

Approved as to
form only:

ECR

Date: 9-7-11

ORDINANCE NO. 3931

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, BY CHANGING THE ZONING CLASSIFICATION FROM MR-1 MEDIUM DENSITY RESIDENTIAL ESTABLISHED AND P PUBLIC DISTRICTS TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR LOTS 1 AND 2, BLOCK 1, AND LOT 1, BLOCK 2, HOSPITAL CENTER, 1ST FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING."

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, for the area and property described as Lots 1 and 2, Block 1, and Lot 1, Block 2, of the Hospital Center, 1st Filing, City of Cheyenne, Laramie County, Wyoming.

Section 2 That the zone change was recommended for approval to PUD Planned Unit Development by the Cheyenne Planning Commission on September 6, 2011, pursuant to Section 17.92.010A and Section 17.148.060 B(1 & 3), Decision-makers – Planning Commission.

Section 3 The intent for this PUD is to develop a comprehensive, up-to-date, urban medical complex to continue to provide the highest level of healthcare for the community. This will be accomplished through the integration of the current hospital complex on Block 1 with proposed improvements on Block 2 (north of 24th Street) of the Hospital Center, 1st Filing, City of Cheyenne, Laramie County, Wyoming. The new overall complex development will strive to create a unique, vibrant identity compatible with the surrounding neighborhood.

New development will be guided by the following principles:

- A. To create an urban, pedestrian friendly, and safe healthcare environment.
- B. To develop site and building concepts that respect the existing neighborhood context while creating open spaces, courtyards, and plazas for use by patients, employees, and the public.
- C. To create a facility that reflects current best practices in healthcare and can accommodate future changes in technology and treatment.
- D. Plan for future expansion and functional connections to existing facilities and the site.
- E. Maximize land use to increase the functionality of the complex and to minimize intrusion into neighboring parcels.

These standards shall apply to all new developments, additions, and exterior modifications to Blocks 1 and 2 of the Hospital Center, 1st filing, City of Cheyenne, Laramie County, Wyoming. Except as specifically noted herein, existing facilities shall not be held to the standards and requirements of this PUD retroactively. Any City standards not discussed in this Ordinance fall under the City of Cheyenne Code unless stated otherwise.

Section 4 That in accordance with Title 17 Zoning, Chapter 17.92 PUD Planned Unit Development District and Section 17.92.050 Final Plan and Ordinance of the Cheyenne City Code, the following standards shall govern this PUD zoning classification.

A. Uses by right and location.

The uses by right in the PUD shall be as follows:

- Hospital Facilities
- Medical Office
- Food Service Facilities (hospital based)
- Retail Establishments (hospital based)

- Commercial and Private Parking Establishments

B. Uses permitted by board approval and location.

None.

C. Minimum lot size, if more than one owner or lot.

None.

D. Maximum property area for each use.

None.

E. Maximum property coverage.

The property coverage ratios shall be as follows:

North of 24th Street (Block 1). A maximum of eighty-five percent (85%) of the total PUD property area will be utilized for a two-story parking structure (with capability of expanding to four stories), a cancer center and drop off area, a related medical office building, utility infrastructure, and surface parking. All remaining areas will be pedestrian circulation, landscaping and courtyards.

South of 24th Street (Block 2). A maximum of ninety-five percent (95%) of the total PUD property area shall be utilized for a new patient tower and will continue to be utilized as existing hospital facilities, medical office building, and a parking structure. All remaining areas will be pedestrian circulation, landscaping and courtyards.

Design enhancements:

- Maximize land use to increase the functionality of the complex and to minimize intrusion into neighboring parcels.
- Coordinate overall plan, building massing, and connectivity together with unique design elements to create an efficient, desirable, and exceptional healthcare environment.
- Any portion of the lot that is not covered by building, parking, or sidewalks shall be covered by landscaping, which may include pedestrian hardscape as provided for in the landscape requirements of the Cheyenne City Code and as set forth in Section 4.H of this Ordinance.

