

ORDINANCE NO. 3733 & 3835 As Amended

ENTITLED: "AN ORDINANCE TITLE 17 ZONG AND AMENDING CERTAIN SECTIONS OF ORDINANCE #3733 PERTAINING TO THE ORIGINAL PUD PLANNED UNIT DEVELOPMENT DISTRICT ZONING CLASSIFICATION FOR JL RANCH AND INCORPORATING JL RANCH II AND JL RANCH III SUBDIVISIONS INTO THE PUD PLANNED UNIT DEVELOPMENT DISTRICT, BEING PORTIONS OF SECTION 1 AND 2, T.13N., R.66W., 6TH P.M., CHEYENNE, WYOMING FROM A-2 AGRICULTURAL DISTRICT AND A-1 ARGICULTURAL RESIDENTIAL DISTRICT. CHEYENNE, WYOMING (LOCATED SOUTH OF I-80, EAST OF SOUTH INDUSTRIAL ROAD)."

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

Section 1. That in accordance with Title 17 Zoning, Chapter 17.08 Zoning Districts Established and Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, for JL Ranch, excluding Lot 1, Block 8, being a portion of Section 2, T.13N., R.66W., 6th P.M., Cheyenne, Wyoming, be changed to PUD Planned Unit Development District.

Section 1. (Amendment approved December 8, 2008.) That in accordance with Title 17 Zoning, Chapter 17.08 Zoning Districts Established and Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, certain sections of Ordinance #3733 pertaining to the original PUD Planned Unt Development district zoning classification for JL Ranch and incorporating JL Ranch II and JL Ranch III subdivisions into the PUD Planned Unit Development district, being portions of Section 1 and 2, T.13N., R.66W., 6th P.M., Cheyenne, Wyoming are amended as set out in this ordinance. Sections currently existing within PUD Ordinance #3733 not set out within this ordinance remain unchanged.

Section 2. That the zone change was recommended for approval to PUD Planned Unit Development by the Cheyenne and Laramie County Planning Commission on November 6, 2006, pursuant to Sections 17.92.010(A & B) and 17.148.060B(1 & 3) Decision-makers-Planning Commission.

Section 3. That in accordance with Title 17 Zoning, Chapter 17.92 PUD Planned Unit Development District and Section 17.92.050 Final plan and ordinance of the Cheyenne City Code, the following standards shall govern this PUD zoning classification.

Section 4. Uses by Right and Location.

- A. Lot 1, Block 1 JL Ranch – Church and Church related facilities
- B. Lots 2-15, Block 1; all of Blocks 2, 3 and 4; Lots 1-8 and 10-23, Block 5; all of Block 6; and Lots 1-4, Block 7, JL Ranch; Lots 16-20 JL Ranch II:
 - 1. Single Family Residential
 - 2. Townhouses
 - 3. Family Child Care Homes (comply with Section 17.116.020 of City Code)
 - 4. Home Occupations (comply with Section 17.116.030 of City Code)
- C. Lot 9, Block 5, JL Ranch; Lot 17, Block 1; Lot 5, Block 7 & Lot 7, Block 7, JL Ranch III – Parks

Section 5. Minimum Property Area and Maximum Building Coverage.

- A. Minimum Property Area
 - 1. Single Family: four thousand three hundred fifty (4,350) square feet per unit
 - 2. Townhouse: three thousand (3,000) square feet per unit

- B. Maximum Building Coverage. Total building, parking area and outdoor storage area shall not exceed eighty-five (85) percent of the property area for nonresidential areas.

Section 6. Maximum Building Height.

The maximum building height shall not exceed 50-feet from the top of foundation to the ridgeline of the roof for church and 30-feet for the residential.

Section 7. Setbacks.

A. Residential

1. a) The minimum front yard setback shall be ten (10) feet from the front porch to the property line.
b) Front loaded garages shall be setback at least twenty (20) feet from the front property line.
2. The minimum side yard setback shall be five feet, except along streets it shall be ten (10) feet.
3. The minimum rear yard setback shall be ten (10) feet for any structures.

B. Commercial

1. Lot 1, Block 1 (Church Site): All buildings shall be set back twenty-five (25) feet from all property lines.

Section 8. Development Performance Standards.

All residential accessory structures within the JL Ranch shall be similar in exterior appearance to the principal structure and shall be constructed in accordance with the current building code of the City of Cheyenne in effect during construction. Accessory structures have the same setbacks as the principal structure.

All units will have, at a minimum, a covered front porch of thirty (30) square feet and be a minimum of four (4) feet deep.

There is a maximum of one townhouse unit (6 connected individual living units) between each roadway and alleys or pedestrian easements within the PUD. Total not to exceed 14 sets of townhouses.

