

RESOLUTION NO. 2837

ENTITLED: "A RESOLUTION ACKNOWLEDGING THE COUNTY ZONE CHANGE (A-1 TO P.U.D.) FOR OVERLAND TRAILS."

WHEREAS, the City Council approved the concept plan for Overland Trails on March 26, 1979; and

and WHEREAS, the P.U.D. process has changed substantially since 1979;

WHEREAS, major developments in Overland Trails would require City services; and

WHEREAS, the City Council has reviewed the County P.U.D. resolution for Overland Trails, and

WHEREAS, the P.U.D. will allow development which will be in conformance with City standards;


NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THAT the County Zone Change from A-1 to P.U.D. for Overland Trails is acceptable.

PRESENTED, READ AND ADOPTED THIS 26th DAY OF November, 1984.

  
DON ERICKSON, MAYOR

(SEAL)

ATTEST:

  
DIANA DEAGÜERO, CITY CLERK

RECEIVED

DEC 13 '84

County  
RESOLUTION  
#841211-02

*Set over for Title*  
LARAMIE COUNTY  
PLANNING OFFICE

*3.00 Acre  
PUD*

ENTITLED: "A RESOLUTION AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF OVERLAND TRAILS, LARAMIE COUNTY, WYOMING (ALONG AND WEST OF I-25, AND SOUTH AND EAST OF THE UNION PACIFIC RAILROAD) FROM A-1 TO PUD."

BE IT RESOLVED BY THE LARAMIE COUNTY COMMISSIONERS:

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 Overland Trails, Laramie County, Wyoming, be changed from A-1 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.

A. Seven land use categories are permitted as follows:

1. Low Density Residential. The purpose of these areas is to provide for residential development of an open nature for those citizens desiring a larger lot than is usually supplied.

a) Principal permitted uses. The following uses are permitted:

Single-family dwellings

- Minimum yard requirements:

- (a) Front yard . . . . . 25 feet
- (b) Side yards:
  - Total for both . . . . . 16 feet
  - Minimum . . . . . 6 feet
- (c) Rear yard . . . . . 25 feet

- Density:

0-3 units per gross acre

- Minimum area requirements:

- (a) Area . . . . . 7500 sq. ft.
- (b) Width . . . . . 75 feet

- Maximum building height:

Height . . . . . 35 feet

b) Conditionally permitted uses. The following uses are special exceptions and require written approval of the Board

Churches

Schools offering general education:

- Elementary
- Secondary
- College

Public parks

Open space noncommercial recreational areas

c) Parking requirements. The minimum shall be as set forth in the Cheyenne-Laramie County Zoning Ordinance.

d) Sign regulations.

- 1) Single-family, two-family and townhouse dwellings: No advertising signs shall be allowed other than a "For Sale" or "For Rent" sign with dimensions no greater than eighteen (18) inches by twenty-four (24) inches.

- 2) Signs for development promotion: A developer shall be allowed one sign at each entrance to a new subdivision or other land development project for purposes of promoting the development of the land. The sign or signs shall be no larger than forty-eight (48) inches by ninety-six (96) inches and shall be removed upon development of the land.
- 3) Permanent name sign: Permanent signs which depict the name of a particular subdivision or other land development shall be allowed at the entrance to the land. The type of sign and its structural placement shall be approved by the Planning Commission prior to location on the property.

II. Mid-Density Residential. The purpose of these areas is to provide a residential area for those people who do not need and who do not want as much living space as provided in a low density residential area.

a) Principal permitted uses. The following uses are permitted:

Single-family dwellings

b) Conditionally permitted uses. The following uses are special exceptions and require written approval of the Board:

- Two-family dwellings
- Townhouse dwellings
- Multi-family dwellings
- Hospitals
- Churches
- Schools offering general education
  - Elementary
  - Secondary
  - College
- Public parks
- Open space noncommercial recreation areas
- Home occupations
- Group day care homes and day care facilities

c) Density. 3-6 units per gross acre

d) Minimum yard requirements.

Front yard . . . . . 25 feet  
 Side yard minimum . . . . . 5 feet

e) Maximum building height.