F. Maximum building height.

The height limitations shall be as required by the Airport Heights Restriction and Capitol Heights Restriction (CHR) Overlay Districts or current variances that have already been approved. Cheyenne Regional Medical Center currently has a variance on Block 2 of the Hospital Center, 1st filing, City of Cheyenne, Laramie County, Wyoming.

Design enhancements:

- Develop state-of-the art medical facilities that blend with the scale of the existing complex and transition in scale to the surrounding residential neighborhoods.
- Maximize land use to increase the functionality of the complex and to minimize intrusion into neighboring parcels.
- Develop the building program to produce the lowest possible profile while accomplishing the functional and programmatic needs of the project.
- Minimize the visual impact of the large building program.
- Express the mission and internal functions of the hospital in an artful manner.

G. Setbacks/build-to lines.

Setbacks for buildings and parking are as follows:

- Warren Avenue from 25th Street to 23rd Street: 0' setback
- 25th Street between Warren Avenue and Evans Avenue: 15' setback
- Evans Avenue between 24th Street and 25th Street: 15' setback
- 24th Street between Warren Avenue and Evans Avenue: 0' setback
- Evans Avenue between 24th Street and 22nd Street: 10' setback (new external construction)
- 22nd Street between House Avenue and Evans Avenue: 10' setback (new external construction)
- Internal Lot lines 0' setback

Building Step Back Requirements: Within the northern area of the PUD limits (north of 24th Street - Block 1) the following building step back requirements shall apply:

- Above 35' of building height every successive story shall setback and additional 10' from the property line

Design enhancements:

- Establish new building edges and façades that shape the urban spaces in a positive manner.
- Reinforce and enhance pedestrian paths in and around the complex.
- Build to the setback lines for the majority of areas not adjacent to residential neighborhoods to help define an urban edge for the development.
- Use landscaping and pedestrian areas in setbacks and right of way to create a buffer and enhance aesthetics of the property.

H. Development performance standards.

The following design excellence features shall be incorporated into the development:

- Building entrances shall be highlighted to promote intuitive use of the building.
- Building massing shall be articulated to respond to the residential scale of the surrounding neighborhoods along 25th Street and Evans Avenue.
- Building massing shall be articulated to express internal functions of the program. Public elevators and their adjacent lobby areas are special opportunities to express and highlight.
- Material selection, solid and void, proportion and scale, color and texture shall form a pleasing whole that enhances the urban character of the surrounding area.
- The rhythm of the underlying structure shall be articulated in the building elevations. Particular care shall be given to the building façades along sidewalks to establish a more human scale and to allow more interaction between the interior and exterior spaces.
- High-quality materials and articulation shall be extended to the horizontal surfaces adjacent to the building to guide pedestrians and vehicles and to enhance the public realm.
- Achieve a level of transparency in the building skin to promote natural light, views, and a connection to the exterior environment for patients, visitors, and employees.
- Visual connections to light and the exterior environment shall be incorporated for staff satisfaction and performance. Glazing at corridors and staff work areas shall be incorporated where possible.
- Clear low-iron glazing shall be used at the ground level where possible to allow views to and from the building and to promote safety.

