

LINE TABLE
(APPLICABLE FOR LOTS 24-31, BLOCK 1)

NUMBER	DIRECTION	DISTANCE
L1	S52°34'58"W	48.00'
L2	N37°25'02"W	27.71'
L3	S82°34'58"W	6.57'
L4	N07°25'02"W	20.00'
L5	S82°34'58"W	22.00'
L6	N07°25'02"W	130.00'
L7	N82°34'58"E	80.00'
L8	N07°25'02"W	10.00'
L9	N82°34'58"E	50.00'
L10	S07°25'02"E	10.00'
L11	N82°34'58"E	70.00'
L12	S07°25'02"E	102.00'
L13	S82°34'58"W	50.00'
L14	S07°25'02"E	24.00'
L15	S82°34'58"W	38.00'
L16	S07°25'02"E	24.00'
L17	S82°34'58"W	28.00'
L22	N39°47'42"E	80.00'
L23	S50°12'18"E	40.00'
L24	S39°47'42"W	20.00'
L25	S05°12'18"E	28.28'
L26	S50°12'18"E	20.00'
L27	S39°47'42"W	40.00'
L28	N50°12'18"W	80.00'
L29	N16°55'20"E	34.00'
L30	N73°04'40"W	14.00'
L31	N16°55'20"E	20.00'
L32	S73°04'40"E	26.00'
L33	S16°55'20"W	4.00'
L34	S73°04'40"E	58.00'
L35	S16°55'20"W	50.00'
L36	N73°04'40"W	70.00'
L37	N16°55'20"E	48.00'
L38	S73°04'40"E	44.00'
L39	S16°55'20"W	4.00'
L40	S73°04'40"E	38.00'
L41	S16°55'20"W	4.00'
L42	S73°04'40"E	80.00'
L43	S16°55'20"W	100.00'
L44	N73°04'40"W	52.00'
L45	N16°55'20"E	26.03'
L46	N73°04'40"W	20.07'
L47	S16°55'20"W	4.00'
L48	N73°04'40"W	26.00'
L49	N16°55'20"E	4.00'
L50	N73°04'40"W	34.00'
L51	N16°55'20"E	10.00'
L52	N73°04'40"W	16.00'
L53	N19°43'25"E	14.00'
L54	N70°16'35"W	8.00'
L55	N19°43'25"E	44.00'
L56	N70°16'35"W	10.00'
L57	N19°43'25"E	14.00'
L58	N70°16'35"W	66.00'
L59	N19°43'25"E	30.00'
L60	N70°16'35"W	8.00'
L61	N19°43'25"E	14.00'
L62	S70°16'35"E	16.00'
L63	S19°43'25"W	6.00'
L64	S70°16'35"E	134.00'
L65	S19°43'25"W	110.00'
L66	N70°16'35"W	58.00'
L67	N63°27'52"W	20.00'
L68	N26°32'08"E	6.00'
L69	N63°27'52"W	58.00'
L70	N26°32'08"E	40.00'
L71	S63°27'52"E	70.00'
L72	S26°32'08"W	24.00'
L73	S63°27'52"E	8.00'
L74	S26°32'08"W	22.00'
L75	N37°46'04"E	50.00'
L76	S52°13'56"E	67.00'
L77	S37°46'04"W	50.00'
L78	N52°13'56"W	67.00'

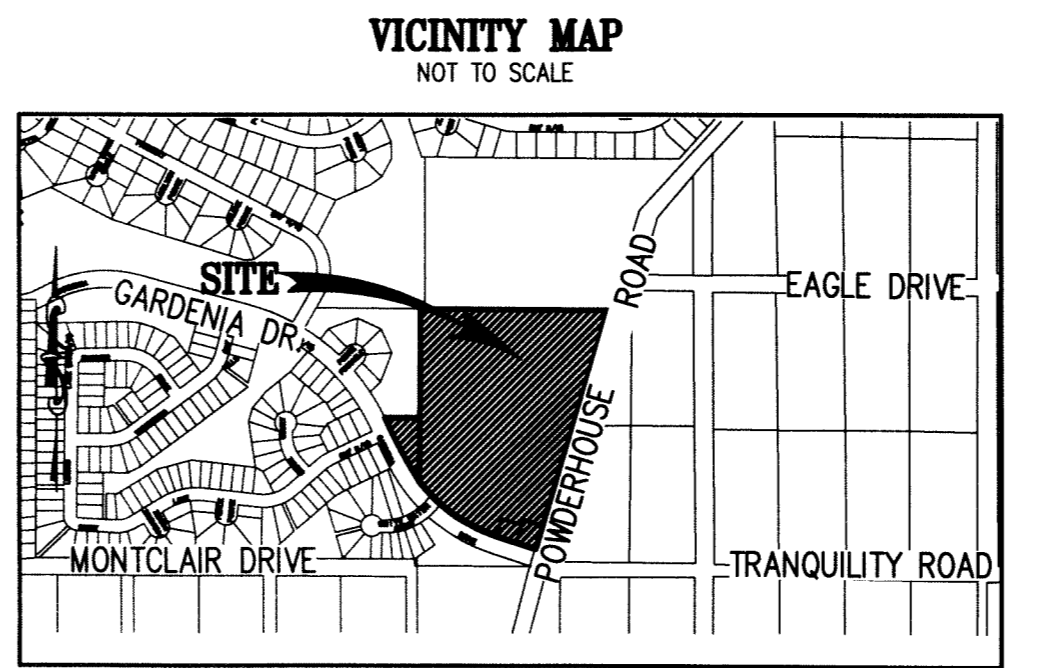
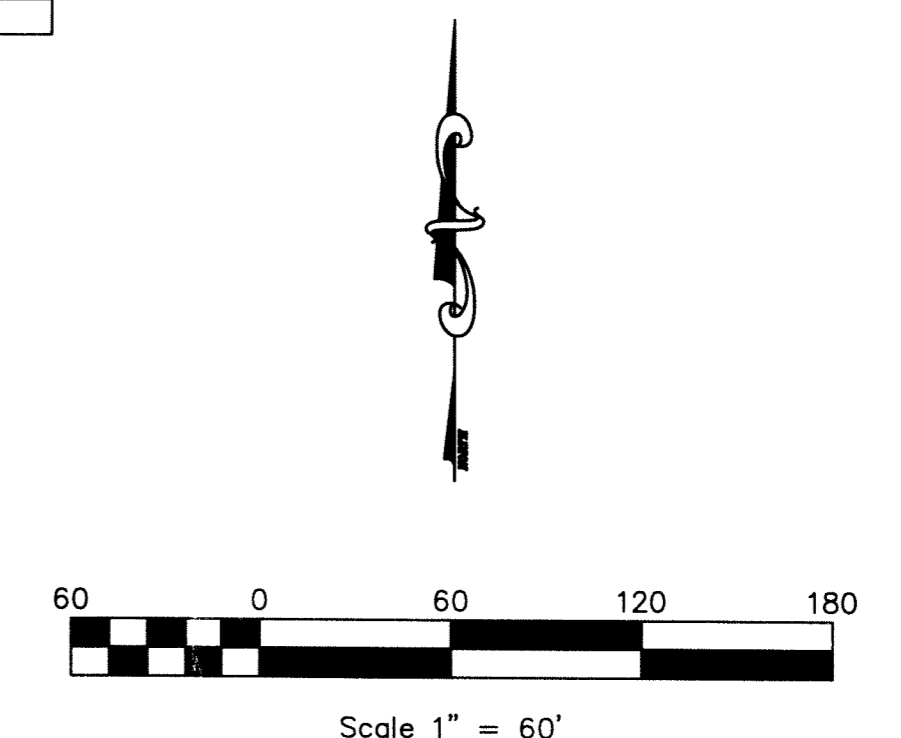
CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1100.00	42°41'03"	819.48	S85°25'05"W	800.66
C2	1130.00	04°55'40"	97.19	N66°32'23"E	97.16
C3	1130.00	12°59'13"	256.13	S75°29'50"W	255.58
C4	1130.00	11°42'43"	230.99	N87°50'48"E	230.59
C5	1130.00	10°00'47"	197.48	S78°14'53"E	197.23
C6	1070.00	24°37'53"	459.99	N76°23'30"E	456.46
C7	500.00	09°39'21"	84.26	S06°13'20"E	84.16
C8	500.00	16°43'13"	145.91	S02°41'24"E	145.39
C9	470.00	09°32'28"	78.27	S06°16'47"E	78.18
C10	530.00	15°23'04"	142.31	S03°21'29"E	141.88
C11	530.00	01°20'09"	12.36	N05°00'08"E	12.36
C12	530.00	09°45'27"	90.26	S06°10'17"E	90.15
C13	470.00	16°43'13"	137.16	S02°41'24"E	136.67
C14	710.01	45°54'18"	568.86	N48°52'37"W	553.76
C15	990.01	03°21'15"	55.36	S27°31'34"E	55.36
C16	18.00	72°08'31"	22.66	N24°10'21"W	21.20
C17	75.00	51°48'10"	67.81	N31°34'17"E	65.52
C18	125.00	51°48'10"	113.02	N31°34'17"E	109.21
C19	125.00	11°34'00"	25.23	S51°41'22"W	25.19
C20	75.00	11°34'00"	15.14	S51°41'22"W	15.12
C21	719.83	03°58'58"	50.04	S45°57'06"E	50.03
C22	1070.00	02°40'40"	50.01	N84°48'03"W	50.00
C23	1070.00	04°27'22"	83.22	S89°03'52"E	83.20
C24	82.00	51°48'10"	56.06	S31°34'17"W	54.17
C25	1070.00	09°25'54"	176.14	S77°57'15"E	175.94
C26	1130.00	10°04'10"	21.09	N71°41'58"E	21.09
C27	1070.00	00°41'48"	13.01	S86°29'17"E	13.01
C28	1070.00	00°47'31"	14.79	N83°03'58"W	14.79
C29	1130.00	02°09'40"	42.62	S70°05'03"W	42.62
C30	720.00	23°53'13"	300.17	N59°53'11"W	298.00
C31	720.00	06°53'35"	86.62	S40°30'52"E	86.57
C32	1130.00	09°45'23"	192.42	S77°06'45"W	192.18

