

- NOTES:**
1. ALL OF PUD IS CURRENTLY ONE LOT. SF LOT LINES SHOW PROBABLE DIVISION IF SEPARATED AT SOME FUTURE TIME.
 2. PUMP ISLAND FOR MINI-MART TO HAVE 24'x90' CANOPY WITH DOWNWARD DIRECTED LIGHTING.
 3. ALL SITE AREAS NOT COVERED BY BUILDING OR PAVEMENT ARE TO BE LANDSCAPED AS SHOWN ON SHEET # 3.
 4. EXISTING SHED TO BE REMOVED OR MOVED ONTO LOT WITH EXISTING HOUSE.
 5. UTILITY CONNECTIONS TO BE MADE TO EXISTING UTILITIES IN DIAMOND AVE.

STREET

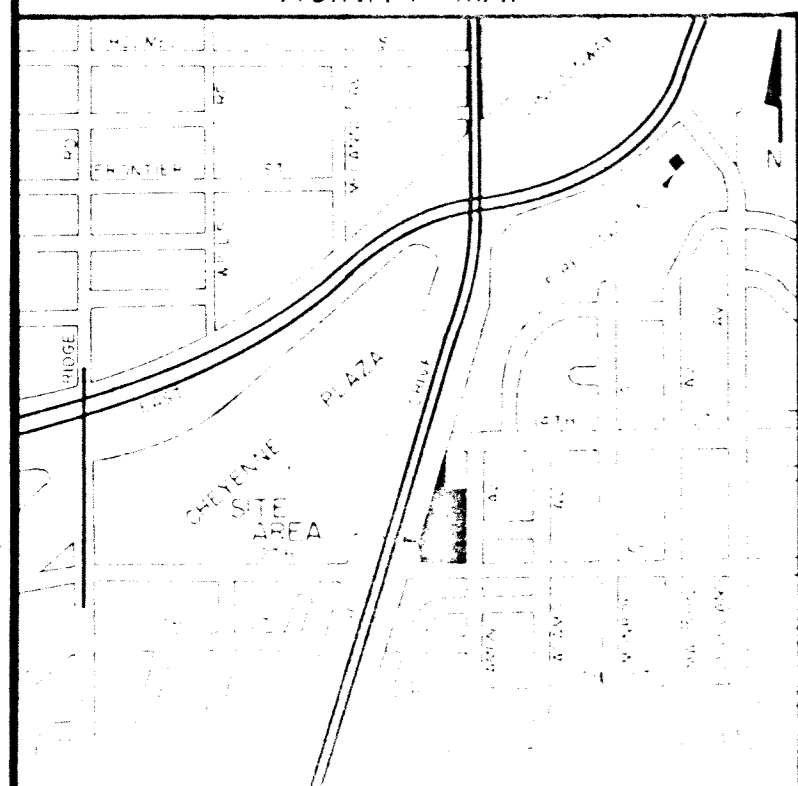
→ DRAINAGE DIRECTION

EXISTING USE: 1 SINGLE FAMILY HOUSE,
REST OF SITE VACANT
EXISTING ZONING: R-3

COMPUTATION TABLE

TOTAL SITE AREA	82,786sq. ft. (1.9005ac.)
BUILDING AREA	13,852 sq. ft. (16.7%) (includes single family house and building area)
BUILDING HEIGHT	2 STORIES (35ft. max.)
PARKING SPACES TOTAL	56
COMM/OFFICE	40
MULTI-FAMILY	12
SINGLE FAMILY	4
PARKING/DRIVE AREA	33,809 sq. ft. (40.8%)
LANDSCAPED AREA	35,125 sq. ft. (42.5%)

VICINITY MAP



SILVER-EAST
REGENCY CONSTRUCTION COMPANY, INC.

David Ohde & Associates
175 WEST LANE ROAD CHEYENNE WYOMING 82001
PHONE 337-5488
ARCHITECTURE

NORTH
SCALE
1"=20'-0"

DATE: OCT. 1, 1985
DRAWN BY: D.O.
CHECKED BY:

REVISIONS:

SHEET
1
OF

PUD/SITE PLAN

RWC

City Attorney

DATE 10/24/85

ORDINANCE NO. 2916

ENTITLED: "AN ORDINANCE AMENDING SECTION 30 OF THE CHEYENNE - LARAMIE COUNTY ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION OF MCCANN HOMESITES SECOND FILING, LOTS 3,4,5,6 AND A PORTION OF LOTS 7,8,9,10 & 11 BLOCK 1 FROM R-3 TO P.U.D."