- Blank walls with minimal relief and that lack pedestrian scale and reasonable transparency shall be prohibited.
- Canopies shall be employed for weather protection for sidewalks adjacent to the building and for drop off areas at the main entries.
- Parking structures shall be wrapped in an appropriate material to eliminate views of cars at the perimeter while allowing for natural ventilation for levels above grade.
- Exterior lighting shall be used to highlight the architectural character of the building without spilling over into the adjacent neighborhoods or polluting the night sky. Lighting shall be used to highlight building entrances and to guide patients and visitors to desired entrances. Cutoff fixtures and light shields shall be used to prevent lights from shining across property lines.
- Pedestrian paths and walkways shall provide adequate directness, continuity and street crossings and shall be lit using bollard or similar pedestrian scale lighting fixtures. Special paving, pavement markings, signs and pedestrian lighting shall be used at pedestrian crosswalk areas. Bollards or low architectural walls shall be utilized to channel pedestrians to the crosswalks.
- Materials selection shall draw upon local sources and reflect traditional values and construction practices in the City of Cheyenne.
- Materials selection shall also promote sustainable design, reduce energy use, and promote a sense of quality and permanence.
- Permitted Building Materials. All buildings shall be constructed according to the following material standards:
 - Primary materials: All buildings shall have one primary material covering at least fifty percent (50%) of the building façade.
 - Brick - unpainted with natural muted red or dark red tone to match brick currently found on in the hospital complex.
 - Stone - unpainted with natural earth tones.
 - Secondary Materials: Buildings may have a secondary material covering up to forty percent (40%) of the façade.
 - Any of the primary materials may be used as secondary materials.
 - Glass.
 - Standing seam metal.
 - Colored concrete.
 - Accent Materials: Buildings may have up to two accent or trim materials covering no more than twenty percent (20%) of the building façade in total; however, no building shall use more than three materials for primary, secondary, and accent combined.
 - Any of the primary or secondary materials may be used as accent materials.
 - Precast stone or concrete moldings.
 - Exposed pre-finished or painted metals.
- Construction of the improvements shall incorporate an architectural style and character that embodies the values of the Cheyenne Regional Medical Center and the City of Cheyenne. New buildings shall reflect their time and place and embody the science, technology, and healing compassion within.
- Building areas shall employ best practices in healthcare design with respect to efficient program layout, spatial relationships, architectural character, and service requirements.
- Design elements shall create a safe and inviting environment that will facilitate healing, allow efficient delivery of medical services, and be pleasant for visitors to the complex.
- Construction of new facilities shall relate to the existing hospital and transition in scale to the surrounding residential neighborhoods.

- Existing structures on the site shall be utilized to extend their useful life and adapt them to new uses.
- A new level of quality that shall serve as a benchmark for future development of the facilities shall be established.
- Buildings and overall complex features shall be designed to enhance the quality and character of the urban environment in downtown Cheyenne.
- The property and its new structures should appear as a unified whole within the surrounding neighborhood and city.

I. Landscaping/buffering and screening requirements.

Buffering and screening shall be accomplished using street trees and internal landscaping in accordance with Cheyenne City Code requirements at time of development. Existing street trees are considered a valuable asset to the streetscape and all reasonable effort shall be taken to preserve existing trees in place. Any existing trees that are deemed to be of value by the city forester that would have to be removed due to proposed development will be replaced with three trees. The replacement trees shall be a minimum of 2.5" caliper and shall be located on site.

Computation of landscape area shall be determined by any area not covered by building, parking, and driveways. Due to the building setbacks contained in this Ordinance, the standard requirements for landscape setbacks from streets shall not apply, except as otherwise described in this Ordinance. In areas where building and parking setbacks are provided, the setback area shall be landscaped in accordance with the City of Cheyenne Code. Screening and buffering requirements shall not apply between the PUD and other zone districts outside the PUD.

1. Surface parking.

- Shall be set back from the public sidewalk by at least five feet (5') and located on the property.
- The areas between surface parking lots and public sidewalk shall be landscaped in accordance with the Cheyenne City Code.
- Surface parking located within fifteen feet (15') of public sidewalk shall be buffered by a masonry wall or metal decorative fence between three feet (3') and four feet (4') in height.
- Parking with more than fifteen spaces in a row shall be broken by landscaped islands with a minimum width of 5' by 20' long and designed so that a tree can be placed in the islands.
- End caps will be required to have, at a minimum, one interior portion of 5' by 5' and a total of 125 square feet so that a tree can be placed within the island.

2. Streetscape, sidewalks, and street trees.

One of the following options shall be used in the design of all street level elevations:

- Detached sidewalk shall be designed in conjunction with a tree lawn and street trees spaced and designed per the requirements of Cheyenne City Code, or to match the dimensional standards of the surrounding detached sidewalks as determined by the City of Cheyenne.
- Attached sidewalk shall be designed according to Downtown Development Authority guidelines using a tree well design with paver bands. Decorative lights may be provided at the option of the applicant. The spacing of trees shall be per the requirements of the City Code.