NAME	BLOCK	SQUARE FEET
BLOCK 1		
LOTS 4-23 BLOCK 1 800.00 EA.		
LOTS 24-31 BLOCK 1 SEE MAP AREA		
*LOTS 4-24 ARE PROPOSED RESIDENTIAL LOTS (21)		
**SEE MAP FOR LENGTH OF LOT AND TRACT LINES		

MONUMENT LEGEND

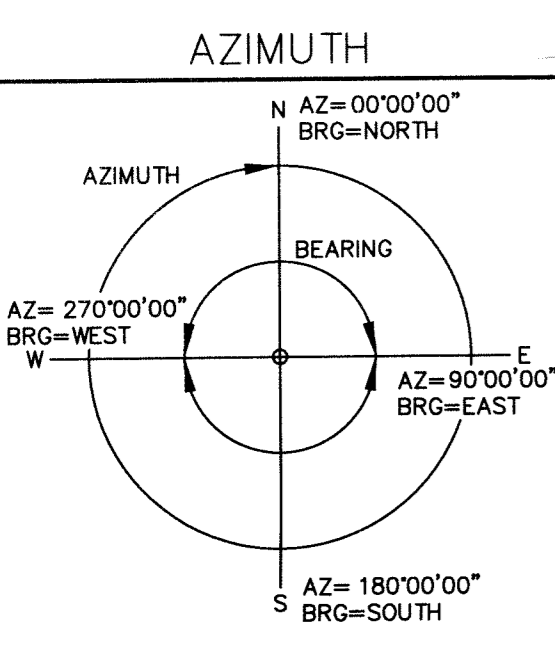
- (R) FOUND 3/4" IRON ROD
- (A) FOUND 1-1/2" ALUMINUM CAP STAMPED LS 2500
- (S) SET 2" ALUMINUM CAP PLS 10838
- (C) DENOTES CITY OF CHEYENNE CONTROL MONUMENT
- (M) DENOTES CALCULATED POINT FROM RECORD PLAT
- (M) DENOTES MEASURED DATA FROM THIS SURVEY
- (R1) DENOTES RECORD INFORMATION FROM THE PLAT OF "THE PCINTE"
- (R2) DENOTES RECORD INFORMATION FROM BOOK 1705 PAGE 5
- (R3) DENOTES RECORD INFORMATION FROM BOOK 1469 PAGE 1749
- (R4) DENOTES RECORD INFORMATION FROM BOOK 1960, PAGE 630
- (R5) DENOTES RECORD INFORMATION FROM BOOK 1922, PAGE 1701
- (R6) DENOTES RECORD INFORMATION FROM BOOK 1819, PAGE 548
- (---) DENOTES ADJACENT PROPERTY LINE



**PUD MAP FOR
FOR
POINTE PLAZA**

BLOCK 5, LOT 1; A PORTION OF BLOCK 5 LOT 2, BOTH OF "THE PCINTE" SUBDIVISION, A SUBDIVISION OF THE CITY OF CHEYENNE, AND THAT PARCEL DESCRIBED IN BOOK 1705 AT PAGE 5, NOW ANNEXED INTO THE CITY OF CHEYENNE AS THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY WYOMING

Nov. 28, 2008 - 10:18am Brad H:\2903\planning\pud\zoning.dwg



FILING RECORD

Reception _____

The State of Wyoming }
County of Laramie } ss _____

This instrument was filed for record at _____ o'clock _____ M., on the _____ day of _____ A.D. 20____ and duly recorded in P/C _____ slot _____ County Clerk & Ex-Officio Register at Deeds By _____ Deputy

