

PERFORMANCE STANDARDS

- A. Uses by Right and Location.
 1. Single-family residential
 2. Home Occupations (per 17.116.0309 of the City Code)
 3. Offices in existing buildings
- B. Uses Requiring Administrative Approval.
 1. Residential Accessory Uses
- C. Minimum Lot Size.
 1. As platted per Paul A. Smith Manor (Subdivision Plat)
- D. Maximum Building Height
 1. The maximum building height shall not exceed 2 stories or 30 feet from the front door elevation to the ridge line of the roof.
- E. Parking.
 1. Present front, back and side parking, as currently exists in PUD.
 2. Future front, back and side parking as approved by the Cheyenne Historic Preservation Board.
- F. Landscaping.
 1. Existing and future landscaping shall be maintained in a manner that will maintain the integrity of the neighborhood and further enhance the historic beauty.
- G. Structures.
 1. Additions, alterations to and rehabilitation of an existing structures shall retain and preserve the historic character of the building.
 2. Additions to historic structures should be unobtrusive, and should not overwhelm the building.
 3. The Cheyenne Historic Preservation Board governs present and future, owner's ability to tear down an existing structures within the historic district.
 4. Any further modification to the exterior of existing structures, or any new structures, shall conform with, and be approved in writing by, the Cheyenne Historic Preservation Board to further insure the continuity of the neighborhood.
- H. Setbacks
 1. Minimum setbacks are as follows:
 - a.) Existing structures: 0.0 feet side yard; 0.0 feet rear yard; front yard shall not be less than that of least setback of the building on adjacent properties.
 - b.) New structures shall be 25 feet front; 20 foot rear and 5 foot sideyard
- I. Heritage Markers
 1. Heritage markers will be placed on the appropriate street corners identifying the area as a unique neighborhood that is proudly part of the Cheyenne Historic District to describe and interpret the historical significance.

OWNER:
 ZEPHYR PROPERTIES, LLC
 3822 PIONEER AVE.
 CHEYENNE, WY. 82001
 307-631-6365

OWNER:
 PAUL A. SMITH
 REVOCABLE TRUST
 512 1/2 EAST 25TH STREET
 CHEYENNE, WY. 82001
 303-929-2723

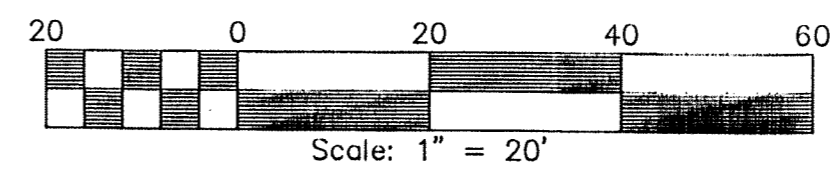
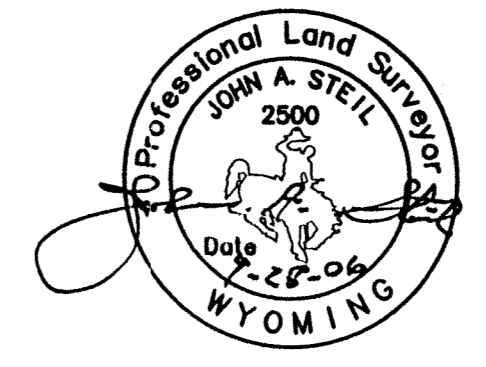
SURVEYOR:
 STEIL SURVEYING SERVICES, LLC.
 1102 WEST 19th STREET
 CHEYENNE, WY. 82001
 307-634-7273

**FINAL
 PUD MAP
 FOR
 PAUL A. SMITH MANOR**

BEING THE NORTH
 44 FEET OF LOT 5 AND ALL
 OF LOTS 6, 7 & 8 BLOCK 113,
 ORIGINAL CITY OF CHEYENNE
 LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER, 2006

STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 WEST 19th STREET P.O. BOX 2073
 PH(307)634-7273 CHEYENNE, WY. 82003



LEGEND

- FOUND 1/2" IRON PIPE
- FOUND 3/8" REBAR
- ⊙ FOUND 3/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ▲ CITY OF CHEYENNE CONTROL MONUMENT
- ▨ EXISTING CONCRETE SURFACE
- ▩ EXISTING GRAVEL SURFACE
- EXISTING CHAIN LINK FENCE
- x— EXISTING FENCE LINE
- SA— EXISTING SANITARY SEWER LINE
- W— EXISTING WATER LINE
- DRAINAGE ARROW

LAND DESCRIPTION

THE NORTH 44 FEET OF LOT 5 AND ALL OF LOTS 6, 7 & 8, BLOCK 113, ORIGINAL CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

NOTES:

- 1.) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "YARD" AND "SUNVALEY".
- 2.) THIS PROPOSED PLAT DOES NOT FALL WITHIN THE FEMA 100 YEAR FLOOD PLAIN.