Height . . . . . 35 feet

f) Parking required. The minimum shall be as set forth in the Cheyenne-Laramie County Zoning Ordinance.

g) Limit on number of units. There shall be no limit on the number of dwelling units in one townhouse structure, provided no such structure exceeds one hundred fifty (150) feet in linear frontage.

h) Sign regulations.

- 1) No advertising signs shall be allowed other than a "For Sale" or "For Rent" sign with dimensions no greater than eighteen (18) inches by twenty-four (24) inches.
- 2) Signs for development promotion. A developer shall be allowed one sign at each entrance to a new subdivision or other land development project for purposes of promoting the development of the land. The sign or signs shall be no larger than forty-eight (48) inches by ninety-six (96) inches and shall be removed upon development of the land.

IV. Business. The purpose of this category will be to provide locations for office and service oriented uses. The major uses will be primarily for non-retail business facilities, but some secondary retail uses will be allowed. Specific uses will be allowed, located and designed carefully such that compatibility - both functionally and visually - can be maintained between particular sections within the business category.

Business uses should be located in areas that can satisfy the following general requirements:

- Visual Identity from major roadways and particularly the Interstate Highways
- Accessible easily and quickly by automobiles from off-site
- Accessible from within "Overland Trails" conveniently by both motorized and non-motorized forms of traffic

Generally this will mean locating business uses along Interstate Highway 25 so that traffic and visual desires can be maximized.

a) Principal permitted uses. The following uses are permitted:

- Service stations
- Auto-washing establishments
- Hotels and motels
- Barber and beauty shops
- Restaurants
- Automobile sales and service
- Grocery and drug stores
- Professional offices
- General offices
- Cocktail lounges and bars
- Hospitals
- Animal, medical and dental clinics
- Veterinary hospitals
- Tourist homes
- Tea rooms
- Commercial kennels
- Campgrounds
- T.V. and radio stations
- Senior citizen facilities
- Group day care homes and day care centers
- Retail service and wholesale establishments
- Other uses similar to the permitted uses but not listed herein

b) Conditionally permitted uses. All other uses not similar to the principally permitted uses will require special approval by the Board.

c) Minimum yard requirements:

- (1) Front yard . . . . . 40 feet
- (2) Side yard . . . . . None
- (3) Rear yard . . . . . 20 feet

d) Minimum area requirements:

- (1) Area . . . . . 5000 sq. ft.
- (2) Width . . . . . 20 feet

e) Maximum building height:

- Height . . . . . None

f) Screening regulations:

- 1) Where a side or rear lot line is shared with an adjoining residential lot, some screening device mutually decided upon by the two property owners shall be installed.

- 3) Permanent name sign. Permanent signs which depict the name of a particular subdivision or other land development shall be allowed at the entrance to the land. The type of sign and its structural placement shall be approved by the Planning Commission prior to location on the property.

III. High Density Residential. The purpose of these areas is to provide a residential area for those people who do not want or need as much living space as provided in a mid-density or low-density area.

a) Principal permitted uses. The following uses are permitted:

- Single-family dwellings
- Two-family dwellings
- Condominium dwellings
- Townhouse dwellings
- Multi-family dwellings
- Churches
- Schools offering general education:
  - Elementary
  - Secondary
  - College
- Public parks
- Open space noncommercial recreation areas
- Mobile home parks
- Hospitals
- Group day care homes and day care centers
- Home occupations
- Professional offices

b) Density. 6-15 units per gross area

c) Lot coverage. Shall not exceed 50%.

d) Minimum yard requirements:

Front yard . . . . . 25 feet  
Side yards minimum . . . . . 3 feet

e) Distance between buildings on same lot:

- 1) There shall be a minimum distance of ten (10) feet between all buildings on the same lot.
- 2) There shall be an increase in the minimum distance of two (2) feet per story for each story exceeding two (2) stories or thirty-five (35) feet for each building on the same lot.

f) Parking requirements. The minimum shall be as set forth in the Cheyenne-Laramie County Zoning Ordinance.

g) Sign regulations.