DATE: _____

REVISION: _____

NO. _____

PREPARED FOR: **GUARDIAN DEVELOPMENT COMPANY LLC**
453 VANDEHEI AVENUE
SUITE 140
CHEYENNE, WY. 82009

PROJECT: **PUD FOR FOR POINTE PLAZA**

DRAWING TITLE: **PUD**

RECEIVED
DEC 01 2008
BUILDING & DEVELOPMENT OFFICE

DESIGNED BY: **CRC/JJC** DRAWN BY: **JJC/SRL**
CHECKED BY: **CRC** DATE: **11/08**

JOB NO.: **2-2903.07**

DRAWING NO. **1** OF **3**

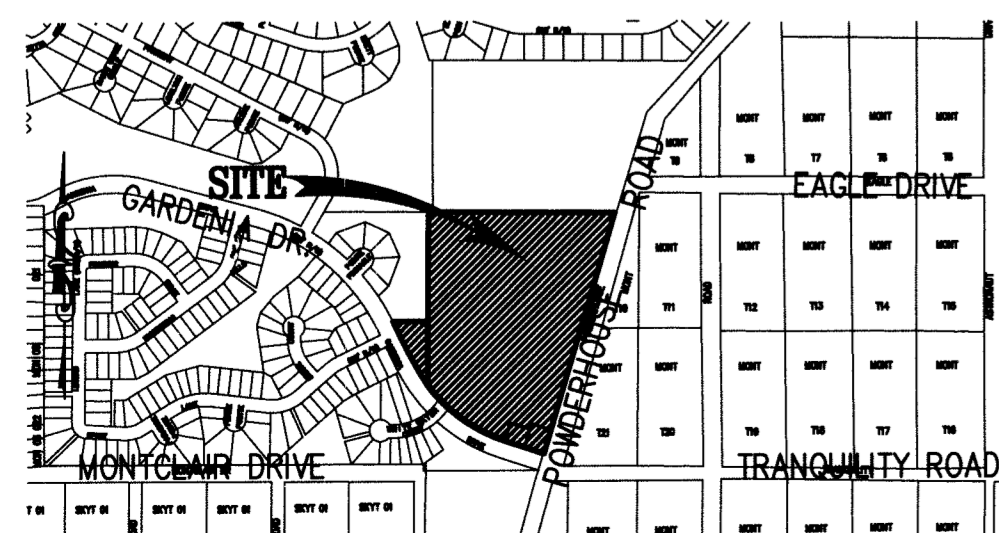
COMPUTATION TABLE:

- A. Total Area: 16.95 Ac.
- B. Building Area: 1.97 Ac.
- Dedicatd Stree Area: 0.18 Ac.

NOTES:

- Existing Zoning: LR-2 & A-1
- Proposed Zoning: PUD (Planned Unit Development)
- Screening: To Be Determined

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING COMPRISED OF THREE PARCELS, THE FIRST DESCRIBED AS A PORTION OF LOT 2, BLOCK 5, THE SECOND BEING ALL OF LOT 1, BLOCK 5, BOTH OF "THE POINTE", A SUBDIVISION OF THE CITY OF CHEYENNE, WYOMING, AND THE THIRD DESCRIBED AS THAT CERTAIN PARCEL SPECIFIED IN BOOK 1705 AT PAGE 5 OF THE LARAMIE COUNTY CLERK'S RECORDS, WITH SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF BLOCK 5, LOT 1, BETWEEN FOUND 1.5" ALUMINUM CAPS PLS 2500, AS DETERMINED BY RTK GPS OBSERVATION, SAID LINE BEARING S16°42'03"W.

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 5, LOT 1, SAID CORNER MONUMENTED WITH A 1 1/2" ALUMINUM CAP PLS 2500, THENCE N71°49'46"W, ALONG THE SOUTH LINE OF SAID BLOCK 5, LOT 1, AND THE NORTH RIGHT OF WAY LINE OF GARDENIA DRIVE, AS WELL AS THE SOUTH LINES OF THOSE PARCELS DESCRIBED IN BOOK 1819 AT PAGE 548 AND BOOK 1922 AT PAGE 1701, BOTH OF THE LARAMIE COUNTY CLERK'S RECORDS, A DISTANCE OF 190.76 FEET TO A 1.5" ALUMINUM CAP PLS 10838 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, THE CHORD OF WHICH BEARS N54°26'56"W A DISTANCE OF 430.16 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 34°45'42" AND A RADIUS OF 720.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALONG THE SOUTH LINE OF SAID BLOCK 5, LOT 1, THE NORTH RIGHT OF WAY LINE OF GARDENIA DRIVE, AND THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 1960 AT PAGE 630 OF THE LARAMIE COUNTY CLERK'S RECORDS, AN ARC DISTANCE OF 436.83 FEET TO A 1.5" ALUMINUM CAP PLS 10838 AT THE SOUTHWEST CORNER OF SAID BLOCK 5, LOT 1, "THE POINTE" SUBDIVISION, ALSO BEING THE MOST SOUTHERLY CORNER OF SAID BLOCK 5, LOT 2; THENCE CONTINUING ALONG A CURVE CONCAVE TO THE NORTHEAST, THE CHORD OF WHICH BEARS N31°29'46"W A DISTANCE OF 139.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°08'39" AND A RADIUS OF 720.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 5, LOT 2 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF GARDENIA DRIVE A DISTANCE OF 140.04 FEET TO A 1.5" ALUMINUM CAP PLS 10838; THENCE N25°55'27"W, ALONG SAID SOUTHWESTERLY LINE OF BLOCK 5, LOT 2, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF GARDENIA DRIVE, A DISTANCE OF 196.48 FEET TO A 1.5" ALUMINUM CAP PLS 10838 AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS N27°41'22"W A DISTANCE OF 60.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°31'50" AND A RADIUS OF 980.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 5, LOT 2 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF GARDENIA DRIVE, A DISTANCE OF 60.39 FEET TO A 1.5" ALUMINUM CAP PLS 10838; THENCE N90°00'00"E, ACROSS A PORTION OF BLOCK 5, LOT 2, A DISTANCE OF 189.19 FEET TO A 1.5" ALUMINUM CAP PLS 10838, WHICH CAP LIES ON THE LINE COMMON TO SAID BLOCK 5, LOTS 1 AND 2; THENCE N00°21'32"E, ALONG THE WEST LINE OF SAID BLOCK 5, LOT 1 AND THE EAST LINE OF BLOCK 5, LOT 2, "THE POINTE" SUBDIVISION, A DISTANCE OF 184.55 FEET TO A 1.5" ALUMINUM CAP PLS 10838, BEING THE NORTHWEST CORNER OF SAID BLOCK 5, LOT 1, AND ALSO BEING THE SOUTHWEST CORNER OF SAID BOOK 1705 AT PAGE 5 OF THE LARAMIE COUNTY CLERK'S RECORDS; THENCE N00°21'27"E, ALONG THE WEST LINE OF SAID BOOK 1705 AT PAGE 5 AND THE EAST LINE OF SAID BLOCK 5, LOT 2, A DISTANCE OF 260.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 5, LOT 9, "THE POINTE" SUBDIVISION, SAID POINT BEING MONUMENTED WITH A 1.5" ALUMINUM CAP PLS 10838; THENCE S89°35'53"E, ALONG SAID SOUTH LINE OF BLOCK 5, LOT 9 AND THE NORTH LINE OF SAID BOOK 1705 AT PAGE 5, A DISTANCE OF 20.01 FEET TO A 1 1/2" ALUMINUM CAP PLS 2500, WHICH CAP MONUMENTS THE SOUTHEAST CORNER OF SAID BLOCK 5, LOT 9, AND THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN BOOK 1469 AT PAGE 1749 OF THE LARAMIE COUNTY CLERK'S RECORDS; THENCE CONTINUING S89°35'53"E, ALONG THE NORTH LINE OF SAID BOOK 1705 AT PAGE 5 AND THE SOUTH LINE OF SAID BOOK 1469 AT 1749, A DISTANCE OF 834.30 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF POWDERHOUSE ROAD, SAID POINT BEING MONUMENTED WITH A 3/4" IRON ROD, WITH SAID MONUMENT MARKING THE NORTHEAST CORNER OF SAID BOOK 1705 AT PAGE 5 AND THE SOUTHEAST CORNER OF SAID BOOK 1469 AT PAGE 1749; THENCE S16°26'47"W, ALONG THE EAST LINE OF BOOK 1705 AT PAGE 5 AND THE WEST RIGHT OF WAY LINE OF POWDERHOUSE ROAD, A DISTANCE OF 270.51 FEET TO A 1 1/2" ALUMINUM CAP PLS 2500, WHICH CAP MONUMENTS THE SOUTHEAST CORNER OF SAID BOOK 1705 AT PAGE 5 AND THE NORTHEAST CORNER OF SAID BLOCK 5, LOT 1; THENCE S16°42'03"W, ALONG THE EAST LINE OF SAID BLOCK 5, LOT 1 AND THE WEST RIGHT OF WAY LINE OF POWDERHOUSE ROAD, A DISTANCE OF 875.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.95 ACRES THEREIN.

