

**COMPUTATION TABLE:**

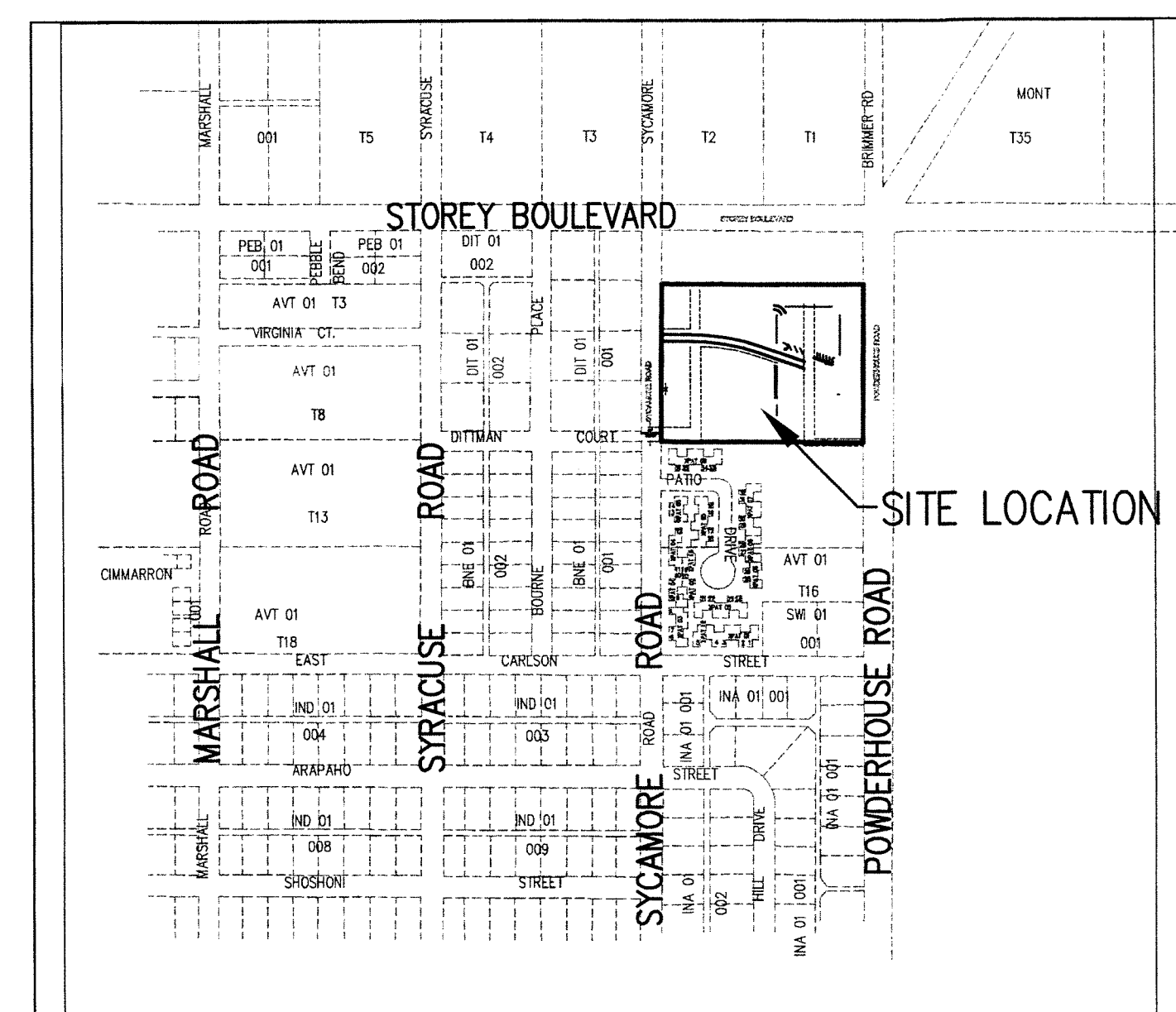
- A. Total Area: 6.34 Ac.
- B. Building Area: 1.94 Ac.
- C. Parking Provisions: 156 9'x19' Stalls  
4 Handicap Stalls
- D. Landscaped Areas: 0.82 Ac. (15% of area not including right of way)
- E. Estimated Trips per Day: 2364/day

**NOTES:**

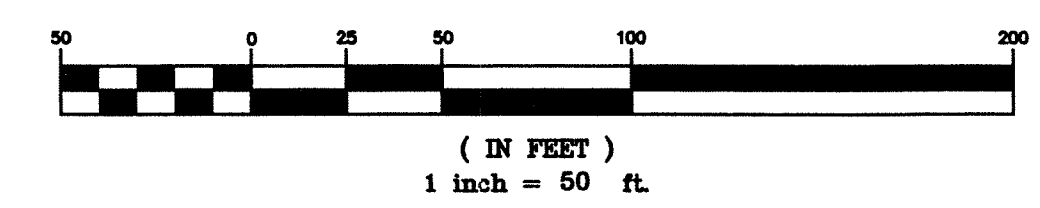
Existing Zoning: MR-2  
 Proposed Zoning: PUD (Planned Unit Development)  
 Screening: To Be Determined  
 As many of the existing trees as possible will be saved, within the constraints of the proposed design parameters.  
 Height of Proposed Commercial Buildings: 5'

**LEGAL DESCRIPTION:**

THE SOUTH ONE-HALF OF TRACT 5 AND ALL OF TRACT 6, AIRPORT VALLEY TRACTS, A SUBDIVISION OF LARAMIE COUNTY, WYOMING



VICINITY MAP  
N.T.S.