Variation of architectural designs and models within a block will be ensured by the Architectural Review Committee.

Each residence with alley access will have a concrete pad adjacent to the alley to provide a location for trash containment receptacles.

All alleyways will be paved. A six foot sidewalk section will connect north end of alleyways through pedestrian easements to trail along HR Ranch Road.

HR Ranch Road will be built along this subdivision with two 12' foot travel lanes and a ten foot parking lane with a secondary greenway trail down the south side.

Lot 17, Block 1, Lot 5, Block 7 and Lot 2, Block 8 JL Ranch will be dedicated to the City of Cheyenne and a soft trail system will be built by the Developer. The trail will be built at the standard of soft-surfaced trails in the Plan Cheyenne document. Along the soft trail will be one bench and trash containment area with five drought resistant shrubs around area along trail through Lot 1, Block 8. The Developer will also build a secondary trail along HR Ranch Road in the right of way also to Plan Cheyenne standards. Along HR Ranch Road the developer will have one tree or five bushes every 20 feet of road through Lot 1, Block 8 that can be grouped. They will also provide two locations with benches and trash containment. Design of both trails to be approved by City Parks and Recreation Department.

The open space Lot 9, Block 5, JL Ranch will be deeded to the City and Lot 6, Block 7, JL Ranch III will be deeded and dedicated to the city.

Section 9. Landscaping Requirements.

Residential – Each residence is required to have one (1) street tree from the City Forester’s list in front of their lot and is required to have four (4) bushes. Additionally, the front or street facing portion of each residence will be required to be sodded and a lawn sprinkling system installed. Landscaping, sod and sprinkler systems must be installed within six months of initial construction and will be enforced through property covenants.

Church – Must meet the requirements of City Code Section 17.136 for Site Plan and landscaping requirements.

Section 10. Fencing Regulations.

Residential – Fencing is allowed from the front foundation corners to side property line and to five (5) feet of rear property line. All fencing must not exceed four (4) feet. At initial construction all fencing will be decorative beige or white PVC fencing and regulated by the Architectural Review Committee at initial construction and will be enforced by property covenants.

Church – Fencing is allowed along all property lines not parallel to HR Ranch Road and not within the sight distance triangles.

Section 11. Signage.

A. Purpose.

Areas zoned residential are primarily for residential use and are a distinct part of the city and county. These sign restrictions are intended to preserve the residential character of such areas, to de-emphasize business uses, to enhance the aesthetic environment and to protect property values.

B. Signs.

1. “For Sale” and “For Rent” real estate signs are allowed; one non-illuminated, double-faced sign per street frontage, not greater than eighteen (18) inches by twenty-four (24) inches or three square feet in area.
2. Signage for Home Occupations will be limited to one sign not more than three square feet in area per home.
3. Permanent name signs that depict the name of a development or subdivision are allowed at the entrances to such. One externally illuminated, low-profile sign, not to exceed six feet in height, may be placed at each entrance.

4. Construction signs intended to promote a new subdivision or development are allowed on each street frontage of a construction project. These signs shall be not larger than forty-eight (48) inches by ninety-six (96) inches or thirty-two (32) square feet in area and placed at the entrances to the development or subdivision. Such signs may be erected forty-five (45) days prior to beginning of construction and shall be removed within ten (10) days following completion of construction.
5. Churches and synagogues are allowed one low-profile sign not to exceed six feet in overall height and forty-eight (48)-square feet in area and one externally illuminated wall sign per street frontage not to exceed forty-eight (48) square feet in area.
6. Nameplate: one non-illuminated nameplate, attached to a building, not exceeding two square feet in area, per occupancy.
7. Temporary signs identifying an architect, engineer, contractor, subcontractor, financing institution and/or material supplier participating in construction on the property upon which the sign is located. The sign may be placed the day construction commences and shall be removed the day of completion. Signs shall be located on private property and shall not exceed sixteen (16) square feet in area.
8. Flags.

Section 12. Parking.

All uses must meet the current requirements of the City Code at the time of construction.

Section 13. Maintenance of open space and park lots.

Open space and park areas are to be dedicated to the City of Cheyenne as park areas.

Section 3. (amended Ordinance #3835). That this ordinance shall be in full force and effect upon its approval, publication, and official filing of affiliated JL Ranch II and JL Ranch III Plat maps with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming

Section 14. That the City Engineer of the City of Cheyenne or his designated representative shall alter and amend the adopted Zoning Map as described in Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's office of publication of said ordinance.

Section 15. That this ordinance shall be in full force and effect upon its publication.

Amended Approved – December 8, 2008 (3835)

Original Approved – December 11, 2006 (3733)