**PUD MAP FOR
FOR
POINTE PLAZA**

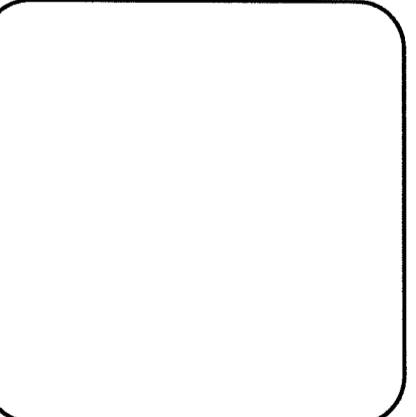
BLOCK 5, LOT 1, A PORTION OF BLOCK 5 LOT 2, BOTH OF "THE POINTE" SUBDIVISION, A SUBDIVISION OF THE CITY OF CHEYENNE, AND THAT PARCEL DESCRIBED IN BOOK 1705 AT PAGE 5, NOW ANNEXED INTO THE CITY OF CHEYENNE AS RECORDED IN THE LARAMIE COUNTY CLERK'S RECORDS, SITUATE IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY WYOMING

NO.	REVISION	DATE

PREPARED FOR:
GUARDIAN DEVELOPMENT COMPANY LLC
453 VANDEHEI AVENUE
SUITE 140
CHEYENNE, WY. 82009

PROJECT:
PUD FOR POINTE PLAZA

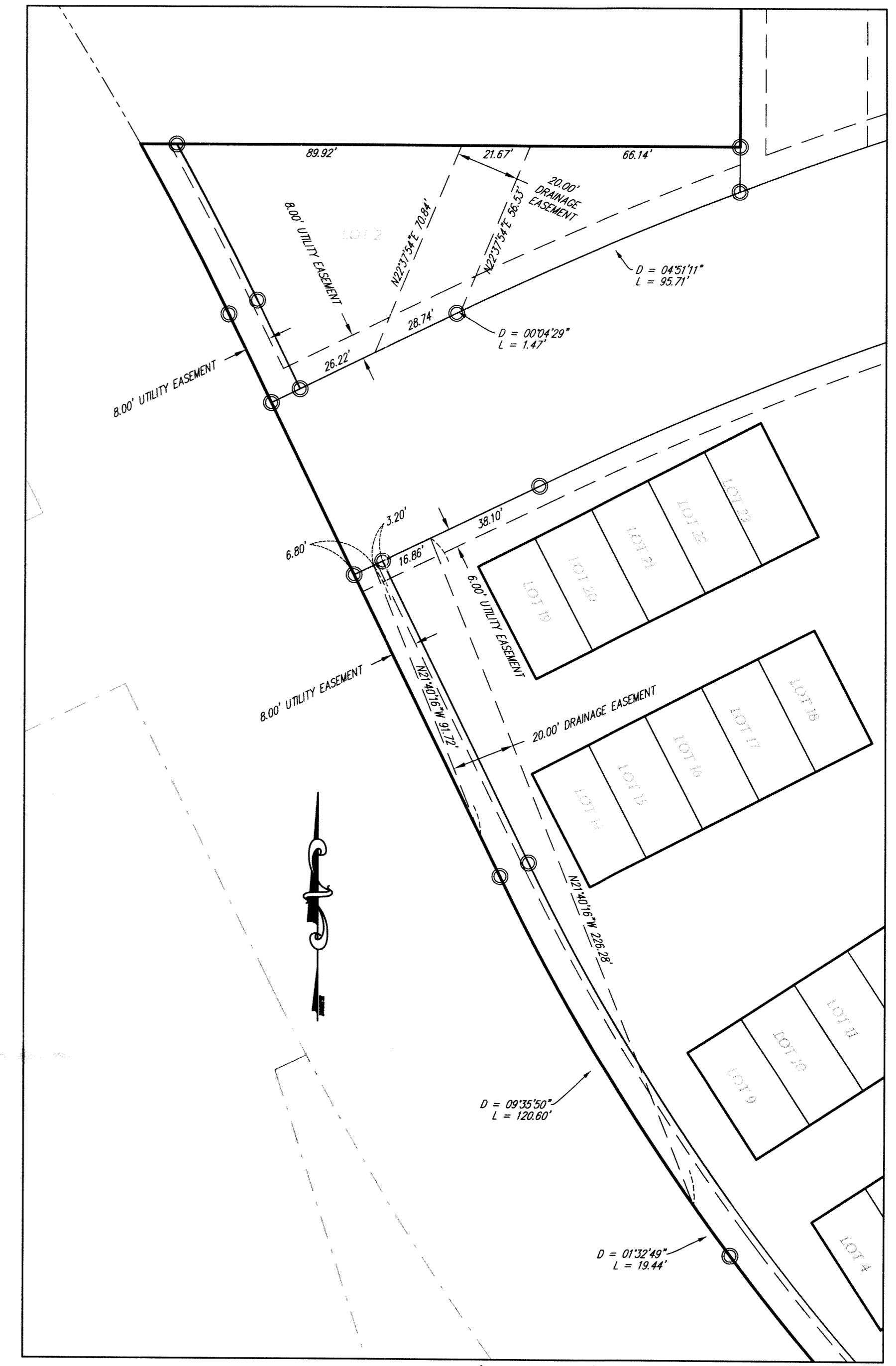
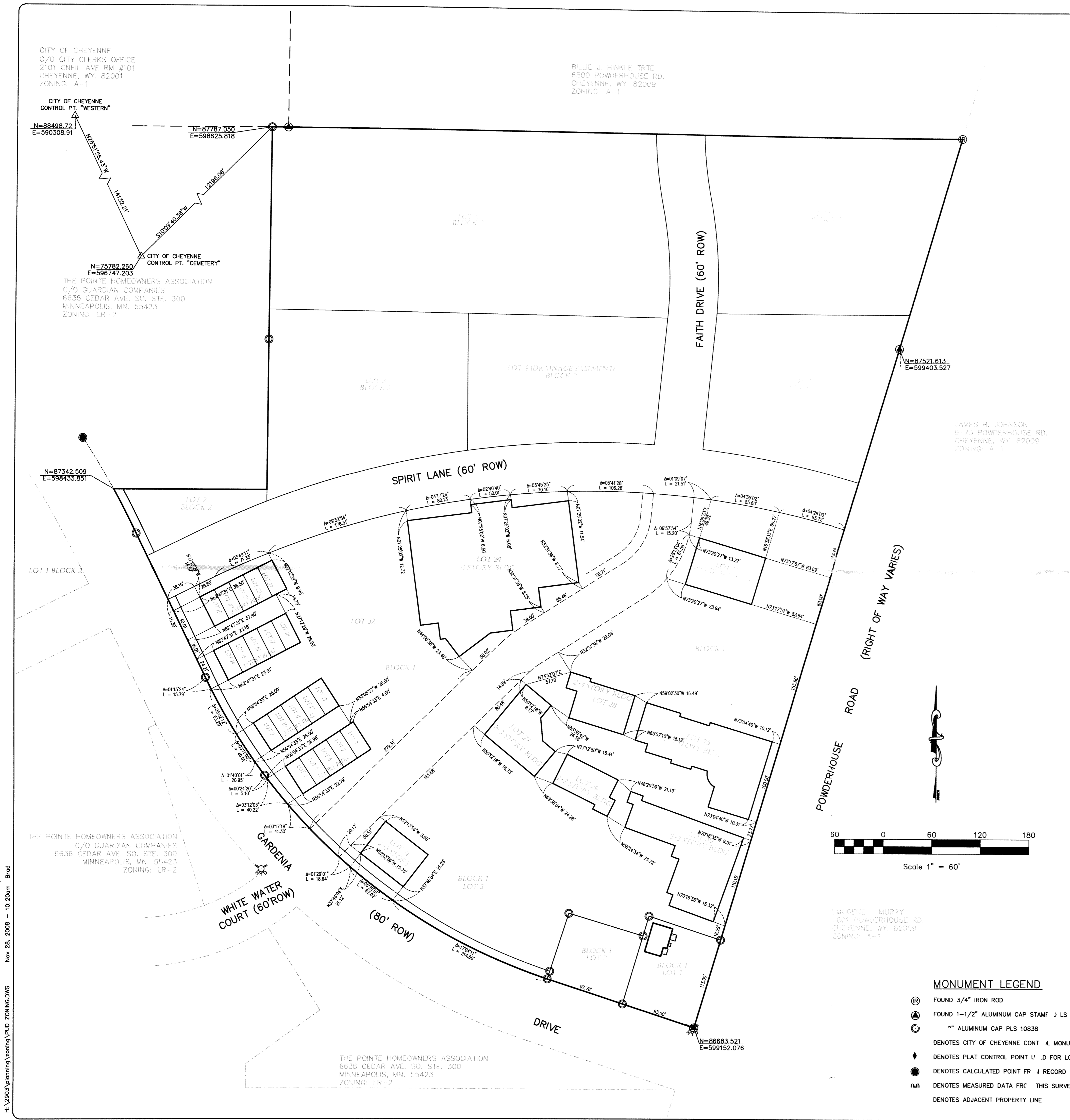
DRAWING TITLE:
PUD