3. A landscaped open space area shall be provided in a location in Lot 2, Block 1 adjacent to either Evans Avenue or 25th Street that will incorporate a deliberately shaped area and focal feature or amenity that enhances the public space and may include a combination of flower beds, shrubs, grass or other ground cover, benches/seating areas, a water feature or pedestrian court.

4. Variations to the design specification may be addressed through the standard City process.

5. Landscape material specifications shall be according to the City Code.
6. Additional street trees shall be added adjacent to the existing parking structure along House Avenue, 22nd Street and Evans Avenue in compliance with the City Code.

Design enhancements:

- Organization of the site and buildings in a way that develops existing physical and visual connections within the City and creates pleasant, safe, and weather protected outdoor spaces.
- Separate public, visitor, ambulance, and service vehicular circulation to create safe, efficient, and intuitive traffic patterns.
- When provided, surface storm water detention areas shall be developed as public greens.
- Create durable, easy to maintain, low water landscape spaces using regionally hardy and seasonally attractive plant materials.
- Create a safe, urban, pedestrian friendly environment that minimizes conflicts between automobiles and pedestrians.
- Provide clear entry points to the site for vehicles and pedestrians.

J. Common open space or facilities.

All open spaces and facilities will be owned by Cheyenne Regional Medical Center and, as such, there will be no common areas or facilities; however, open courtyard areas are available for patients, staff and visitors.

K. Signage requirements and regulations.

1. Design guidelines and standards:

Signage within the Cheyenne Regional Medical Center (CRMC) site boundaries shall comply with the requirements contained in this Section of the PUD, which is based on Chapter 17.128 of the Cheyenne City Code.

- Signage shall be developed as a hierarchal system or family of signs that are designed to be related through scale and proportion that is appropriate to the sign function and location. Sign types shall be related through a shared palette of colors, materials and font families.
- Signs shall add visual interest to the architecture and be compatible with the built environment, including the landscape and hardscape elements. Signage shall relate to the architecture through proportion, scale and size, shared color and material palettes, and method and intensity of illumination.
- Wall signs shall be compatible with the architectural character of the building on which they are mounted in terms of proportion, scale, color, materials, and method and intensity of illumination.
- Signage shall be constructed of high-quality, durable materials. Acceptable materials and fabrications include aluminum, glass, and acrylic, the use of individual pan channel and reverse pan channel letters, and water-jet cut sign faces with push-thru graphics. All fasteners shall be concealed and signs shall not bear the fabricators name, logo, or other identifying marks or any other labeling, except as required by Code.
- Signs shall utilize outstanding graphic design in the use of materials, color, typography, and dimensionality. Graphic design shall be imaginative, simple, and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged.
- Signage shall be visually unobtrusive to the surrounding business and/or residents.
- Internal illumination shall illuminate message copy only; external illumination shall be shielded from direct view. Illumination shall be directed so that it does not project onto adjacent buildings.

2. Signage requirements:

- For freestanding signs, the area of the sign shall be computed by the entire area of the face of the structure, cabinet, or module enclosed by the border of the frame.
- The area of wall or window mounted signs shall be computed by means of the smallest single and continuous perimeter of any standard geometric figure which encloses the outer limits of the writing, emblem or other display. Gaps in writing, emblems, or other display which are greater than twenty-five percent (25%) of the sign area, when using the same single continuous perimeter above, may be subtracted from the calculation of the sign area.
- Embellishments such as pole covers, framing, decorative roofing, and support structures shall not be included in the area of the measurement if they contain no writing, emblem, or other display.
- Where the sign faces of a double-face sign are no more than three feet (3') apart at any location, only one face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign or the surface area of objects will be added together to compute the area of the sign.
- Sign height is measured from the lowest point of the ground directly below the sign to the highest point on the sign or sign structure.
- Sign clearance is measured from the highest point of the ground directly below the sign to the lowest point on the sign structure enclosing the sign face.

3. Sign type definitions:

The following sign type definitions distinguish signs by category and specific sign type, and are used to outline qualitative sign requirements. Where the standards refer to a category, it shall include all sign types within that category, unless the context and specific application of the standard indicates otherwise. When the standards refer to a specific sign type, it shall include only that specific type unless the context and specific application of the standard indicates otherwise.