- 1) No advertising signs shall be allowed other than a "For Sale" or "For Rent" sign with dimensions no greater than eighteen (18) inches by twenty-four (24) inches.
- 2) Signs for development promotion. A developer shall be allowed one sign at each entrance to a new subdivision or other land development project for purposes of promoting the development of the land. The sign or signs shall be no larger than forty-eight (48) inches by ninety-six (96) inches and shall be removed upon development of the land.
- 3) Permanent name signs. Permanent signs which depict the name of a particular subdivision or other land development shall be allowed at the entrance to the land. The type of sign and its structural placement shall be approved by the Planning Commission prior to location on the property.

2) The screen shall be at least six (6) feet in height, but it need not be greater than ten (10) feet.

g) Parking requirements. The minimum shall be as set forth in the Cheyenne-Laramie County Zoning Ordinance.

V. Commercial. This category is intended to provide concentrated areas of retail and service related activities. While some overlapping of uses may occur with the Business category, commercial will attempt to accommodate those uses associated with direct consumer involvement where Business will be primarily office. Two levels of commercial services are programmed: regional level and local level.

The regional level facilities - most specifically a regional shopping center - would service a very wide area and should have easy, efficient and convenient access and should be visible from the Interstate Highway system.

Local facilities should service the City of Cheyenne and "Overland Trails." People working and living need to be provided day-to-day service and retail shopping opportunities.

a) Principal permitted uses. The following uses are permitted:.

- Grocery and drug stores
- Barber and beauty shops
- Restaurants
- Self-service laundries
- Banks and finance companies
- Shopping centers
- Professional offices
- General offices
- Cocktail lounges and bars
- Retail service
- Other uses similar to the permitted uses but not listed herein

b) Conditionally permitted uses. All other uses not similar to the principally permitted uses will require special approval by the Board.

c) Minimum yard requirements:

- (1) Front yard . . . . . 25 feet
- (2) Side yard minimum . . . . . None
- (3) Rear yard . . . . . 20 feet

d) Minimum area requirements:

- (1) Area . . . . . 5000 sq. ft.
- (2) Width . . . . . 50 feet

e) Maximum building height:

- Height . . . . . None

f) Screening regulations:

- 1) Where a side or rear lot line is shared with an adjoining residential lot, a screening device mutually decided upon by the two owners shall be installed.
- 2) The screen shall be at least six (6) feet in height, but need not exceed ten (10) feet.

g) Parking requirements. The minimum shall be as set forth in the Cheyenne-Laramie County Zoning Ordinance.

VI. Industrial. The Industrial category is to provide areas for manufacturing and warehousing activities. This would be intended to serve those businesses which need good truck access. These areas are located along rail and either be near the Interstate Highway access or have fast and convenient routes to the interchange.

This Industrial category is not intended to allow those Industrial users which - because of air, noise or "visual"

pollution - might result in harmful impacts on other properties within "Overland Trails" or beyond its boundaries.

a) Principal permitted uses:

- 1) Any industrial, manufacturing, fabrication, or processing use which does not emit obnoxious noise, smoke, odor, or dust beyond the confines of its property.
- 2) Warehouses, including lumberyards and building material storage.
- 3) Railroad yards and maintenance buildings.
- 4) Uses incidental to the above.
- 5) Any other industrial use determined to be of the same general character as the above uses.

b) Conditionally permitted uses. Any other industrial use not determined to be of the same general character as the above uses.

c) Minimum area requirements:

- 1) Area . . . . . 10,000 sq. ft.
- 2) Width . . . . . 100 feet

d) Maximum building height:

Height . . . . . None

e) Parking requirements. Off-street parking shall be as provided in the Cheyenne-Laramie County Zoning Ordinance. No loading dock shall front on any public street unless there is no other means of providing access to the structure.

f) Screening requirements. Where an industrial zone abuts a residential zone, a screen will be required along the boundary of the industrial property adjacent to the residential.