DESIGNED BY: **CRC/JJG** DRAWN BY: **JJG/SRL**
CHECKED BY: **CRC** DATE: **11/08**

JOB NO.: **2-2903.07**

DRAWING NO. **2** OF **3**



NOTES:

- SEE PLAT SHEET NO. 1 FOR SPECIFIC LOT DIMENSIONS, AS WELL AS DIMENSIONS FOR THOSE LOTS NOT SHOWN ON THIS DIAGRAM SHEET.
- PLAT DIMENSIONS NOT SHOWN ON THIS LAYOUT SHEET ARE FOUND ON THE PLAT SHEET NO. 1.

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FOR
POINTE PLAZA**

BLOCK 5, LOT 1, A PORTION OF BLOCK 5 LOT 2, BOTH OF "THE POINTE" SUBDIVISION, A SUBDIVISION OF THE CITY OF CHEYENNE, AND THAT PARCEL DESCRIBED IN BOOK 1705 AT PAGE 5, NOW ANNEXED INTO THE CITY OF CHEYENNE AS RECORDED IN THE LARAMIE COUNTY CLERK'S RECORDS, SITUATE IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE NORTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY WYOMING

PREPARED NOVEMBER, 2008

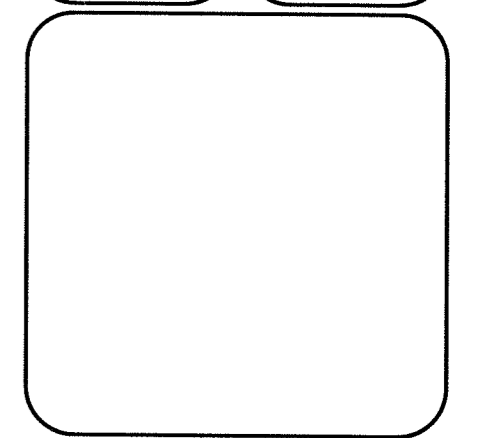
H:\pud\planning\yoning\pud_zoning.dwg Nov 28, 2008 10:20am Brod

NO.	REVISION	DATE

PREPARED FOR:
GUARDIAN DEVELOPMENT COMPANY LLC
453 VANDEHEI AVENUE
SUITE 140
CHEYENNE, WY. 82009

PROJECT:
PUD FOR POINTE PLAZA

DRAWING TITLE:
PUD



DESIGNED BY: CRC/JUG	DRAWN BY: JUG/SRL
CHECKED BY: CRC	DATE: 11/08
JOB NO.: 2-2903.07	
DRAWING NO. 3 OF 3	

Approved as to
form only:

ECR

Date: 1-7-09

ORDINANCE NO. 3841

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 2002, BY CHANGING THE ZONING CLASSIFICATION FROM LR-2 LOW DENSITY RESIDENTIAL DEVELOPING DISTRICT AND A-1 AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR A REPLAT OF BLOCK 5, LOT 1, A PORTION OF BLOCK 5, LOT 2, THE POINTE; AND THAT PARCEL DESCRIBED IN BOOK 1705 AT PAGE 5 OF THE LARAMIE COUNTY CLERK'S RECORDS, SITUATED IN THE N½ OF THE SW¼ OF SECTION 17 AND THE N½ OF THE SE¼ OF SECTION 18, T.14N., R.66W., 6TH P.M., CHEYENNE, WYOMING, ALSO TO BE KNOWN AS **POINTE PLAZA** (LOCATED WEST OF AND ADJACENT TO POWDERHOUSE ROAD, NORTH OF GARDENIA DRIVE)."

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 a replat of Block 5, Lot 1, a portion of Block 5, Lot 2, The Pointe; and that parcel described in Book 1705 at Page 5 of the Laramie County Clerk's Records, situated in the N½ of the SW¼ of Section 17 and the N½ of the SE¼ of Section 18, T.14N., R.66W., 6th P.M., Cheyenne, Wyoming to be known as Pointe Plaza, be changed to PUD Planned Unit Development District.

Section 2. That the zone change was recommended for approval to PUD Planned Unit Development by the Cheyenne Planning Commission on January 5, 2009, pursuant to Section 17.148.060 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 2002, the following standards shall govern this PUD zoning classification.

Section 4. The vision for the Pointe Plaza is to create a neighborhood center for the City of Cheyenne offering a variety of residential and non-residential uses that compliment each other and serves as a "Community Center" in northern Cheyenne.

These standards shall apply to all developments, additions and exterior modifications to the Pointe Plaza. It shall be recognized that the requirements of these standards are in addition to the City of Cheyenne requirements and should be perceived as minimums and that any City standards not discussed in this ordinance fall under the City of Cheyenne standards.