RECEIVED

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING: JAN 08 '86

Section 1. That in accordance with Article V of the City-County Planning Office Cheyenne - Laramie County Zoning Ordinance, the Zoning Map as described as in Section 30 for the area and property described as McCann Homesites Second Filing, Lots 3,4,5,6 and a Portion of Lots 7,8,9,10 & 11 Block 1 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 USES: Principal permitted uses shall include single family residential (one existing and one proposed), multi-family residential (two four-plex buildings, 8 multi-family units total), commercial/office (to include a convenience retail store with gas service facilities, other commercial and/or general office).
- (2) CONDITIONALLY PERMITTED USES: Uses not identified at this time, but consistent with the intent of the P.U.D. shall be considered by the City at the time at which they are identified.
- (3) MINIMUM LOT SIZE: Unless otherwise stated herein or on the P.U.D./Site Plan entitled Silver-East, which P.U.D./Site Plan is on file at the City of Cheyenne, the Zoning Ordinance in effect at the time of final passage of this Ordinance shall govern minimum lot size according to the following:
 - R-3 District for Single Family Use
 - R-4 District for Multi-Family Use
 - B-2 District for Commercial and Office Use
- (4) MINIMUM LOT WIDTH: Minimum lot width shall be fifty (50) feet.
- (5) DENSITY: Total residential Units shall not exceed ten(10).
- (6) SITE COVERAGE: Building coverage shall not exceed twenty (20%) percent of the P.U.D. area.
- (7) MAXIMUM BUILDING HEIGHT: Maximum building height shall not exceed two (2) stories or thirty-five (35) feet.
- (8) SETBACKS: Minimum setbacks shall be as shown on the P.U.D./Site Plan on file at the City of Cheyenne and by reference made a part of this Ordinance.
- (9) DESIGN PERFORMANCE STANDARD: See paragraphs 10 through 14.
- (10) BUFFERING (SCREENING) REQUIREMENTS: Buffering (screening) shall consist of landscaping as shown on the Silver-East Landscaping Plan dated October 1, 1985 on file at the City of Cheyenne and by reference made a part of this Ordinance. No fencing between residential and commercial or office uses will be required or erected. Screening fences for the single-family lots may be erected at a maximum height of six (6) feet in the rear and side yards.

- (11) COMMON OPEN SPACE: Open space will be landscaped as shown on the Landscaping Plan drawing referred to in paragraph 10 above.
- (12) SIGNAGE: Signage will include one free-standing pylon-type identification sign near the intersection of 12th Street and College Drive where shown on the P.U.D./Site Plan referred to in paragraph 3 above. The sign shall have interior lighting. Business identification signs shall be placed on the south elevation of the building in a "sign band" generally along the "front" of the building above a height of six (6) feet but below the highest point of the building's roof. Signs on the building may be illuminated provided that no glaring or flashing signs shall be allowed.
- (13) PARKING REQUIREMENTS: On-site parking for each use shall be as follows:

Single - family	---- 2 spaces/unit (4 total)
Multi - family	---- 1 1/2 spaces/unit (12 total)
Commercial/office	---- 1 space/175 G.S.F. (40 total)
	(G.S.F. = Gross Square Feet)

Minimum parking for commercial/office shall be as stated above for the following reasons:

- a. The anticipated mix of uses will decrease the overall parking requirement below the normal commercial requirement.
- b. Building areas for storage, restrooms, hallways, ect., do not generate traffic and therefore need not be counted when figuring parking requirements.

Six (6) parking spaces at the gas pump stations shall be credited against the commercial/office requirement.

- (14) LANDSCAPING: Shall be as shown on the Landscaping Plan as referred in paragraph 10 above.
- (15) RESTRICTIONS:
- a. Trash receptacles shall be stored only with the trash areas identified on the P.U.D./Site Plan drawing. Trash areas shall be enclosed on three sides by a screening wall or fence.
 - b. There shall be no exterior storage of recreational vehicles including trailers, campers, boats, etc.
- (16) BUILDING CONSTRUCTION STANDARDS: Construction shall conform to all applicable building codes.
- (17) PROJECT MAINTENANCE: Maintenance of buildings, paved areas, and landscaping shall be the responsibility of the property owner.

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

Section 4. That this ordinance shall be in full force and effect upon its publication.

FIRST READING:

October 28, 1985

SECOND READING:

November 25, 1985

THIRD READING AND FINAL PASSAGE:

December 23, 1985



DON ERICKSON, MAYOR

(SEAL)

ATTEST:


DIANA J. DEAGÜERO, CITY CLERK

Publish: Wyoming Eagle

January 7 1986