

Approved as to  
form only:

*Carol A. Intlekofer*  
Date: 12-21-07

ORDINANCE NO. 3783

**ENTITLED:** "AN ORDINANCE AMENDING SECTION 2, NUMBER 6, SITE COVERAGE, NUMBER 10, BUFFERING REQUIREMENTS, AND NUMBER 16(A), RESTRICTIONS OF ORDINANCE #2832 FOR LOT 1, BLOCK 1, LIFE CARE CENTER, CHEYENNE, WYOMING (LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PRAIRIE AVE. AND POWDERHOUSE ROAD)."

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

Section 1. That existing Section 2, Number 6, Site Coverage of Ordinance #2832 is amended as follows:

Site Coverage.

Buildings on the lot, excluding covered parking, shall not cover more than 30% of the gross land area of the lot. Covered parking shall not cover more than 2% of the gross land area of the lot.

Section 2. That existing Section 2, Number 10, Buffering of Ordinance #2832 is amended as follows:

Buffering.

There shall be both a fence and landscaping within property lines. Street trees shall be planted adjacent to Powderhouse Rd. and Prairie Ave. as set forth in the Cheyenne City Code.

Section 3. That existing Section 2, Number 16(a), Restrictions of Ordinance #2832 is amended as follows:

Restrictions.

- a. 5-foot minimum, 6-foot maximum height fence may be installed along the north, east and west property lines. Fences shall not be allowed within the site distance triangle as described by current City ordinance. Fence adjacent to Powderhouse Rd. shall be an open design.

Section 4. This ordinance shall be in full force and effect upon its passage and publication.

**FIRST READING:** November 26, 2007

**SECOND READING:** December 10, 2007

**THIRD AND FINAL READING:** December 20, 2007

*Jack R. Spiker*  
\_\_\_\_\_  
JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

*Carol A. Intlekofer*  
\_\_\_\_\_  
CAROL A. INTLEKOFER, CITY CLERK

publish date: December 31, 2007  
Wyoming Tribune-Eagle

Cheyenne-Laramie County



Regional  
Planning  
Office

April 16, 1987

Jack Noblitt & Associates  
1920 Thomas Avenue, Suite 620  
Cheyenne, WY 82001

Re: Cheyenne Medical Investors' application for Lot 1, Block 1, Life Care Center, for a City Variance to increase the units from 132 to 149 -- Retirements apartments.

Dear Mr. Noblitt:

At its regular meeting on Thursday, April 16, 1987, the Cheyenne Board of Adjustment voted to Approve your request for a Variance at the above address and placed no conditions on its approval.

Having received this approval you will need to contact the City Engineer's Office (2101 O'Neil Avenue, Room 202, 637-6265) to acquire the required building permit if necessary.

If you have any questions, please call.

Sincerely,

*Scott Toillion*  
Scott Toillion  
Planner I

ST/mb

- cc: Mayor Erickson
- Mike Meinz, Plan Reviewer
- Ron Farris, Fire Department
- Barbara Johnson, City Zoning Administrator
- ✓ Kathy Johnson, City Clerk's Office

Post-it® Fax Note	7671	Date	9-10-01	# of pages	1
To	LISA COFFMAN		From	MAC	
Co./Dept	Planning & Resource		Co./County	DEV.	
Phone #		Phone #	307 637-6282		
Fax #	405-840-2608		Fax #		

**Cheyenne-Laramie County**



**Regional  
Planning  
Office**

April 22, 1988

Jack Noblitt & Associates  
1920 Thomas Avenue, Suite 620  
Cheyenne, WY 82001

RE: Variance for Lot 1, Block 1, LIFE CARE CENTER, (LCCL), 1406 Prairie Avenue -- Increase number of retirement units from 149 to 162.

Dear Jack:

At its regular meeting on Thursday, April 21, 1988 the Cheyenne Board of Adjustment voted to approve your request for an amendment to the PUD ordinance allowing an increase from 149 to 162 units at the above site and placed no conditions on its approval.

Having received this approval you will need to contact the City Engineer's Office (2101 O'Neil Avenue, Room 202, 637-6265) to acquire the required building permit.

If you have any questions, please call.

Sincerely,

Scott Toillion  
Planner I

ST/lkh

cc: Mayor Erickson  
Ken Flack, Plan Reviewer  
Dennis Piester, Fire Department  
Barbara Johnson, City Zoning Administrator  
Kathy Johnson, City Clerk's Office

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF LOT 1, BLOCK 1, LIFE CARE CENTER, CHEYENNE, LARAMIE COUNTY, WYOMING (NORTHEAST QUADRANT OF THE INTERSECTION OF PRAIRIE AVENUE AND POWDERHOUSE ROAD) FROM R-3 TO PUD."

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

Section 1. That in accordance with Article V of the Cheyenne-Laramie County Zoning Ordinance, the zoning map as described in Section 30 for the area and property described as Lot 1, Block 1, Life Care Center, Cheyenne, Laramie County, Wyoming, be changed from R-3 to PUD zoning classification.