CATEGORY	SIGN TYPES
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Building Sign - Any sign associated with and attached to a building or portion of a building and aimed at communicating messages to vehicles in the roadway or pedestrians at a distance from the building.

Wall Sign - A sign painted, printed or attached to the exterior surface of a building, and flat or no more than twelve inches (12") off the exterior surface.

Projecting Sign - A sign projecting from the exterior surface of a building and extending more than twelve inches (12") from the surface.

Ground Sign - Any sign that is mounted to the ground independent from any building.

Low-profile Sign - A sign built into or placed upon the ground by way of an ornamental structure that is not part of a building, and where the surface area of the structure does not exceed fifty percent (50%) of the sign area of the sign mounted upon it and the height does not exceed eight feet (8').

Freestanding Sign - A sign placed upon a pole or support that elevates the sign above the ground level by more than six feet (6').

Incidental Sign/Directional Sign - A ground sign that does not exceed six (6) square feet providing directions or instructions that improve the function and use of the site.

Pedestrian Sign - Any building sign aimed at communicating directly with pedestrians in front of or immediately adjacent to the building.

Awning Sign/Canopy Sign - A sign painted, printed, or attached on an awning or canopy, and attached flat against the surface of the awning and oriented to the pedestrian flow at the first story along the building frontage.

Hanging Sign - A sign under and mounted to a canopy or awning, mounted on a wall, or projecting from a wall no more than four feet (4') and oriented to pedestrians at the first story along the building frontage.

Window Sign - A sign hanging in or painted on a building window.

Temporary Sign - Any sign intended to be used for a limited duration associated with an event or distinct time period and which is easily placed and removed from the ground or building without needing additional structures, construction, or specialized equipment.

4. Sign types allowed:

The following sign types are allowed on the CRMC site, per the requirements outlined below:

a. Building signs:

i. Wall Signs.

Maximum Number: One (1) wall sign per each fifty-foot (50') building frontage.

Maximum Area: Up to twenty percent (20%) of the wall area, but no more than four hundred (400) square feet total. Only ten percent (10%) of the street facing walls up to the height of twenty feet (20') shall be used in calculating the wall sign allowance.

Other: No exposed raceways, conduit, or other exposed electrical supply, access, or coverings.

ii. West Facing Wall Sign.

There is an existing wall sign located on the west facing exterior wall of CRMC. This sign was allowed under a variance for area. This sign is planned to be relocated to the west facing wall of the new tower addition. CRMC requests that this variance be maintained so that the existing sign can be removed and relocated under the current variance, without the need to apply for another variance.

Number: One (1) sign.

Maximum Area: Per the existing variance.

Maximum Height: Not to extend above the parapet wall.

iii. Projecting Signs.

Maximum Number: One (1) per street frontage.

Maximum Projection: Five feet (5') from mounting surface.

Maximum Area: Thirty-two (32') square feet.

Minimum Clearance: Ten feet (10') above adjacent grade.

Other: Shall project no higher than the highest point of the building.

b. Ground Signs:

i. Freestanding and Low-Profile Signs.

Maximum Number: One (1) sign of either type per major building entrance.

Maximum Height: Freestanding Signs: based on the table below.

Low-profile Signs: not to exceed eight feet (8').

Maximum Area: Freestanding Signs: based on the table below.

Low-profile Signs.

Eight (8) square feet for each twenty-five feet (25') of lot frontage.

Not to exceed eighty (80) square feet.

ii. Incidental/Directional signs.

Maximum Area: Total area of twelve (12) square feet per acre.
Not to exceed six (6) square feet per sign.

DISTANCE FROM ROW	FREESTANDING HEIGHT	FREESTANDING AREA	LOW-PROFILE HEIGHT	LOW-PROFILE AREA
0'-5'	10'	20 s.f.	8'	40 s.f.
5'-10'	12'	30 s.f.	8'	60 s.f.
10'-15'	14'	40 s.f.	10'	70 s.f.
15'-20'	16'	50 s.f.	12'	80 s.f.
20'-25'	18'	60 s.f.	12'	90 s.f.
25'+	20'	70 s.f.	12'	100 s.f.

c. Pedestrian Signs:

i. Awning Signs/Canopy Signs.