**PUD MAP FOR THE VILLAGE**

BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
 PREPARED SEPTEMBER 2006

| NO. | REVISION | DATE    |
|-----|----------|---------|
| 1   |          | 3/15/05 |

PREPARED FOR:  
**POWDERHOUSE PROPERTIES**  
 3909 W. 5TH STREET  
 CHEYENNE, WY 82007

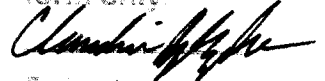
PROJECT:  
**PUD MAP**  
 THE VILLAGE

|                    |                    |
|--------------------|--------------------|
| DESIGNED BY:<br>BE | DRAWN BY:<br>RA/BE |
| CHECKED BY:        | DATE:<br>2/28/05   |

JOB NO.: 2-2763

DRAWING NO. 1 OF 1

H:\2763\PU\PU\MAP AVENAL.dwg Nov 28, 2006 - 9:56am bruce

  
Date: 1-3-07

ORDINANCE NO. 3741

**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 MR-2 MEDIUM - DENSITY RESIDENTIAL - DEVELOPING DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR THE VILLAGE, A REPLAT OF THE SOUTH HALF OF TRACT 5 AND ALL OF TRACT 6, AIRPORT VALLEY TRACTS, CHEYENNE, WYOMING (LOCATED WEST OF AND ADJACENT TO POWDERHOUSE ROAD, SOUTH OF STOREY BOULEVARD)."

**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 the south half of Tract 5 and all of Tract 6, Airport Valley Tracts, Cheyenne, Wyoming to be known as The Village, Cheyenne, Wyoming, 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 and Laramie County Planning Commission on January 2, 2007, 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. Uses by Right.**

1. Block 1, Lot 32, Block 2, Lot 30 and 31; Open Space
2. Block 1, Lots 1-8, Block 2, Lots 1-16; Townhouses
3. Block 1, Lots 26-30, Block 2, Lot 27;
  - A. Loft Residential
  - B. Entertainment and recreation facilities and uses
  - C. Fast-Food Restaurant without Drive-Through Window (ITE Manual Land Use 933) with two thousand (2,000) square feet or less of gross floor area. (or current equivalent).
  - D. General Offices
  - E. Retail and wholesale establishments
  - F. Service Businesses
  - G. Medical Offices
4. Block 1, Lot 25;
  - A. Loft Residential
  - B. Entertainment and recreation facilities and uses
  - C. Coffee Shop with Drive-Through Window
  - D. General Offices
  - E. Retail and wholesale establishments with Drive-Through Window
  - F. Service Businesses with Drive-Through Window
5. Block 2, Lot 28; Restaurant
6. Block 1, Lot 31, Block 2, Lot 29; Parking areas
7. Block 1, Lots 9-24, Block 2, Lots 17-26 Garages

**Section 5. Minimum Property Area and Maximum Building Coverage.**

- A. Minimum Property Area
  1. Townhouse lots as platted
  2. Mixed Use Buildings as platted
  3. Restaurant as platted
  4. Garages lots as platted

**B. Maximum Building Coverage.**

Total building and parking area shall not exceed eighty-five (85) percent of the entire Village property area.

Each building not within the common space and parking areas may cover up to 100% of platted lot.

**Section 6. Maximum Building Height.**

The maximum building height for mixed use and commercial buildings shall not exceed two stories and 50-feet from the foundation to the ridgeline of the roof to account for architectural features.

The maximum building height for townhouses is 30 feet.

**Section 7. Setbacks.**

Setbacks for all buildings shall be twenty (20) feet from Sycamore Road, three (3) feet from Old Town Lane, ten (10) feet from Powderhouse Road, seven and one half (7.5) feet from the north plat boundary line and ten (10) feet from the south plat boundary line.

The buffering in this development is provided via the open space located between the lot lines and the adjacent city of Cheyenne right of way or adjoining property lines.

Setbacks are to foundation lines. Soffets, 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 8. Development Performance Standards.**

A. All residential structures and detached garages within The Village will have at least 40% concrete siding, decorative concrete block, brick, stone or E.F.I.S., use at least two material types and be similar in exterior appearance. All buildings shall be constructed in accordance with the current building code of the city of Cheyenne in effect during construction.