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

1. Principal Permitted Uses

The following shall be permitted uses:

- A. A 100-bed nursing facility with room for expansion to provide a total of 180 beds. Patient rooms shall be one bed or two bed units. All ancillary services typical to this type of facility shall be provided on site including administrative, food prep, dining, laundry nursing, and recreation facilities.
- B. A ~~132~~ <sup>144 to 162 Via Varnum from BOA.</sup> unit retirement apartment and personal care facility. Patient rooms shall be studio, alcove, one bed or two bed units. All ancillary services typical to this type of facility shall be provided on site including administrative, food prep, dining, and recreational facilities.
- C. Covered parking for vehicles (carports) shall be a permitted use on the site.

2. Conditionally Permitted Use

None

3. Minimum Lot Size

The area of the site shall be not less than 8 acres which shall constitute one lot.

4. Minimum Lot Width

None

5. Density

None

6. Site Coverage

Buildings on the lot, excluding covered parking, shall not cover more than 22% of the gross land area of the lot. Covered parking shall not cover more than 2% of the gross land area of the lot.

7. Maximum Building Height

The maximum building height of the retirement apartment and personal care facility shall not exceed 40 feet from first floor finish elevation to the ridge line of the roof. The nursing facility shall be one-story and not exceed 25 feet in height.

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CITY-COUNTY  
PLANNING OFFICE

8. Setbacks

All buildings shall be setback from property lines as follows:

<u>Property_Line</u>	<u>Minimum_Setback</u>
North (rear)	50-foot except there is no setback for the carports
West (side)	25-foot
South (front)	30-foot for the nursing facility 60-foot for the retirement apartments and personal care facility
East (side)	45-foot

Minimum distance between all major buildings shall be 100 feet.

9. Design Performance Standards

The design performance standards shall be as follows:

- A. Buildings shall be of residential character.
- B. Walls: wood or steel studs with gypsum wallboard at interior; wood siding and/or brick veneer at exterior.
- C. Floors and roof: wood or steel joists or trusses.
- D. Roofing material: asphalt shingles, concrete tiles or built-up roofing.

10. Buffering Requirements

There shall be both a fence and a landscape buffer along the north and east property lines. The fence shall begin 40 feet east of the west property line and connect to the west end of the carports. The fence will continue at the east end of the carports and continue east and south to a point 40 feet north of the south property line. The frontage along Powder House Road and Prairie Avenue shall be landscaped.

11. Common Open Space

None (Landscaping is covered in paragraph 14).

12. Signage

A permanent project identification sign is permitted at each entrance. The signs shall be of a design compatible with the architecture of the project. The signs shall be of a monument type and shall not exceed 4 feet in height nor 12 feet in length. There may be other signs, both free-standing and on the buildings, to assist in locating specific building functions and for general information. During construction there may be signs not to exceed 8-foot high by 16-foot wide as needed to market the project.

13. Parking Requirements

Parking shall be provided at a rate of one per three units and employees at the retirement apartments for a total of 48 spaces. Parking shall be provided at a rate of one per three beds and employees at the nursing facility for a total of 51 spaces. Area shall be set aside for 42 future spaces to be built at the time of the future nursing facility expansion, if deemed necessary. Two percent of all spaces shall be reserved for the physically handicapped.

14. Landscaping

Landscaping shall be in accordance with the buffering requirements and common open space sections of this Ordinance. The minimum requirements are as follows:

Plantings

Deciduous Trees	80
Evergreen Trees	8
Shrubs	50
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Total	138

Groundcover

Lawn - All landscaped areas will be hydro-mulched or sodded.

An underground watering system shall be installed for irrigation of the landscaping.

15. Easements

Easements are as shown on the final plat for Life Care Center.

16. Restrictions

A 5-foot minimum, 6-foot maximum height fence shall be installed along the north and east property lines, beginning 40 feet from the intersecting property lines along Prairie Avenue and Powder House Road.

B. Trash enclosures shall be screened with landscaping or fencing compatible with the building architecture.

17. Building Construction Standards

The construction shall conform to all appropriate building codes.

18. Maintenance of Facilities

The property owner shall be responsible for all maintenance of the area including landscaping, parking and recreation facilities, except utilities within granted easements.

Section 3: That the City Engineer of the City of Cheyenne or his designated representative alter and amend the adopted Zoning Map as described in Section 30 of the Cheyenne-Laramie County Zoning Ordinance to comply with the change of zone as described in Section 1 of this ordinance.

Section 4: That the City Clerk of the City of Cheyenne file a copy of this ordinance with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming.

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

FIRST READING: August 13, 1984

SECOND READING: August 27, 1984

THIRD READING AND FINAL PASSAGE: Sept. 10, 1984

  
DON ERICKSON, MAYOR

(SEAL)

ATTEST:

  
DIANA DEAGÜERO, CITY CLERK

Publish: Wyoming Eagle, Sept. 18, 1984