These standards aim to achieve a cohesive development that succeeds at executing the image of any upscale development.

This ordinance does not obligate the City of Cheyenne to oversee or enforce the requirements of covenants or the Architectural Review Committee.

Section 5. Uses By Right.

1. Block 1, Lot 1(Shall not be subject to this PUD for Sections 9 & 10)
 - A. Pump Station
2. Block 1, Lots 2 & 3; Block 2, Lots 1 & 2
 - A. Waterfall
 - B. Open Space
 - C. Mail Kiosk
3. Block 1, Lot 32
 - A. Parking
 - B. Open Space
 - C. Plaza
 - D. Detention
 - E. Trash Containment Areas
 - F. Bus Shelters
4. Block 1, Lots 4-23
 - A. Residential Townhouses
5. Block 1, Lot 24
 - A. Multi-Family
6. Block 1, Lots 25-31
 - A. Loft Residential
 - B. General and Medical Offices
 - C. Retail & Wholesale Establishments
 - D. Service Business
 - E. Food Establishments
 - F. Full Service Restaurant
 - G. Entertainment and recreation facilities and uses.
 - H. Child Care Center, minor and major
7. Block 2, Lot 3
 - A. Loft Residential
 - B. Multi Family
 - C. General and Medical Offices
 - D. Retail & Wholesale Establishments
 - E. Service Business
 - F. Food Establishments
 - G. Child Care Center, minor and major
 - H. Entertainment and recreation facilities and uses.
 - I. Assisted Living Facility
 - J. Parking Structure
8. Block 2, Lot 4
 - A. Detention and Open Space

9. Block 2, Lot 5
 - A. Loft Residential
 - B. Multi Family
 - C. General and Medical Offices
 - D. Service Business
 - E. Child Care Center, minor and major
 - F. Entertainment and recreation facilities and uses.
 - G. Assisted Living Facility
 - H. Parking Structure as an accessory use

10. Block 3, Lots 1
 - A. Loft Residential
 - B. Multi Family
 - C. General and Medical Offices
 - D. Service Business
 - E. Child Care Center, minor and major
 - F. Entertainment and recreation facilities and uses.
 - G. Assisted Living Facility

11. Block 3, Lot 2
 - A. General and Medical Offices
 - B. Retail & Wholesale Establishments
 - C. Service Business
 - D. Food Establishments
 - E. Full Service Restaurant
 - F. Child Care Center, minor and major
 - G. Convenience Store with pumping station

Section 6. Maximum Densities and Maximum Building Coverage.

Maximum Property Coverage Commercial.

Block 1 and lots within Block 2 and 3 - Total building, parking and outdoor storage area shall not exceed eighty-five (85) percent of the property area for each block.

Block 1 will contain not more than 90,000 square feet of commercial space, not more than 20 townhouse units and not more than 45 multi-family units. Residential loft units may be constructed on 2nd and 3rd floor in lieu of commercial space on Lots 25-31.

Each building within Block 1, Lots 4-31 may cover up to 100% of the platted lot.

Any portions of blocks or lots that could be covered by buildings or parking that are not covered must be landscaped or have architectural hardscape features.

Section 7. Maximum Building Height.

There are no height limitations in this district except for any height limitations required by the AHR overlay district. However, building heights of adjacent buildings shall not be separated by

more than one (conventional) floor level. Buildings of differing heights which are separated by 30' or more in distance may exceed this by one additional step in height.

Section 8. Setbacks.

Building and Parking lots:

- A. 10- feet from Powderhouse Road
- B. 10-feet from Gardenia Drive
- C. 6-feet from Spirit Lane & Faith Drive
- D. Buildings must be 5-feet from parking lots
- E. 15-feet from the west and north boundary property lines not abutting roadways.

Setbacks are to foundation lines. Soffits, canopies, decorative architecture, balconies, awnings, emergency access stairs that are designed to match the building that they are attached to, covered entrances or support for all of the above, will not protrude into the right of way, but can be located in the common space.

Section 9. Development Performance Standards.

A. Design Guidelines

1. Required Building Frontage. The primary façade shall occupy at least 75% of the required front building Line along the frontage, except:
 - a) Where the primary building entrance is accessed by a courtyard, plaza or similar civic open space along the streetscape, the front building line may be setback as much as 25'. At least 50% of the lot frontage along the street shall be either building façade or an alternate street wall between 2.5 and 4 feet, and matching the materials or ornamentation of the building.
 - b) On secondary or support streets that are not the primary pedestrian and retail streets for the area, the Development Director may approve an exception for a building façade that occupies as little as 30% of the front building line, provided it does not impair the design standards for the public streetscape and is consistent with the site design of adjacent property; and
2. Primary Entrance Feature. Any façade that faces a public street or civic open space shall contain a single-story primary entrance feature subject to the following:
 - a) The primary entrance feature shall have enhanced architectural details such as a canopy or arcade, recessions or projections of up to 5' in plan view, and decorative moldings, framing, or roof and awnings.
 - b) Primary entrance features shall occur at least every 75' along a building façade. Where a single tenant occupies more than 75' of building frontage, the facade shall be differentiated with distinguished bays of no more than 50' of linear frontage.

3. Lot Access and Internal Private Circulation

a) Driveways. All driveways to individual sites shall be limited to the access point standards in current Road, Street and Site Design Standards, based on the street type of the abutting street. All situations where a sidewalk or pedestrian facility intersects with an internal vehicle circulation shall be treated by one of the following manners:

1) The material, layout and grade of the pedestrian access should be continuous as it crosses the grade; or

2) A crosswalk differentiated from vehicle surfaces by different materials, texture or color, or a raised crosswalk. Crosswalks shall not exceed 32 feet. Where crosswalks would exceed 32 feet, curb extensions shall be used to shorten pedestrian crossing distances or center pedestrian refuge islands.

b) Pedestrian Access and Circulation. All development sites shall include direct pedestrian connections and circulation routes at the same or greater frequency as is provided by streets, driveways, and internal access streets. Pedestrian and bicycle routes should be designed to invite and encourage walking throughout the Pointe Plaza in a comprehensive and consistent manner, providing separation and safety from vehicular routes.

1) *Generally.* At a minimum pedestrian access and circulation within a site shall provide dedicated pedestrian facilities directly connecting each of the following:

- (i) All public entrances of all buildings;
- (ii) The public sidewalk on adjacent streets or internal access streets;
- (iii) On-site parking areas;
- (iv) Required open space and other site amenities; and
- (v) Existing greenway bicycle/pedestrian paths, and
- (vi) Adjacent sites, where pedestrian access between sites via the sidewalks on streets or internal access streets is remote; pedestrian activity areas, open spaces; accessible drainage areas; plazas; transit stops; drop-off points; and other pedestrian systems.

2) Sidewalk widths. Internal sidewalk widths shall meet the following requirements:

INTERNAL SIDEWALK WIDTHS

<i>Location</i>	<i>Minimum Width</i>
<i>In general</i>	6'
<i>Along any building façade abutting a parking area or along parking with vehicle overhangs</i>	8'
<i>Along any building façade with a primary entrance</i>	8'
<i>Entrances into plaza from parking lot or streets</i>	15'

3) Private Access Road. Vehicle access road between Faith Drive and Whitewater Court shall have at a minimum two 10' travel lanes. When and where parallel parking is to be provided an additional 8' is to be provided. Traffic calming measures shall occur in a minimum of two locations along access road. This can be obtained by islands, traffic circles or other traffic calming measures.

