

**ENTITLED: "AN ORDINANCE PURSUANT TO SECTION 2.2.1, ZONING MAP AMENDMENT, 2.2.2, PLANNED DEVELOPMENT – REGULATING PLAN OR DEVELOPMENT MASTER PLAN, SECTION 5.1.2, ZONING DISTRICTS ESTABLISHED, AND SECTION 5.1.3, OFFICIAL ZONING MAP, OF THE CHEYENNE UNIFIED DEVELOPMENT CODE, CHANGING THE ZONING CLASSIFICATION FROM LI, LIGHT INDUSTRIAL, AND PUD, PLANNED UNIT DEVELOPMENT (COUNTY) TO LI, LIGHT INDUSTRIAL, AND PUD, PLANNED UNIT DEVELOPMENT (CITY) FOR LOT 1, BLOCK 2, SWAN RANCH RAIL PARK, FIRST FILING, LOTS 1 THROUGH 4, AND 6, BLOCK 1, SWAN RANCH RAIL PARK, FOURTH FILING, ALL OF SWAN RANCH RAIL PARK, FIFTH FILING, ALL OF SWAN RANCH RAIL PARK, SEVENTH FILING, A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 27, T.13N., R.67W., 6TH P.M., AND PORTIONS OF SECTIONS 14, 15, 22, AND 23, T.13N., R.67W., 6TH P.M. TO BE KNOWN AS SWAN RANCH RAIL PARK, EIGHTH FILING, CHEYENNE, WYOMING, (LOCATED WEST OF AND ADJACENT TO CLEAR CREEK PARKWAY AND NORTH OF AND ADJACENT TO TUNDRA DRIVE)."**

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

Section 1. That the owner(s) of the property described herein has (have) applied for a zoning map amendment ("zone change") for said property in accordance with Section 2.2.1, Zoning Map Amendment, and Section 2.2.2, Planned Development – Regulating Plan or Development Master Plan, of the Cheyenne Unified Development Code ("UDC").

Section 2. That on July 1, 2013, the City of Cheyenne Planning Commission conducted a public hearing, reviewed the proposed zone change that is the subject of this ordinance, and recommended approval of said zone change.

Section 3. That the Governing Body of the City of Cheyenne finds that the zone change that is the subject of this ordinance meets the criteria specified in Sections 2.2.1.d and 2.2.2.d of the UDC.

Section 4. That, in accordance with Section 2.2.1, Zoning Map Amendment, Section 5.1.2, Zoning Districts Established, and Section 5.1.3, Official Zoning Map, of the UDC, the aforementioned application is hereby approved and the zoning classification of the real property described as Lots 13 through 18, Block 2, Swan Ranch Rail Park, Eighth Filing, Cheyenne, Wyoming, is hereby changed to LI, Light Industrial.

Section 5. That, in accordance with Section 2.2.1, Zoning Map Amendment, Section 2.2.2, Planned Development – Regulating Plan or Development Master Plan, Section 5.1.2, Zoning Districts Established, and Section 5.1.3, Official Zoning Map, of the UDC, the aforementioned application is hereby approved and the zoning classification of the real property described as Lot 1, Block 2, Swan Ranch Rail Park, First Filing, Lots 1 through 4, and 6, Block 1, Swan Ranch Rail Park, Fourth Filing, all of Swan Ranch Rail Park, Fifth Filing, all of Swan Ranch Rail Park, Seventh Filing, all of Blocks 1 and 3 and Lots 1 through 12, Block 2, Swan Ranch Rail Park, Eighth Filing, and a parcel of land legally described in that certain quit claim deed recorded October 11, 2012, in Book 2299, Page 1351 of the books and records of the Laramie County Clerk and ex-officio register of deeds, Laramie County, Wyoming, is hereby changed to PUD, Planned Unit Development, the Regulating Plan for which is attached hereto and incorporated herein as Exhibit A.

Section 5. That the City Engineer is hereby authorized and directed to alter and amend the Official Zoning Map as described in Section 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 6. 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 7. That this ordinance shall be in full force and effect upon its approval and publication and upon the official filing of the affiliated Swan Ranch II Annexation ordinance with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming, and upon the official filing of the affiliated Swan Ranch Rail Park, Eighth Filing, final plat map with the County Clerk and Ex-Officio Register of Deeds for Laramie County, Wyoming.