Minimum Clearance: Awning/canopy must have at least an eight-foot (8') clearance.

Maximum Area: Limited to four (4) square feet per sign.

ii. Hanging Signs.

Maximum Number: Not to exceed one per every fifty (50) linear feet of building frontage, or one for every building entrance, whichever is greater.

Maximum Area: Not to exceed twelve (12) square feet.

iii. Window Signs:

Allowed in any street-level window.

Maximum Area: Not to exceed twenty-five percent (25%) of the window area between two feet (2') and eight feet (8') above grade.

d. Temporary Signs:

Maximum Number: Not to exceed two (2) per lot.

Maximum Area: Not to exceed thirty-two (32) square feet for any single sign.

Other: May be displayed for sixty (60) days prior to and ten (10) days following the event or distinct time period addressed by the sign.

e. Construction Signs:

i. Project Sign:

To be erected only on an active construction site, and only after the building permit has been obtained.

Maximum Number: One (1) per street frontage.

Maximum Area: Not to exceed forty-eight (48) square feet.

Other: May be erected forty-five (45) days prior to construction.
To be removed no later than ten (10) days following issuance of the Certificate of Occupancy (CO).

ii. Project Team Sign:

For firms participating in construction on the property upon which the sign is located (architect, engineer, contractor, subcontractor, financing institution and/or material supplier).

Maximum Number: One (1) per street frontage.

Maximum Area: Not to exceed sixteen (16) square feet.

Other: May be erected the day construction commences.
To be removed the day of issuance of the Certificate of Occupancy (CO).

5. Additional regulations and distinctions.

The following additional regulations and distinctions apply:

- a. Low-profile directional ground signs shall not be required to be setback from any property line provided that the sign is not within any sight visibility triangle.
- b. Not more than two (2) externally illuminated signs shall be allowed per street frontage.
- c. Illuminated signs and awnings are allowed only with reverse copy with no white or ivory background.
- d. Sign cabinets shall be finished. Aluminum sign cabinets shall be painted or anodized and shall not be mill finished aluminum. Electrical conduit shall not be routed along the outside of walls to a sign, but shall be routed through the wall at the sign location.
- e. Indirect lighting shall be shielded so as not to create glare to vehicle or pedestrian traffic.

6. Electronic message centers.

Electronic message centers are allowed on the site and shall be limited to one (1) per street frontage, not facing residential zoning. The message center shall not be a stand-alone sign and shall be integrated into an allowable sign type. Each total allowable message center area not to exceed twenty (20) square feet, which must be accommodated in the allowable sign type area. The message shall only change once every twenty-four (24) hour period, and no animation, video, or other non-static display shall be allowed. All signs utilizing message displays shall conform to the requirements for low-profile ground signs or wall signs.

7. Banner program.

A decorative complex-wide banner program shall be allowed. The purpose of the Decorative Banner Program is to provide a decorative element that can unify the complex, functioning as an element of urban design to soften the hardscape and create a unified image denoting the area as part of the complex. The Decorative Banner Program shall consist of decorative graphics rather than advertising. Display of the CRMC logo shall be permitted, but the size is limited to .75 square feet in area. If banners include advertising, a banner program must be submitted to the City for review and approval.

8. Exemptions.

The following sign allowances are in addition to the requirements under Sign Types Allowed unless specified otherwise below. Any signs that exceed the exemptions provided below shall require a sign permit subject to all applicable ordinances:

- a. Existing signage, provided that such signs were properly permitted at the time they were erected or no permit was required prior to erecting.
- b. Painting, repainting, cleaning, or servicing of an advertising structure, where no structural change is made.
- c. Non-illuminated temporary signs, to the extent allowed by this Section.
- d. Nameplates and building markers not exceeding one (1) square foot for every ten (10) linear feet of building frontage, but never more than ten (10) square feet.
- e. Holiday, Cheyenne Frontier Days, or other special event signs and decorations.
- f. Government signs and other public safety symbols.
- g. Works of art that do not include a commercial message.
- h. Window signs and signs in the interior of buildings, to the extent allowed by this Section.
- i. Illuminated or non-illuminated incidental commercial signs not exceeding nine square feet in area.