VII. Open Space. The open space will consist of both the areas of slope over fifteen percent and the natural drainage systems. Functional aspects of the open space will include:

- Channelization of surface water drainage
- Utility corridors for sanitary sewer, water, and others as may be appropriate
- Recreational opportunities
- Non-vehicular circulation systems such as pedestrian and equestrian trails
- Visual open space amenity for residential and business related land uses

It is the intent of the developers to dedicate to the public the primary open space system as illustrated in this Plan.

a) Principal permitted uses: In this zone no land shall be used, and no building or structure shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following:

- 1) Agricultural uses including: Farming, pasture, grazing, outdoor plant nurseries, sod farming and other such similar uses.
- 2) Private and public recreational uses including: Golf courses, tennis courts, driving ranges, picnic areas, parks, hiking, and horseback areas.

- 3) Residential uses including: Lawns, gardens, parking areas and play areas.
- 4) Any other nonstructural use provided it is elevated above the flood protection elevation and a determination is made by the appropriate engineering authority that the use will not unduly restrict the capacity of the channel, floodplain, or drainage ditches; or of any other drainage facilities or system.
- 5) Storage yards for equipment and material not subject to major floods provided such storage is accessory to uses permitted in adjoining zoning district; also, provided, the stored items are not flammable or toxic materials or other materials which could contaminate public waters to concentrations determined to be hazardous by local, state or federal standards; and also provided stored items can be firmly anchored during time of flood.

## B. Design Performance Standards

- I. Roadways - The design standards to be used throughout the development will create a hierarchy of street systems related to function and appearance. The arterial roadways will typically have rural ditch sections in order to reduce construction costs and to give the appearance of a more rural facility. As the streets get smaller and the surrounding development more intense, the streets will take on a more urban design standard such that the local streets in high intensity areas will be urban in nature.

These standards will continue to be defined as traffic volumes and physical conditions are detailed.

- II. Land Use - The intent of the developer is to create an environment unique to the region by utilizing openness, sensitivity and quality in design approaches of both buildings and sites.

Covenants will be utilized when necessary to maintain control even after construction.

Home owners associations will be created where appropriate to insure continuation of architectural compatibilities.

Landscaping requirements will be developed for all non-residential uses.

Standards for parking and loading areas will be created.

- III. Community Facilities - City design standards will be utilized for:

- Sanitary sewer
- Municipal water
- Storm sewer systems (to include ponding areas)
- Public utilities such as power, telephone and gas

Adequate attention will be given to innovative techniques and energy conservation measures as they pertain to public facilities. Overhead lines will be avoided if possible.

## C. Landscaping

Landscaping is an essential element of quality site design, providing visual and seasonal relief within the built environment, while contributing to the quality of development. The intent of this ordinance is to provide for the public welfare by establishing minimum criteria for the evaluation of site plans with reference to landscaping.

Landscaping is any combination of living plants such as trees, shrubs, vines, groundcover, flowers, sod; and may include natural



features such as rock, stone and bark; and structural features including, but not limited to, fountains, reflecting pools, art works, screen walls, fences and benches, and stabilized land forms.

All site plan review applications shall include a generalized landscape plan. The plan shall contain notations as to the type (or species), size and quantity of landscaping contemplated by the applicant. In issuing the Certificate of Compliance, the Enforcement Officer shall assure that the spirit of the approved generalized landscaping plan has been met.

Landscaping should be designed to complement site, terrain and building features.

Preservation of trees, native vegetation: Consideration should be given to the possibility of including stands of native vegetation, and preserving mature healthy trees and shrubs in the plan.

Parking lots: The plan should consider addressing the use of landscaping in parking lots to assist in defining circulation patterns for safety and convenience of drivers. In large parking lots, consideration should be given to using landscaping within the lot to provide visual and physical relief.

Separation of parking areas from adjacent sidewalks and street: Consideration should be given to providing landscaped separation and the screening of parking lots and vehicular use areas from adjacent sidewalks and streets.

Water conservation: The landscaping treatment of any site should be designed with the objective of using water resources judiciously.

Irrigation systems: Consideration should be given to the type of irrigation system to be used in large landscaped areas.

Planting materials: The use of planting materials which have a low demand for water should be considered.

Public health and safety: Landscaping shall take into account the health, safety and welfare of the general public. Ordinances adopted by the City of Cheyenne relating to sight distances, corner visibility and the like shall be observed in locating various landscape features.

#### D. Easements

Easements will be shown on each final plat within Overland Trails.