Exhibit A

CITY SWAN RANCH RAIL PARK PUD

Regulating Plan for the Planned Unit Development (PUD) of  
Lot 1, Block 2, Swan Ranch Rail Park, First Filing, Lots 1 through 4, and 6, Block 1, Swan Ranch Rail  
Park, Fourth Filing, all of Swan Ranch Rail Park, Fifth Filing, all of Swan Ranch Rail Park, Seventh  
Filing, all of Blocks 1 and 3 and Lots 1 through 12, Block 2, Swan Ranch Rail Park, Eighth Filing, and a  
parcel of land situated in a portion of the North Half of Section 27, T.13N., R.67W., 6th P.M.,  
Cheyenne, Wyoming

**Purpose:** The purpose of the Swan Ranch Rail Park PUD is to create an area for specialized commercial and industrial businesses in a rural setting where rail is the predominant reason businesses are locating in the area and where vehicular and pedestrian traffic will be highly impacted by train operations. The following provisions specify those sections of the Cheyenne Unified Development Code ("UDC") which are deleted or modified with respect to lands within this Planned Unit Development. In all other instances, the provisions of the Cheyenne UDC shall apply.

- A. **Permitted Uses.** The uses permitted in the PUD district are specified in UDC Table 5-1, Zoning District Uses, as either "permitted" or "administrative" or "conditional" under the HI district. The PUD district is intended for uses of very high intensity which should be isolated and buffered in order to protect the community, to ensure unimpeded operation of the uses, and to permit accessory commercial, service or office uses, which cannot readily fit into other general business or mixed-use areas due to the nature or intensity of operations. In addition to the previously described uses in Table 5-1, Zoning District Uses, the following use is permitted within this PUD:

Railroad yards and maintenance buildings.

- B. **District Standards.** The application of UDC Section 5.5.2.d, Lot and Building Standards, to lands within this PUD is modified to read as follows:

Lot and Building Standards:

Lot Area: n/a

Lot Frontage: n/a

Setbacks: All buildings shall be set back at least 25' from all property lines adjacent to streets.

Building Height: n/a

Maximum coverage: 90%

- C. **Building Design Standards.** UDC Sections 6.7, 6.8 and 6.9 shall not apply to industrial land uses within this PUD.

- D. **Landscaping Standards:**

The application of UDC Section 6.3 to lands within this PUD is modified as follows:

