

Alan

Date: 8/6/17

ORDINANCE NO. 4198

ENTITLED: "AN ORDINANCE PURSUANT TO SECTION 2.2.1 ZONING MAP AMENDMENTS, SECTION 5.1.2 ZONING DISTRICTS ESTABLISHED, SECTION 5.1.3 OFFICIAL ZONING MAP, AND SECTION 5.6.2 PUD – PLANNED UNIT DEVELOPMENT DISTRICT, OF THE UNIFIED DEVELOPMENT CODE, CHANGING THE ZONING CLASSIFICATION FROM PUD PLANNED UNIT DEVELOPMENT TO PUD PLANNED UNIT DEVELOPMENT FOR A PORTION OF LOT 2, BLOCK 1 OF BUFFALO RIDGE ESTATES 10TH FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING (LOCATED WEST OF AND ADJACENT TO SUNFLOWER ROAD, SOUTH OF SAGEBRUSH AVE)."

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:

Section 1. That the owners of the property described herein have submitted a Planned Unit Development ("PUD") Preliminary Plan pursuant to Section 5.6.2.f of the Cheyenne Unified Development Code ("UDC").

Section 2. That on March 6, 2017, the City of Cheyenne Planning Commission conducted a public hearing, reviewed the proposed PUD Preliminary Plan that is the subject of this ordinance, and recommended approval of said Preliminary Plan, rezoning the property described herein to PUD – Planned Unit Development.

Section 3. That the Governing Body of the City of Cheyenne finds that the PUD Final Plan that is the subject of this ordinance meets the criteria specified in Section 2.2.1.d of the UDC.

Section 4. That, in accordance with Section 2.2.1, Zoning Map Amendments, Section 5.1.2, Zoning Districts Established, Section 5.1.3, Official Zoning Map, and Section 5.6.2 PUD – Planned Unit Development District, of the UDC, the application is hereby approved and the zoning classification of the real property described as a portion of Lot 2, Block 1 of Buffalo Ridge 10th Filing, City of Cheyenne, Laramie County, Wyoming and illustrated in Exhibit A is hereby changed to PUD Planned Unit Development.

Section 5. That, in accordance with Section 5.6.2, the following standards shall govern this PUD zoning classification.

Section 6. Purpose

The purpose of the Sunflower PUD is to create an area for specialized recreation, educational and youth activities within a community and next to existing fully developed uses. This property is unique in nature in that the area is fully developed around the site and the other zones that allow indoor recreation would allow uses not suitable to adjacent residential and school properties. The following standards specify sections of the Cheyenne UDC and areas where this PUD deviates from those standards. In all other instances, the provisions of the Cheyenne UDC shall apply.

Section 7. Uses by Right and Location

The uses permitted by right in the PUD district shall be limited to the following specified in Table 5-1 of the Cheyenne UDC as Educational Facilities, Neighborhood Assembly, Child Care Center – Minor, Child Care Center – Major, Entertainment, Indoor Recreation Facility, Outdoor Recreation Facility and associated offices for the above listed uses.

Section 8. Uses Requiring Administrative Approval

The uses permitted by administrative approval in the PUD district shall be limited to the following specified in Section 5.8.1 of the Cheyenne UDC as wireless communications towers and antennas.

Section 9. Uses Requiring Conditional Approval

None.

Section 10. Lot Standards

The lot standards shall be those of 5.4.5.d of the UDC.

Section 11. Building Design Standards

Section 6.7 of the UDC will apply to any new buildings erected on the site. Any existing legal nonconforming buildings will not be affected by this provision.

Section 12. Landscape, Buffering and Screening Requirements

Lot access and circulation, landscaping standards, external lighting and signs shall comply with design standards of the UDC, Sections 6.1 to 6.5.

Section 13. Parking Requirements

For the uses described in Section 7, off-street parking shall be provided at a minimum rate of 2.5 spaces per 1,000 gross square feet of building space. The maximum number of spaces shall be 3.25 spaces per 1,000 gross square feet of building space.

Section 14. Drainage

Drainage shall comply with the UDC Section 3.2.

Section 15. Signage

Signage shall comply with the MUB signage standards within the UDC.

Section 16. That the City Engineer is hereby authorized and directed to alter and amend the Official Zoning Map as described in 5.1.3 of the UDC to comply with the zone change as described in Section 4 above when this ordinance takes effect in accordance with Section 7 below.

Section 17. Sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any section, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases.

Section 18. That this ordinance shall be in full force and effect upon its approval and publication.

FIRST READING:

August 14, 2017

SECOND READING:

August 28, 2017

THIRD AND FINAL READING:

September 11, 2017



MARIAN J. ORR, MAYOR

(SEAL)

ATTEST:



CAROL INTLEKOFER, CITY CLERK

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September 16, 2017