Private access road between Whitewater Court and Faith Drive will contain street trees and sidewalk along both sides. There will be three pedestrian crossings across access road one crossing at each end and one intermediate crossing. The crossings shall be delineated with a change in pavement material, color and/or texture.

An edge of deciduous canopy street trees shall be provided on both sides at the same rate of local road standards on the internal circulation drive. Tree species shall provide shade, shelter, scale and continuity for the pedestrian/ sidewalk environment.

4) Bus shelters and trash containment areas shall be designed to be consistent with the architectural character and themes of the Pointe and shall include a roof and enclosure on at least two sides.

5) Building Design

Any façade that faces a public street, Internal Access Street, or Civic Open Space shall contain the following façade design features. All buildings shall incorporate 360° architectural treatments, including roof forms.

(i) Façade Components. Each façade shall have components differentiated with a change in materials, projections and/or ornamental architecture to decrease vertical massing (base, top, and mid-section) and horizontal massing (structural bays and façade breaks) for longer building facades exceeding 50-feet in

length. Standards for decreasing vertical and horizontal massing are as follows:

- (a) *Base.* The base shall be directly at grade and support storefront window sills, and consist of the lower 5% to 25% of the building height, but never more than the first story.
- (b) *Top.* The top shall be the upper most 5% to 15% of the façade and differentiated with a continuous horizontal architectural treatment such as a cornice line or parapet. Except that on pitched roof structures, the eave and roof structure shall be the top. Where any buildings of 4 stories or more are permitted, the upper story may be differentiated as the top.
- (c) *Mid-section.* The mid-section shall be all portions of the façade that are not the base or top, and may consist of primary materials, secondary materials and window openings.
- (d) *Horizontal Massing.* Any building with a front façade with a width greater than 150' shall have differentiated horizontal massing through any combination of the following:

Differentiated structural bays every 25' to 50', demonstrated by a vertical expression line of trim, pilaster or ornamental architectural elements that distinguish it from the rest of the facade;

- (ii) *Façade Openings.* Each facade shall have openings at street level and upper levels according to the following for commercial buildings in Blocks 1, 2 and 3. Façade openings do not apply to residential, multifamily or assisted living:

- (a) This standard only applies to commercial lots 26-30, block 1. They shall provide between 60% and 90% of all street-level facades between 2 and 10 feet above grade shall be transparent with views to the interior of the building. No window starting at a level of greater than 3.5 feet above the street level should be included in the calculation. Where the interior operation or program of the building warrants screening from the street, a closed display window of at least 2.5 feet or spandrel glass (appearance of glass from the exterior, but blanked off at the interior) may be substituted along up to 50% of the linear distance of the façade. For buildings such as restaurants that have no display needs and have unsightly back of house spaces, the requirement above for windows and spacing shall remain but transparent views may be substituted with closed display windows or spandrel glass

(appearance of glass from the exterior, but blanked off at the interior) may be used for 100% of the linear distance of these facades.

(b) No more than 20' of building frontage shall exist at the street level without window or door openings. On secondary or support streets that are not the primary pedestrian and retail streets of the Center, the Director may approve facades with greater than 20' of building frontage without window and door openings.

(c) Upper level openings shall occupy between 20% and 50% of the façade and consist of punched and regularly spaced openings to create a rhythm and pedestrian scale for the façade.

(d) Corner buildings with two street frontages may designate one frontage as the primary frontage; however, at least the first 30' of secondary frontage from the corner shall meet the above minimum opening requirements.

(iii) Roof Forms and Materials. Rooftop forms should contribute to the continuity of buildings and should be considered as design elements as viewed from different viewpoint from surrounding areas.

Roof forms shall be broken at least once every 75-feet to create variety in the roofscape, avoiding singular, large or continuous rooflines or planes.

Buildings with drive-through facilities shall have covered drive-through facilities, and the roof of the drive-through facilities shall be attached/integrated (detached facilities excepted) with the primary building roof. Roofs of drive-through facilities should be lower in height than that of the primary building roof.

Roof forms of drive through facilities shall be of the same general design, roof form type, materials, colors and textures of the primary building it serves so that it integrates architecturally and compliments the primary building it serves.

(iv) Building Materials and Textures. All buildings shall be constructed according to the following material standards:

(a) Primary Materials. All buildings shall have one primary material covering at least 50% of the building facades.

(b) Secondary Materials. Buildings may have a secondary material covering up to 40% of the façades.

(c) Accent Materials. Buildings may have up to two accent or trim materials covering no more than 20% of the building facades in total, however no building shall use more than three materials for primary, secondary, and accent combined.

(d) Permitted Materials. Exterior materials shall be permitted in accordance with the following table and roof materials shall not be considered a building material:

SMALL-SCALE COMMERCIAL AND MIXED-USE BUILDING MATERIALS		
<i>Primary Materials</i>	<i>Secondary Materials</i>	<i>Accent / Trim Materials</i>
Brick, unpainted with natural muted red or dark red tone.	Any of the Primary Materials may be used as Secondary Materials Glass Standing Seam Metal Color Concrete	Any of the Primary or Secondary Materials may be used as an accent material Wood trim (or equal or better simulated material)
Stone, unpainted with natural earth tones.	Horizontal Wood Clapboard (or equal or better simulated material) (natural or earth tones; or subtle or muted colors)	Precast stone, or wood moldings or similar architectural details (or equal or better simulated material)
Stucco (or equal or better simulated material)	Wood shingles (or equal or better simulated material) (natural or earth tones; or subtle or muted colors)	Exposed pre-finished or painted metal

(e) Equal or Better Simulated Materials. Where “equal or better” simulated materials are permitted, they shall only be permitted in the sole discretion of the Development Director. The Development Director may permit “equal or better simulated materials only where specified in the permitted materials section and upon finding that:

- (1) The proposed material has an identical physical appearance as the material it intended to simulate, including color and texture, as perceived from any public spaces surrounding the property;

- (2) The material presents benefits in addition to cost savings, such as reduced maintenance, or enhanced durability and performance;
- (3) The material has a demonstrated track record of successful application and use; and
- (4) Use of equal or better materials may be conditioned upon compliance with all application and manufacturer specifications.

(v) Site Screening

Any delivery and service areas, external support equipment, site utility areas, or other similar high-impact elements of site and building design shall be subject to the following:

- (a) All delivery or service areas and loading docks shall be located on a discrete façade, and internal to the block wherever possible.
- (b) Any rooftop equipment shall be screened from view of the adjacent public streetscape or other public or common opens spaces by a parapet on flat roofs, or located on a discrete pitch for pitched roofs.
- (c) Any service areas, loading docks, service equipment, or other site utility area that is visible from adjacent property or public right-of-way shall be screened with a dense landscape buffer or architectural features.

B. Common Space and parking areas will incorporate the following.

The Pointe Plaza shall provide a plaza with a minimum area of 12,464 square feet that will incorporate site furnishings, plantings, bike racks and benches and will be an integral part of the buildings and open space. All proposed site amenities shall compliment the architecture and overall site design in form, color and scale.

1. Pedestrian Plaza

A Pedestrian Plaza shall be incorporated at the center of the retail development and will feature areas for gathering, possible dining, rest and relaxation.