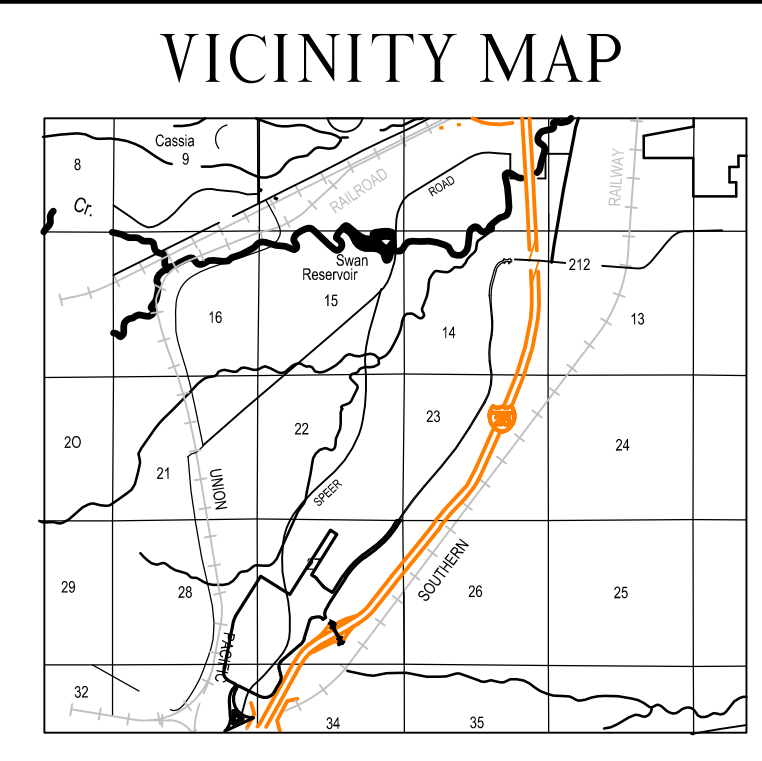
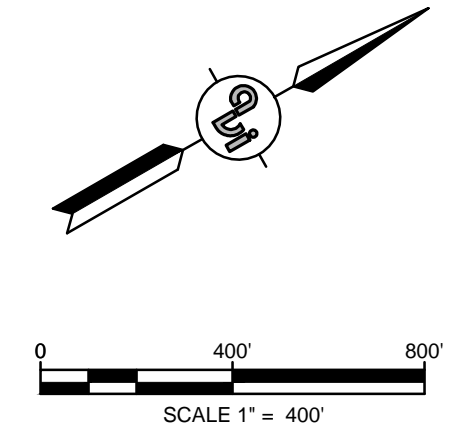
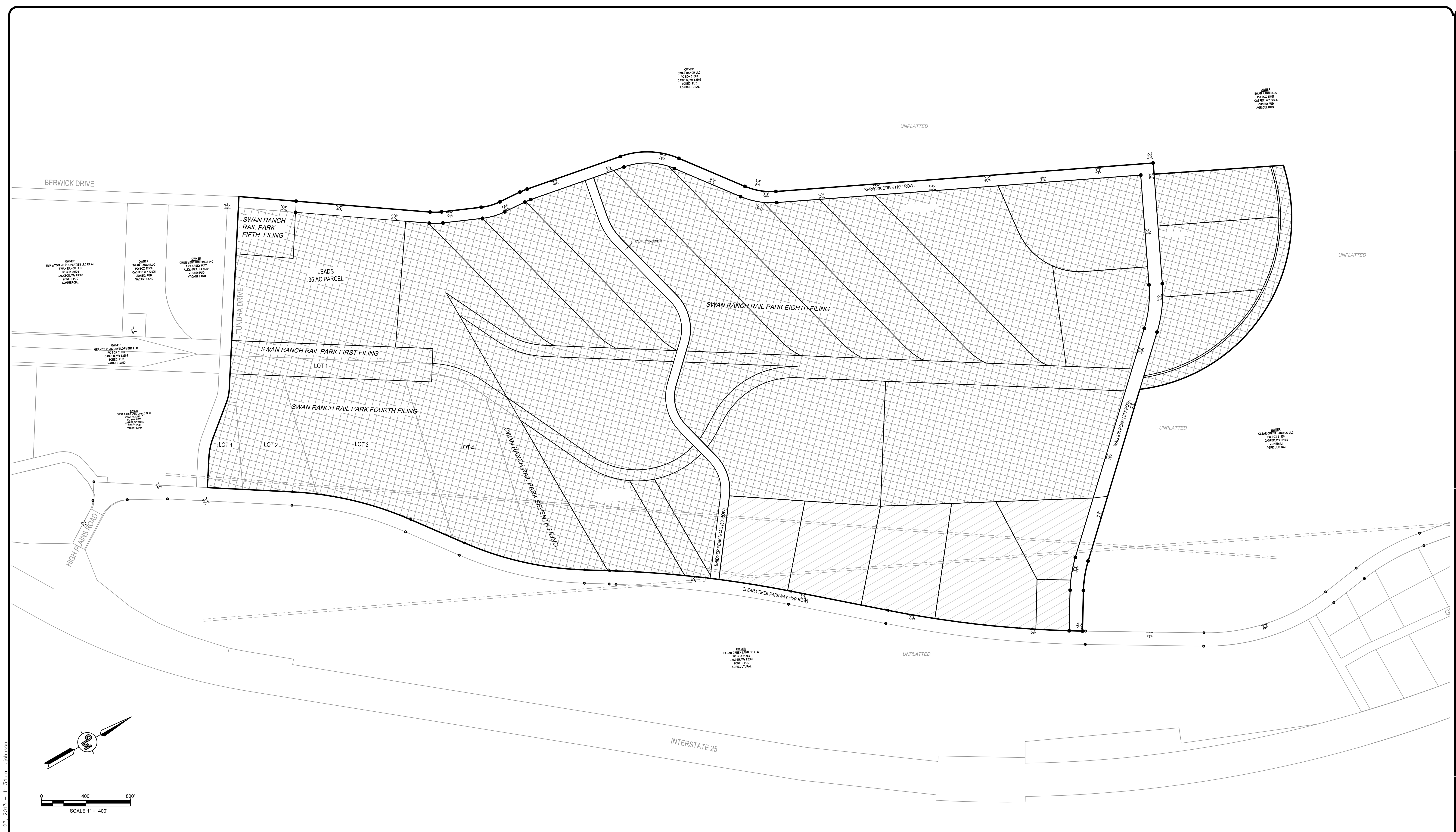
Alternate compliance for landscaping calculation. In lieu of calculations for required landscaping in Section 6.3.4, Point System, Site Plan applications may provide the amount of landscaping required by a Section 6.3.5.b, Level 2 buffer, based on the length of the property's frontage on adjacent rights-of-way. The landscaping may be installed along rights-of-way to meet the requirement of Section 6.3.3.a, Landscape Setback, as well, or installed elsewhere on the site in addition to the Section 6.3.3.a landscape setback.

