

ORDINANCE NO. 2820

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF REDWOOD VILLA, LOTS 1-4, BLOCK 3, AND LOTS 1-4, BLOCK 1, AND A PORTION OF REDMOND ROAD, REDMOND ADDITION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING (AKA 400, 402 & 404 PRAIRIE AVENUE; LOCATED EAST OF A & A OIL COMPANY ON PRAIRIE AVENUE) FROM R-3 TO P.U.D."

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 Redwood Villa, Lots 1-4, Block 3, and Lots 1-4, Block 1, and a portion of Redmond Road, Redmond Addition, City of Cheyenne, Laramie County, Wyoming, be changed from R-3 to P.U.D. zoning classification.

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

- (1) PRINCIPAL PERMITTED USE: The principal permitted use shall be a townhouse with two or three bedroom units.
- (2) CONDITIONALLY PERMITTED USE: Home occupations in accordance with the Cheyenne-Laramie County Zoning Ordinance.
- (3) MINIMUM LOT SIZE: 1,512 square feet.
- (4) MINIMUM LOT WIDTH: 28 feet.
- (5) DENSITY: 13.5 units per acre.
- (6) SITE COVERAGE: Buildings shall not cover more than 26.0 percent of the gross land area.
- (7) MAXIMUM BUILDING HEIGHT: The maximum building height shall not exceed 25 feet from the front door elevation to the ridge line of the roof.
- (8) SETBACKS: Building units will vary in setbacks with front yard setbacks at a minimum of 7 feet to 15 feet depending on the unit orientation. Side yard and rear yard setbacks also will vary at a minimum of 6 to 18 feet. The setbacks are varied to permit a design condition which maximizes the land availability and orientation.
- (9) DESIGN PERFORMANCE STANDARDS: See paragraphs 10 through 14.
- (10) BUFFERING REQUIREMENTS: There will be a six (6) foot high privacy fence surrounding the property. Additional landscaping will be included to enhance the screening of the units from abutting properties.
- (11) COMMON OPEN SPACE: All open space not used for parking access or sidewalks will be planted with grass and landscaped.
- (12) SIGNAGE: There will be one major entrance. A project identification sign located at the front of the project facing Prairie Avenue will be installed. The sign shall be of a design compatible with the architectural design of the project. Directory and regulatory signs within the project will be reflective of the project's overall design theme.
- (13) PARKING REQUIREMENTS: Parking shall be in accordance with Section 40.196 of the Cheyenne-Laramie County Zoning Ordinance. Parking 1½ to 2 car spaces per unit. Each unit will have a one-car garage. Parking will be permitted on the driveways and/or one side of the street with a six-stall owner/guest lot.

- (14) LANDSCAPING: Landscaping shall be in accordance with the above criteria and shall consist of the following types and minimum amounts:

<u>Plant Material</u>	<u>Quantity</u>
Large deciduous trees	10
Small deciduous trees	27
Shrubs	54
Grass	30,000 sq. feet

- (15) EASEMENTS:

1. An access, utility, and drainage easement consisting of a 40-foot wide private roadway, as shown on the final plat, and named East and West Villa Circle.
2. An utility, drainage, and emergency access easement for emergency vehicles which shall be 16 feet wide and which shall be situated between West Villa Circle, a private roadway, and Redmond Road, a public street.

- (16) RESTRICTIONS: The following restrictions will govern:

- A. All trash receptacles will be stored in an architecturally compatible unit and not exceed four feet in height.
- B. There shall be no storage of recreational vehicles to include trailers, campers, boats, etc.

- (17) BUILDING CONSTRUCTION STANDARDS: The construction shall conform to all appropriate building codes.

- (18) OWNERSHIP AND MAINTENANCE: The Association shall own and be responsible for maintenance of all common areas.

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 Zoning Ordinance to comply with the change of the 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 and each official register of deeds for Laramie County, Wyoming.


Section 5. That this ordinance shall be in force and effect upon its publication.

FIRST READING: _____ June 25, 1984
SECOND READING: _____ July 9, 1984
THIRD READING AND FINAL PASSAGE: _____ July 23, 1984


MAYOR DON ERICKSON

(SEAL)

ATTEST:


DIANA J. DE AGÜERO, CITY CLERK

Publish: Wyo. Eagle, August 2, 1984