#### E. Restrictions

The appropriate Nuisance Ordinance shall apply to Overland Trails.

#### F. Building Construction Standards

The construction shall conform to all appropriate building codes.

#### G. Maintenance of Facilities

Annexation will precede development in those areas where the City of Cheyenne will maintain the facilities including streets, stormwater drainage collection systems, and open space areas.

Maintenance of the water system and the sanitary sewer system will be by the Cheyenne Board of Public Utilities.

In areas which are developed, but not annexed, the developer of that property will be responsible for determining the maintenance responsibility of all facilities.

Section 3. Procedures for future actions regarding Overland Trails P.U.D.

A. ACCESS/TRAFFIC

1. Before any lots are preliminarily platted in a particular phase (excluding a large one-lot plat for annexation purposes) an internal traffic circulation plan shall be prepared for the entire phase. This plan shall include location, classification and construction standards for all major streets to be constructed in that phase and shall be reviewed and approved by the appropriate agencies before the first preliminary plat application for that phase is submitted.
2. All streets shall be constructed to City standards currently in effect at the time of construction or to standards acceptable to the City Engineer and shall be dedicated to the City ~~or County~~ at the time of filing of each appropriate final plat. *Public*
3. A brief evaluation of the condition, capacity and adequacy of exterior access streets with reference to the particular area under consideration shall be submitted with each preliminary plat application. Appropriate agencies shall review this evaluation; if access routes are found to be inadequate for the areas and uses included in the preliminary plat, the final plat application shall not be filed until written commitment(s) have been submitted to assure that required improvements will be completed prior to the time building permit request(s) are anticipated. If for any reason these improvements have not been completed by the time the developer requests a building permit, the building shall not be issued. If the access roadways are found to be adequate, platting may proceed in accordance with current procedures.

B. WATER AND SEWAGE TREATMENT

1. All lots shall be provided with water and sewer treatment approved by the City-County Health Unit.
2. Before any lots are preliminarily platted in a particular phase (see exception in A.1.), a water distribution and sewage collection plan for the entire phase shall be prepared for the entire phase and reviewed and approved by the appropriate agencies before the first preliminary plat application for that phase is submitted. The water distribution plan shall refer to water needs for fire protection purposes as well as for domestic, commercial, industrial and irrigation (if appropriate) uses.
3. As part of its review of each preliminary plat, which is intended for annexation, the City Water Department shall indicate, in writing, whether or not the City has adequate supplies to serve the proposed uses within the area included in the preliminary plat. Platting shall not proceed unless water supplies for the area in question are determined sufficient by the Water Department.
4. The Water Department shall also indicate, during its review of each preliminary plat intended for annexation, in writing, whether or not the City has the capacity to treat sewage from the area included in the preliminary plat. Platting shall not proceed unless the Water Department has indicated that treatment capacity is adequate.

C. SOLID WASTE DISPOSAL

1. As part of its review of each preliminary plat intended for annexation, the City Department of Public Works shall indicate, in writing, that City facilities and equipment are capable of handling the solid waste from the area shown on the preliminary plat. Platting shall not proceed until solid waste management capacity is declared adequate.

D. SCHOOLS

1. Before any lots are preliminarily platted in a particular phase (see exception in A.1.) locations of future school site(s) shall be shown on a map of the entire phase. The School District shall indicate, in writing, that the size and location of the site(s) is/are acceptable prior to submission of the first preliminary plat application for that phase. In addition, the developers shall submit information at the same time indicating how the site(s) is/are to be acquired by the School District; this information shall be accompanied by the School District's concurrence, in writing, with the proposed method of acquisition.

E. FIRE AND POLICE PROTECTION

1. Before any lots are preliminarily platted in a particular phase (see exception in A.1.), fire and police protection plans for the entire phase shall be submitted. This plan shall be reviewed and approved, in writing, by the appropriate agencies before the first preliminary plat application for the phase is submitted.
2. If the Fire or Police Department or Fire District or Sheriff's Department determines that a parcel of land for facility development will be needed for the particular phase in question, the size, location and method of acquisition of that site shall be specified on a map and approved by the appropriate agency, in writing, prior to submission of the first preliminary plat application for that phase.
3. The Fire and Police Departments or the Fire District and Sheriff's Department shall review and approve all preliminary plats to assure that detailed requirements and continuing needs are met.