No two-townhouse units will be identical. Each townhouse unit will be different in one way of each of the following categories:

- 1) Material to include color and exterior makeup (siding, rock or brick)
- 2) Structure to include roofline and front porch design.

B. Mixed use structures within The Village will have at least 40% concrete siding, decorative concrete block, brick, stone or E.F.I.S. be similar in exterior appearance. All buildings shall be constructed in accordance with the current building code of the city of Cheyenne in effect during construction.

The fronts of the buildings and those facing public streets shall include architectural features including:

1. Repeating architectural features, bays, windows, store front type windows, and wall plane changes.
2. Detailing to include entryways, awnings, color changes, brackets and decorative wall lighting.

There will be minimum height elevation changes for parapets and cornices of 2' every 40' or when tenant occupancies change including adjacent buildings.

Each unit exterior of a building will be a distinct color, texture and façade based upon tenant space with a maximum distance of 40 feet before a change is required.

Elevation and building footprints shall be submitted prior to building permit application for mixed use and commercial buildings.

Detached sidewalks will be incorporated throughout the plat with sidewalks attaching to roads at corners to facilitate pedestrian crossings.

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

1. There will be at a minimum of five public pads within The Village. The public pads will incorporate site furnishings, plantings, bike racks and benches and will be an integral part of the buildings within common areas and along Old Town Lane. There will be a minimum of a total of 16 of the above items on the public pads within The Village.

There will be decorative lighting in the public pads, parking lots and along Old Town Lane for the length of the commercial development and will incorporate dark sky principals on the entire development including on the buildings. This includes shielding and design so that no direct lighting leaves the property boundaries and poles no higher than 20 feet.

There will be a gateway feature along Old Town Lane to display the development name.

Pedestrian crossing will be located at narrowed road sections and pedestrian access easements will be continued to north and south boundary property lines of The Village to integrate flow between uses.

Transit pick up locations will be between two pedestrian crossings.

Trash containment areas shall be constructed with a decorative concrete block, stucco, or E.F.I.S. There will be a minimum of two commons pace trash containment areas. The restaurant will have its trash containment area within its lot boundary.

Grass pavers will connect the southern end of the alley back to Sycamore Road along the access easement.

## **Section 9. Landscaping Requirements.**

A. Street Tress will be placed along Powderhouse Road, Sycamore Road and Old Town Lane on an average of every 30 feet. Trees along Sycamore Road and Old Town Lane will count toward internal landscaping requirements.

B. Internal Landscaping will be one (1) tree for every 500 feet of 15% of the property area not including right of way. This calculation will require 74 trees.

C. Up to 50% of the trees can be substituted by five (5) bushes, a boulder, a fountain, a picnic area, a bench, a gazebo or a unique design feature as approved by the Development Director. Bushes cannot exceed 30% of the amount of required trees and each other item shall not exceed 10% of the required amount of trees.

## **Section 10. Fencing Regulations.**

There will be no fencing within The Village except along the north and south plat boundary, which will provide openings for pedestrian connections. Boundary fencing will be in compliance with City Code Section 17.116.050. 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 11. Signage.**

Commercial Buildings

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.

Ground or Freestanding Signs – Two freestanding or ground signs will be allowed along Powderhouse Road on private property with a maximum height of sixteen (16) feet and fifty (50) square feet per side. All signs must be outside of the site distance triangle.

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.

**Section 12. Parking.**

Each townhouse will have two off street parking spots located within its lot.

Commercial/Residential Units will have at a minimum 160 spaces within the parking areas and garages and shall meet the 2006 Road, Street & Site Planning Design requirements for parking design and ADA requirements when the development site plan is submitted.

**Section 13. Ownership and Maintenance of Common Area.**

Each owner will be a member of The Village Owners Association, which will own the common space, and parking areas. The owners association will be responsible for management and maintenance of the open space and common areas.

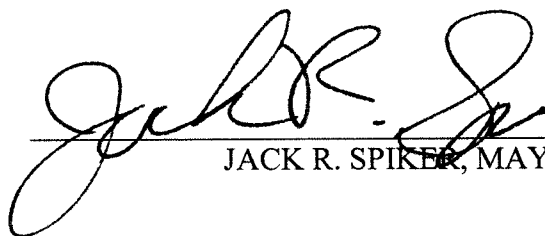
**Section 14.** That the City Engineer of the City of Cheyenne or his designated representative shall alter and amend the adopted Zoning Map as described in Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's office of publication of said ordinance.

**Section 15.** That this ordinance shall be in full force and effect upon its publication.

**FIRST READING:** January 8, 2007

**SECOND READING:** January 22, 2007

**THIRD AND FINAL READING:** February 12, 2007

  
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JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

  
\_\_\_\_\_  
CAROL A. INTLEKOFER, CITY CLERK

Publish date: Wyoming Tribune-Eagle  
February 16, 2007