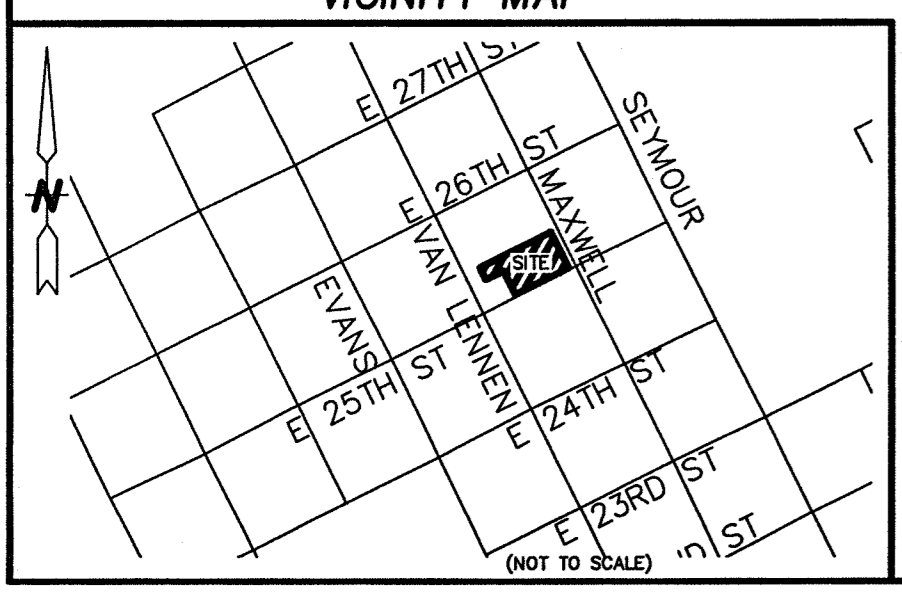
LOT COMPUTATION TABLE

Total Area.....	29,055 sq.ft.
Exterior Road R/W.....	0.00 Acres
Interior Road R/W.....	0.00 Acres
Smallest Res.Lot.....	2020 sq.ft.
Largest Res.Lot.....	8601 sq.ft.
Average Res.Lot.....	3631.90 SQ.FT.
Residential Lots.....	8

ZONING

EXISTING ZONING MR-1
 PROPOSED ZONING PUD

VICINITY MAP



ENTITLED: "AN ORDINANCE AMENDING TITLE 17, CHAPTER 17.08 ZONING DISTRICTS ESTABLISHED AND SECTION 17.08.040 CHEYENNE CITY MAP OF THE CHEYENNE CITY CODE 2002, BY CHANGING THE ZONING CLASSIFICATION FROM MR-1 MEDIUM-DENSITY RESIDENTIAL-ESTABLISHED DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR PAUL A. SMITH MANOR, A REPLAT OF THE NORTH 44-FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8, BLOCK 113, ORIGINAL CITY, CHEYENNE, WYOMING (LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF VAN LENNON AVENUE AND E. 25TH STREET).

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 the area and property described as Paul A. Smith Manor, Cheyenne, Wyoming, be changed to PUD: Planned Unit Development.

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 and 17.148.060(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. The mission of the Cheyenne Historic Preservation Board is to safeguard the city's historic structures and features; to foster civic pride in the past; to promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city; and to encourage preservation of historic integrity in land use and development planning.

The Paul A. Smith Manor will incorporate elements to further enhance and highlight the historic nature of the area, and to strongly encourage efforts to reconcile any conflicts between preservation and development. By further preserving the historic nature of Paul A. Smith Manor properties and enhancing their individual sale ability, the negative impact to the neighborhood of letting the individual properties fall into disrepair can be prevented.

Section 5.

A. Uses by Right and Location.

1. Single-family residential.
2. Home Occupations (per 17.116.030 of the City Code)
3. Lot 6, Block 1: General Office

B. Uses Requiring Administrative Approval.

1. Residential Accessory Uses

C. Minimum Lot Size.

1. As platted per Paul A. Smith Manor (Subdivision Plat)

D. Maximum Building Height.

1. The maximum building height shall not exceed 2 stories or 30 feet from the front door elevation to the ridge line of the roof.

E. Parking.

1. Present front, back and side parking, as currently exists in PUD.
2. Future front, back and side parking as approved by the Cheyenne Historic Preservation Board.

F. Landscaping.

1. Existing and future landscaping shall be maintained in a manner that will maintain the integrity of the neighborhood and further enhance the historic beauty.

G. Structures.

1. Additions, alterations to and rehabilitation of an existing structures shall retain and preserve the historic character of the building.
2. Additions to historic structures should be unobtrusive, and should not overwhelm the building.
3. The Cheyenne Historic preservation board governs present and future, owner's ability to tear down an existing structures within the historic district.
4. Any further modification to the exterior of existing structures, or any new structures, shall conform with, and be approved in writing by, the Cheyenne Historic Preservation Board to further insure the continuity of the neighborhood.
5. Building permits shall be obtained prior to commencement of any construction type of activity.

H. Setbacks.

1. Minimum setbacks are as follows:
 - a.) Existing structures: 0.0 feet rear yard; front yard shall not be less than that of least setback of the building on adjacent properties.
 - b.) New structures shall be 15 foot front; 10 foot rear and 5 foot side yard.

I. Heritage Markers.

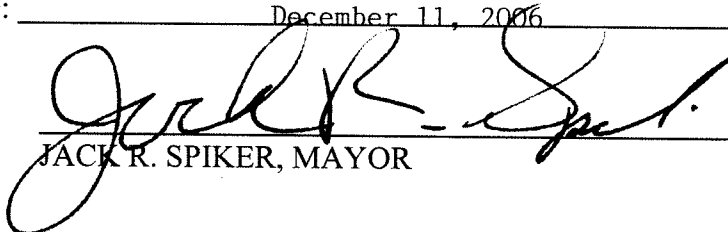
1. Heritage markers will be placed on appropriate street corners and/or structures if approved by the State Historic Society.

Section 6. 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 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.

FIRST READING: _____ November 13, 2006 _____

SECOND READING: _____ November 27, 2006 _____

THIRD READING: _____ December 11, 2006 _____



JACK R. SPIKER, MAYOR

(SEAL)

ATTEST:

Carol A. Intlekofer
CAROL A. INTLEKOPFER, CITY CLERK

**Publish date: Wyoming Tribune-Eagle
December 16, 2006**