F. PARKS AND OPEN SPACE AREAS

1. Before any lots are preliminarily platted in a particular phase (see exception in A.1.), a parks/recreation/open space plan for the entire phase shall be submitted. This plan shall include information regarding: what land is to be dedicated to the City or County; what sorts of ownership provisions are to be made for any of these areas which are not going to be dedicated; and what development in these areas will be accomplished by the developer.
2. The parks/recreation/open space plan shall be presented to the City Council or County Commissioners for its recommendation prior to the submission of the first preliminary plat for that phase. The developers shall work with the City Council or County Commissioners to determine the balance of land-dedication/cash-in-lieu-of-dedication which will be in the best interest of the City or County.
3. If some of these areas are to be privately owned, in common by a group of property owners, proposed provisions for the maintenance and development of these areas shall be submitted with the parks/recreation/open space plan.

G. OTHER UTILITIES/EASEMENTS

1. Before any lots are preliminarily platted in a particular phase (see exception in A.1.), a general overall plan for utility easement locations, (water, sewer, electric, gas, telephone, cable T.V.) shall be submitted and approved by the appropriate agencies.
2. Each preliminary plat shall show proposed easements and each final plat shall reflect all the comments and requirements of the appropriate agencies which reviewed the preliminary plat.
3. Adequate easements for existing utility installations shall be indicated on the general overall utility plan. The easement location and sizes shall be found acceptable, in writing, by the appropriate agencies, prior to submission of the first preliminary plat application for that phase. In addition, comments from each

of these agencies shall include a statement that proposed land uses under, over or near the facility will not pose safety hazards.

#### H. DRAINAGE

1. The Drainage Report submitted with the Master Plan shall be declared acceptable, in writing, by the Frontier Conservation District and by the City and County Engineers prior to the submission of any further applications.
2. With each preliminary plat application, a Drainage Study in conformance with the Laramie County and City of Cheyenne Subdivision Regulations Storm Water Policy, shall be submitted and approved by the Frontier Conservation District and the City and County Engineers prior to submission of the final plat application.

#### I. HISTORIC SURVEY

1. Prior to the submission of the first preliminary plat for this entire project, an historic/archeological survey shall be carried out to determine whether there are any sites or structures of cultural significance. A copy of the results of this survey shall be submitted to the Planning Office.
2. If historic values worthy of preservation are identified, the developer shall submit a statement indicating how this preservation will be accomplished. If changes to the Master Plan are required, such changes shall be made and approved by the Planning Commission.

#### J. ARCHITECTURAL, ENGINEERING AND LANDSCAPING PLANS

1. All construction shall comply with all applicable City or County codes currently in force at the time of issuance of building permits.
2. If the developers choose to impose additional controls or standards on development, the requirements for each particular phase shall be submitted to the Planning Office prior to the submission of the first preliminary plat application for that phase. If the requirements are drawn up after this time, or if they apply to only one or some of the plats within the phase, they may be submitted with the appropriate final plat.
3. The developer shall submit engineering, architectural and landscaping plans for approval prior to the issuance of a building permit. These plans shall be submitted in accordance with the following procedures:
  - a) Engineering plans which apply to the entire area to be platted (e.g., grading plan) shall be submitted to the Planning Office and to the City or County Engineer with the final plat application. These plans shall be reviewed in the context of current planning and engineering standards and the recommendations of the reviewing agencies shall be reported to the Planning Commission during Commission consideration of the final plat.
  - b) For single-family detached dwelling areas, required engineering and architectural plans shall mean one of the following:
    - i) A description of the types and styles of homes which will be constructed, including elevation drawings, exterior treatments and floor plans, or
    - ii) A written set of standards which will guide construction and architectural design in the area being platted.

In addition, the developer shall submit a written statement describing how the proposed architectural designs or standards will contribute to the unity of the project as a whole. These plans shall be submitted with the appropriate final plat application and approved by appropriate agencies, including the Planning Office and the City or County Engineer; these approvals shall be reported to the Planning Commission during the Commission's consideration of the final plat. The purpose of these reviews will be to assure that consistent and harmonious development will occur in terms of engineering and planning concerns. In no way should this review be construed as a control over the creativity and design competence of the architects working on the project.