For the purposes of determining buffering between property in this PUD and that in all other zone districts, this PUD shall be treated as if zoned HI under Table 6-10, Required Landscape Buffer Levels.

- E. **Parking, Lot Access and Circulation:**

UDC Section 6.2.4.c Bicycle Parking shall not apply within this PUD.





**COMPUTATION TABLE**

TOTAL SITE AREA - 693.09 AC.  
 BUILDING AREA - TO BE DETERMINED  
 PARKING PROVISIONS - TO BE DETERMINED  
 LANDSCAPED AREA - TO BE DETERMINED  
 ESTIMATED TRIPS PER DAY - TO BE DETERMINED

**NOTE**  
 SITE IS CURRENTLY VACANT OR UNDER CONSTRUCTION.

**ZONING**  
 CURRENT ZONING: PUD, LI

**LEGAL DESCRIPTION**

SWAN RANCH 8TH FILING - ALL  
 SWAN RANCH 7TH FILING - ALL  
 SWAN RANCH 5TH FILING - ALL  
 SWAN RANCH 4TH FILING - LOTS 1-4  
 SWAN RANCH 1ST FILING - LOT 1  
 LEADS 35 ACRE PARCEL - DEED BOOK & PAGE 2299 QCD 1351

**LEGEND**

- PROPOSED ZONING - PUD
- PROPOSED ZONING - LI
- FIRE HYDRANT

**OWNERS**

- |  |  |
|--|--|
| SWAN RANCH LLC<br>PO BOX 51568<br>CASPER, WYOMING 82605                            | GRANITE PEAK DEVELOPMENT LLC<br>PO BOX 51568<br>CASPER, WYOMING 82605                  |
| CLEAR CREEK LAND CO LLC ET AL<br>PO BOX 51568<br>CASPER, WYOMING 82605             | CHEYENNE LARAMIE CO CORP FOR ECON DEV<br>PO BOX 1045<br>CHEYENNE, WYOMING 82003 - 1045 |
| LONGHAUL ENTERPRISES LLC<br>8901 ARROW ROUTE<br>RANCHO CUCAMONGA, CALIFORNIA 97130 |  |

**ZONE CHANGE  
 FOR  
 SWAN RANCH  
 EIGHTH FILING**

A REPLAT OF SWAN RANCH RAIL PARK SIXTH FILING AND ALSO BEING SITUATED IN PORTIONS OF SECTIONS 14, 15, 22 AND 23, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
 PREPARED MAY 2013

NO.	REVISION	DATE

PREPARED FOR:  
**GRANITE PEAK DEVELOPMENT**  
**1300 VENTURE WAY**  
**CASPER, WY 82609**

PROJECT:  
**SWAN RANCH EIGHTH FILING**  
 DRAWING TITLE:  
**ZONE CHANGE**

**avi** p.c.  
 engineering  
 planning  
 surveying  
 PHONE (307) 637-6017  
 1103 OLD TOWN LANE, SUITE 101  
 CHEYENNE, WY 82009  
 AVI@AVIPC.COM

DATE:	MARCH 2013
DRAWN BY:	CRJ
DESIGNED BY:	CRJ
CHECKED BY:	BE

JOB NO.:  
**3479**

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