Design enhancements:

Signage guidelines for the PUD are intended:

- To provide a clear identity for the CRMC complex as a whole.
- To provide a clear identity for, and access to, emergency services.
- To provide a gateway or entrance to the medical complex.
- To provide clear identification of buildings and authorized uses by right on the site.
- To provide clear and consistent way finding for both vehicles and pedestrians.

L. Parking.

1. Parking ratios shall be maintained as follows for the respective uses:

- Inpatient Medical: 2.0 spaces per bed
- Outpatient Medical: 3.5 spaces / 1,000 s.f.
- Office: 2.5 spaces / 1,000 s.f.

Parking spaces to meet the total required parking count shall be located within the boundaries of the PUD or may be located on other (off street) locations adjacent to the PUD site. Bus shuttling of employees from parking lots to the complex may occur if a need is identified by the applicant.

The sixty (60) parking spaces utilized by the State of Wyoming in the parking structure are substituted for the parking spaces previously occupied by the State of Wyoming at the corner of 24th Street and Warren Avenue, which will be utilized for the proposed patient tower under this PUD. These spaces shall not be included in the overall parking count to meet the hospitals required parking numbers.

2. Bicycle parking shall be provided in no less than three areas within the PUD area at locations that conveniently disperse employees and visitors to the desired areas of the facility, such as near the transit stop and public entrances. No less than an aggregate of 15 bicycle parking spaces will be provided at the three designated areas.

Design enhancements:

- Provide an appropriate number of parking spaces to address the needs of the healthcare complex for staff and visitors.
- Minimize surface parking to the extent possible to preserve land for medical uses.
- Provide screening for surface parking via landscaping and/or fencing and walls per this ordinance.

M. Other requirements and restrictions.

1. Administrative adjustment.

A. The administrative adjustment process is intended to provide flexibility for application of specific standards to sites where it is clear that an alternative approach with minor or de minimis modifications of the standards will equally or better meet the purpose, intent, or design objectives of these regulations.

B. An application for the administrative adjustment may be submitted by the owner or authorized agent in association with a site plan. Administrative adjustments have the following specific eligibility requirements:

1. Alternative Compliance. Any design or dimension standard in these regulations that specifically includes considerations for alternative compliance subject to review by the City of Cheyenne, and which gives criteria or parameters for the alternative compliance.

C. Other minor adjustments.

Adjustments to any other dimensional or design standard that results in no perceived impact on abutting property and where flexibility in the standards will help promote reuse or rehabilitation of

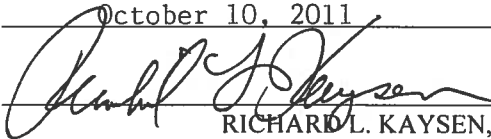
existing buildings and lots. In no case may an adjustment of more than ten percent (10%) of any dimensional standard be considered to have "no perceived impact".

2. The transit stop located on House Avenue shall be modified to provide additional area for loading and unloading of transit passengers by improving the area immediately south of the transit shelter such the handicap boarding can occur at the modified location. The transit stop on Warren Avenue shall be moved to the southwest corner of Warren Avenue and 25th Street or, alternatively, to the northwest corner of Warren Avenue and 25th Street.
3. Specific procedures:
Applications for administrative adjustments shall follow the same procedures required under the Cheyenne City Code for a site plan adjustment.

N. Proposed ownership of common facilities.

There will be no common facilities within the site.

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

FIRST READING: _____ September 12, 2011 _____
SECOND READING: _____ September 26, 2011 _____
THIRD AND FINAL READING: _____ October 10, 2011 _____


RICHARD L. KAYSEN, MAYOR

(SEAL)

ATTEST:



CAROL INTLEKOFER, CITY CLERK

Publish date: Wyoming Tribune-Eagle
October 18, _____, 2011