Permitted Materials. Pedestrian plaza and public space materials shall be permitted in accordance with the following table:

PEDESTRIAN PLAZA MATERIALS

<i>Primary Materials</i>	<i>Secondary Materials</i>	<i>Accent Materials</i>
<p>Concrete with decorative finishes such as salt finish, medium to heavy broom finish, sandblasted finish, color stain, and/or dry-shake color pigments.</p> <p>Stone, unpainted with natural earth tones</p> <p>Brick, unpainted with natural muted red or dark red tone.</p>	<p>Any of the Primary Materials may be used as Secondary Materials</p> <p>Clay, pre-cast concrete or reconstituted stone pavers</p> <p>Pre-cast concrete segmental wall units with split-face or tumbled finish</p>	<p>Precast stone, or wood moldings or similar architectural details (or equal or better simulated material)</p> <p>Exposed pre-finished or painted metal</p> <p>Wood - stained and weather sealed</p> <p>Natural boulders</p> <p>Washed natural stone mulch and/or shredded wood mulch</p> <p>Exterior grade shade fabric</p>

Primary materials shall cover between 50-70%, secondary materials shall cover between 20-45% and accent materials shall cover between 10-30% of the area.

Site amenities within and around the plaza shall include benches, trash receptacles, café tables, planters, pedestrian lighting, and shade devices.

Landscape planters may be a combination of at grade and raised planters depending on their intended use (i.e. seat walls, area definition, etc.).

The plaza shall contain a pleasing combination of hardscape (paving, walls, bollards, site amenities, light fixtures) and softscape (canopy trees, shrubs, turfgrass, vines, perennials and other plantings). The landscape area of the plaza shall cover at a minimum 15% of the area.

The plaza shall feature a seasonal water feature to enhance the pedestrian experience of Pointe Plaza.

2. Parking Areas and Other Common Space

Bicycle parking shall be provided at locations that do not obstruct the flow of pedestrians, are easily identifiable and visible and convenient to customer entrances. The style, color and scale of the bicycle parking elements shall compliment the architecture and site design.

Pedestrian crossings will be located at narrowed parking sections and pedestrian connection will run along perimeter boundary in locations not required to have public sidewalk to integrate flow between uses.

Trash containment areas will be screened and incorporate the architecture and materials of the primary buildings. The trash containment areas shall be further “softened” through the use of landscape plantings.

Section 10. Additional Site Plan Requirements.

Phasing maps shall accompany Site Plan maps to ensure necessary elements are completed.

Section 11. Fencing Regulations.

There will be no privacy fencing within The Pointe Plaza except it may be located along the north plat boundary. Boundary fencing will be in compliance with City Code Section 17.116.050. Any decorative fencing will be less than no higher than five (5) feet in height and contain 30% open pattern if materials used are wood, wrought iron, or wire mesh. If stone, brick, dryvit or materials are used, fences may be completely solid. Also plastic or concrete materials simulated to appear as wood, stone, brick, wrought iron, or wire mesh may be substituted. All fences exceeding 50 feet in continuous length with out a turn or corner shall contain visual relief in the form of decorative posts or pilasters not exceeding ten feet center to center. These posts or pilasters shall be of different and contrasting material than the remainder of the fence and shall exceed the height of the remainder of the fence by at least six (6) inches. The height of these posts shall not be included in the overall height of the fence.

Trash containment areas will be screened and match the architectural design of the main structures. Any screening of outside storage within a buildings allowable lot area will match the exterior character and detail of the attached building.

Section 12. Signage.

The only signs allowed are listed below:

- A. Wall Signs - Wall signs are allowed provided the sign does not exceed twenty (20) percent of the wall area the business owns. Wall signs will be integrated into the architectural design and color of the development.
- B. Electronic Reader Boards – Electronic sign illumination may not scroll or rapidly blink. Text may change at no less than once every five minutes.
- C. Ground Signs – Ground signs will be allowed along each entrance off of public roads into The Pointe Plaza and two signs along Powderhouse Road on private property with a maximum height of eight (8) feet and fifty (50) square feet per side. All signs must be outside of the site distance triangle. All ground signs shall use materials and forms that compliment and draw from the architectural design features of the Pointe Plaza. Information allowed: building or major tenants and name(s) and address(s).
- D. Temporary for sale or for rent signs after final development shall be permitted. Each temporary for sale or for rent sign shall not exceed 2’ x 4’ within the commercial and townhouse development and must be removed ten days after rented or sold.

Information allowed: name or logo of leasing agent, brief description, contact person, and telephone number(s).

E. Directional / Informational – freestanding type to provide information, direction, and/or regulation within a site. Types of signage include ADA parking space designation, entrance designation, and other directional signs. Signs to be pedestal style incorporating architectural materials from adjacent building(s). Information allowed: limited to directional and informational information.

All permanent signage excluding directional / informational signage is to be internally or externally illuminated signage and shall be pan-channel or raised letter type. No flat surface signage is allowed.

Section 13. Parking.

A. General

1. Each townhouse unit will have two parking spots and multi-family lot will have 1.5 parking spaces per unit incorporated within their respective lot boundaries. Loft units will use common space parking areas.
2. Parking areas within Block 1 will require 225 spaces.
3. Parking within Blocks 2 and 3 will require parking based on use within the lots.
4. All parking areas shall meet the current Road, Street & Site Planning Design requirements for parking design and ADA requirements when the development site plan is submitted and the following requirements:

Surface Parking Lots

- a) Landscaped islands are required in parking areas as identified herein. Islands which are surfaced with decorative paving and which include trees, bollard or other urban elements may be considered landscaped.
- b) Parking spaces with more than twenty in a row shall be broken by landscaped islands with a minimum width of 5' wide by 20' long.
- c) 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.
- d) Parking lots within 15 feet of a right-of-way shall be densely screened with landscaping or architectural features.

Section 14. Parking Structures

Parking structures and parking above or below buildings are encouraged at the Pointe to provide parking spaces in close proximity to building entrances and to reduce the size of large parking areas.

Parking structures shall be architecturally compatible with the primary building it serves in materials, colors, forms and detailing.

Parking structure shall comply with site planning, building and parking design requirements.

Parking structures shall be separated from surface parking areas and drive aisles by landscaping.

Section 15. Ownership and Maintenance of Common Area.

Each owner will be a member of The Pointe Plaza Owners Association, which will own the Block 1, Lot 32, and Block 2, Lots 2 and 4. The owners association will be responsible for management and maintenance of these lots.

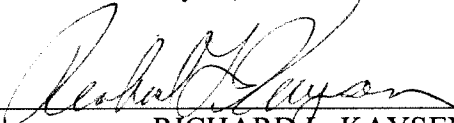
Section 16. That this ordinance shall be in full force and effect upon its approval, publication, and official filing of affiliated Pointe Plaza final plat maps with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming.

Section 17. That the City Engineer of the City of Cheyenne or his designated representative shall amend the adopted Zoning Map to comply with the PUD zone changes as described in this ordinance upon notification by the City Clerk's office of publication of said ordinance.

FIRST READING: January 12, 2009

SECOND READING: January 26, 2009

THIRD AND FINAL READING: February 9, 2009


RICHARD L. KAYSEN, MAYOR

(SEAL)
ATTEST:


CAROL A. INTLEKOFER, CITY CLERK

Publish date: Wyoming Tribune-Eagle
February 14, 2009