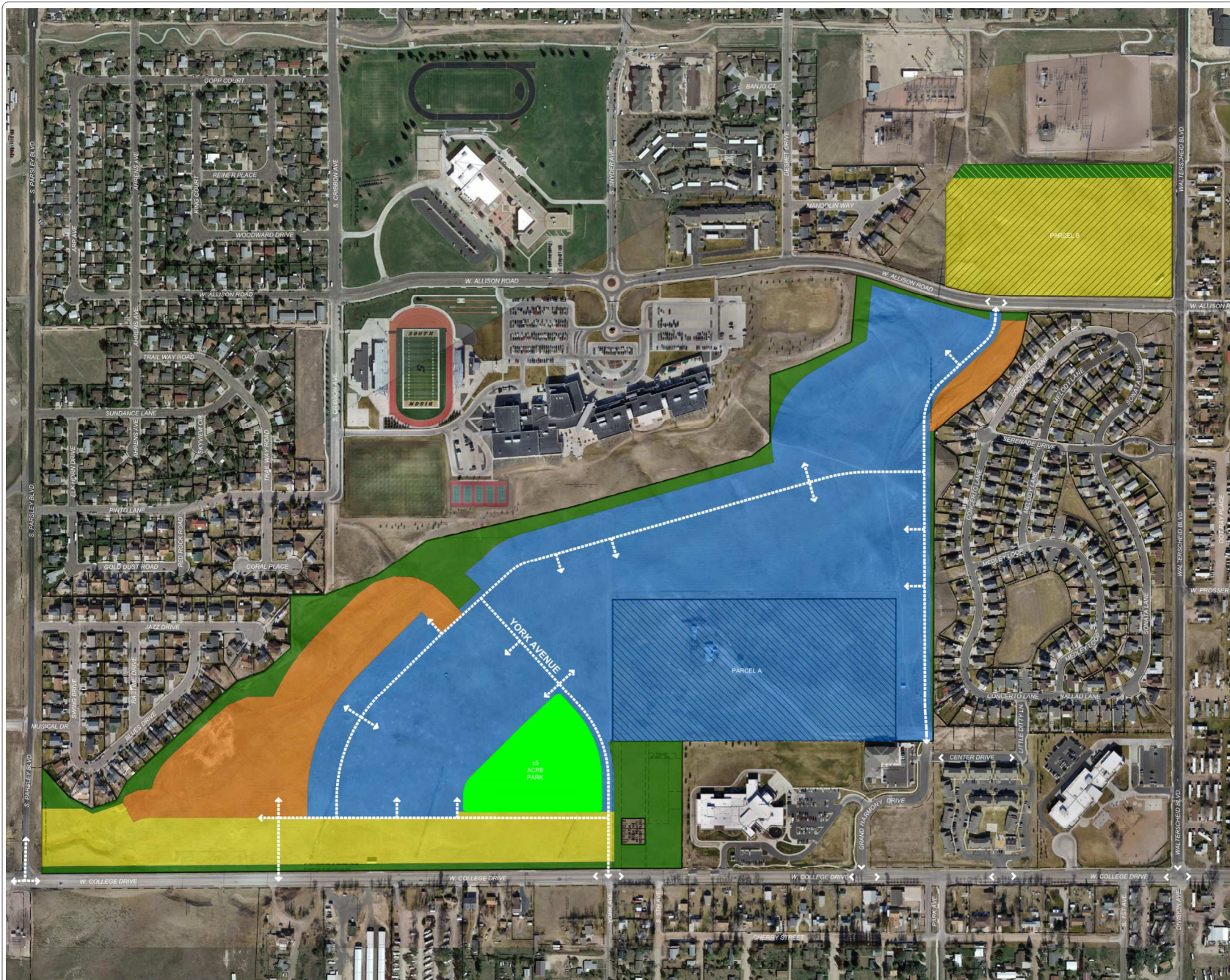
SCALE
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 HORIZONTAL: 1" = 200'

JOB NUMBER
C18006

DATE SUBMITTED: 03/29/19

PREPARED FOR: TRU GRIT LAND DEVELOPMENT, LLC

DATE: 2/20/2019 TIME: 10:22:24 AM PROJECT: HARMONY VALLEY TRANSPORTATION NETWORK PLAN
 DRAWN BY: CAJ, JLD TRANSPORTATION NETWORK PLAN
 CHECKED BY: JLD TRANSPORTATION NETWORK PLAN
 PROJECT: HARMONY VALLEY TRANSPORTATION NETWORK PLAN



LEGEND

- OPEN SPACE
- PARK
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL FUTURE MEDIUM DENSITY
- POTENTIAL FUTURE HIGH DENSITY
- POTENTIAL FUTURE OPEN SPACE

EXISTING CONDITIONS ANALYSIS

LOCATION	LANDUSE	ZONING
SITE	VACANT	A-1 & CB
NW	RESIDENTIAL	MR
N	HIGH SCHOOL	P
NE	DETENTION & VACANT	P & A-1
E	RESIDENTIAL	PUD
SE	RESIDENTIAL & MIXED USE, SCHOOL	AR, MUB, HR, CB
S	RESIDENTIAL, MIXED USE, COMMERCIAL	MR (COUNTY), MU (COUNTY), CB (COUNTY)
SW	VACANT	PUD (COUNTY)
W	RESERVOR	A-1 (COUNTY)
	VACANT	LI (COUNTY)

CONCEPTUAL DEVELOPMENT PLAN

PROPOSED LAND USE	AREA/UNITS
LOW DENSITY RESIDENTIAL	10-25 AC +/-
RESIDENTIAL	40-80 UNITS +/-
MEDIUM DENSITY RESIDENTIAL	60-65 AC +/-
RESIDENTIAL w/ MIXED USE	350-500 UNITS +/-
HIGH DENSITY RESIDENTIAL	10-15 AC +/-
RESIDENTIAL w/ MIXED USE	250-300 UNITS +/-
PARK	5+ AC +/-
OPEN SPACE	8-15 AC +/-
PARCEL A	20 AC +/-
PARCEL B - HDR	80-200 UNITS +/-
PARCEL B - OPEN SPACE	10-13 AC +/-
	150-200 UNITS +/-
	1-4 AC +/-

FINAL PROJECT AREA AND DENSITIES SUBJECT TO CHANGE.

TRANSPORTATION PLAN

THE TRANSPORTATION PLAN FOR THE PROJECT IS CONNECTION TO EXISTING INFRASTRUCTURE INCLUDING WEST COLLEGE DRIVE IN THE RETAIL PHASES AND FUTURE CONNECTIONS WITH GRAND HARMONY AND ALLISON ROAD IN THE FUTURE.

SEE PRELIMINARY LAYOUTS FOR INTERNAL STREET NETWORKS.

DATE SUBMITTED: 03/29/19

PREPARED FOR: TRU GRIT LAND DEVELOPMENT, LLC

N

SCALE: 1" = 200'

SHEET NUMBER
PUD2
OF 4 SHEETS

SCALE
VERTICAL: 1" = 8'
HORIZONTAL: 1" = 200'

JOB NUMBER
C18006

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Cheyenne, WY 82001
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**HARMONY VALLEY
 PLANNED UNIT DEVELOPMENT
 TRANSPORTATION NETWORK PLAN**

**DRAFT
 EXHIBIT C**