- c. For single-family detached dwelling area in which landscaping is to be responsibility of the individual homeowner, landscaping plans shall not be required. If the developer plans to install the landscaping, landscaping plans shall be submitted with architectural and engineering plans in accordance with (b) above.
- d. For all other construction, architectural drawings and landscaping plans shall be submitted for each structure with the Site Plan/Parking Lot review application. The developers shall include, with these plans, a written statement describing how the architectural and landscaping design(s) for the building(s) in question will contribute to the unity of the project as a whole. Review of these architectural and landscaping plans by appropriate agencies shall serve the purposes discussed in (b) above and recommendations from the agencies shall be presented to the Planning Commission during the Site Plan/Parking Lot review. Engineering plans shall be submitted to and reviewed by and approved by the City or County Engineer and the Planning Office prior to the issuance of a building permit.

#### K. DETAILED LAND USE PLANS

1. Before any lots are preliminarily platted in a particular phase (see exclusion in A.1.), a detailed land use plan for the entire phase, conforming with the approved Master Plan, shall be submitted to and reviewed and approved by the Planning Office and the Planning Commission.

#### L. APPLICATION PROCEDURES

1. For annexation purposes, single large-lot plats shall be permitted. However, this shall not exempt the developer from following both preliminary and final platting procedures when individual lots are to be created.
2. All plats with Overland Trails shall be reviewed by both the County Commissioners and the City Council, unless the site has been previously annexed.
3. The developer shall define, by phases, the areas for which planning requirements must be met preceding platting.
4. A Site Plan/Parking Lot Review approval shall be required (prior to the issuance of a building permit) for all development other than single-family detached dwellings.

#### M. ORDINANCES AND REGULATIONS

1. These requirements shall not supersede any existing City, County or State regulations which would ordinarily apply to any portion of this project.
2. Should specific regulations change during the time this project is being developed (e.g., subdivision regulations, zoning ordinance), the developers shall meet with the Planning Office to determine how the changes will be applied to this development in a reasonable manner. The results of this discussion shall be

reported to the Planning Commission and the City Council and County Commissioners, who shall make a final decision regarding this matter.

3. The Planning Commission serves as a recommending body only for all decisions with the exception of approval of site, architectural, landscaping and engineering plans. In other matters, the City Council or County Commissioners shall make the final decision.
4. As new issues arise, the Planning Commission or City Council or County Commissioners may attach additional conditions to their approvals as long as these conditions do not change the intent of the approved Planned Unit Development.

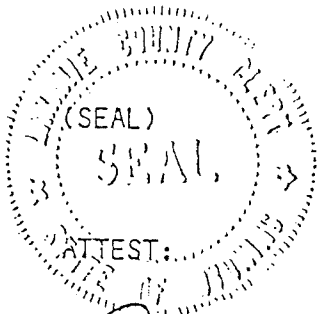
Section 4. That the County Engineer of Laramie County or his designated representative alter and amend the adopted Zoning Map as described in Section 30 of the Cheyenne-Laramie County Zoning Ordinance to comply with the change of zone as described in Section 1 of this Ordinance.

Section 5. That a copy of this resolution be filed with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming.

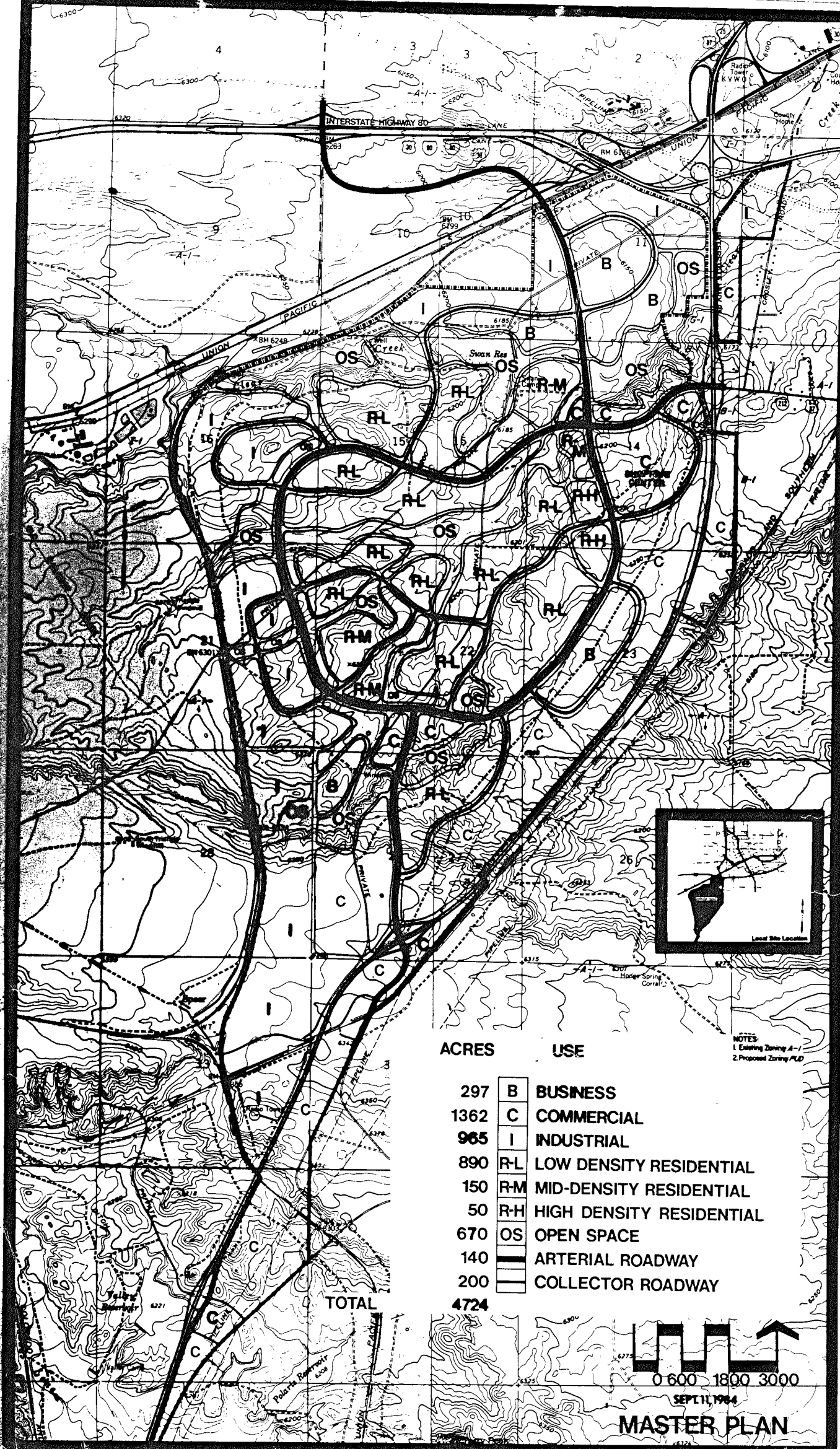
Section 6. That this Resolution shall be in full force and effect upon publication.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
JACK HUMPHREY, CHAIRMAN  
JEFF KETCHAM, VICE-CHAIRMAN



  
\_\_\_\_\_  
JANET C. WHITEHEAD, COUNTY CLERK



ACRES USE

297	B	BUSINESS
1362	C	COMMERCIAL
965	I	INDUSTRIAL
890	R-L	LOW DENSITY RESIDENTIAL
150	R-M	MID-DENSITY RESIDENTIAL
50	R-H	HIGH DENSITY RESIDENTIAL
670	OS	OPEN SPACE
140	—	ARTERIAL ROADWAY
200	—	COLLECTOR ROADWAY
<b>4724</b>	<b>TOTAL</b>	

NOTES:  
1. Existing Zoning A-1  
2. Proposed Zoning PLD



**MASTER PLAN**

**OVERLAND TRAILS**  
DEVELOPERS: WYCOA INC.

JACK NOBLITT & ASSOC., P.C.