

**CITY OF SHERIDAN
RESOLUTION 28-19**

A RESOLUTION approving PL 19-13, the Whitney Plaza Two Amended PUD, Planned Unit Development.

WHEREAS, the Whitney Plaza Two Amended PUD, Planned Unit Development has been reviewed for consistency with Appendix A (Zoning Ordinance) or Sheridan City Code, and applicable planning documents adopted by the City Council; and

WHEREAS, all applicable requirements for a Planned Unit Development have been met, and all documents meet the applicable requirements in Appendix B (Subdivision Regulations) of Sheridan City Code; and

WHEREAS, the City of Sheridan Planning Commission recommended the Whitney Plaza Two Amended PUD, Planned Unit Development to the City Council for approval; and

Now, therefore, be it resolved by the City Council of the City of Sheridan:


That the Whitney Plaza Two Amended PUD, Planned Unit Development

Is hereby approved by vote of the City of Sheridan's City Council.

PASSED, APPROVED, AND ADOPTED this 15th day of July 2019.



Attest:


Cecilia Good, City Clerk


Roger Miller, Mayor

State of Wyoming)
)SS
County of Sheridan)

The foregoing instrument was acknowledged before me by Roger Miller & Cecilia Good
of the City of Sheridan, Wyoming, this 15th day of July, 2019.
Witness my hand and official Seal


Notary Public



My commission expires 08-30-2022.





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**Amendment
to the
Planned Unit Development for Whitney Plaza PUD
to Incorporate Whitney Plaza Two**

May 2019



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PURPOSE

The Purpose of this “Amendment to the Whitney Plaza PUD” is to incorporate the Proposed Whitney Plaza Two Plat into the Whitney Plaza PUD and to ensure the continuity of Administration, Covenants, Land Use, Architectural Controls, Membership, Assessments, etc. into the new lots and Outlots.



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PROPERTY

The Proposed Whitney Plaza Two is a Replat of Lots 14 and 15, Block 24, Palmer's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming as well as a portion of Brundage Street (Vacated) adjacent thereto and a portion of the Vacated Alley adjacent thereto.

The Proposed Whitney Plaza Two is bounded by Brundage Street to the South, Outlot J of Whitney Plaza on the East, Outlot F of Whitney Plaza on the North and Lot 31 and Lot 32, Block 2 and Outlot I of Whitney Plaza on the West side.

It is proposed to be Replatted into 2 lots, known as Lot 1, Whitney Plaza Two and Lot 2, Whitney Plaza Two, as well as 2 Outlots, known as Outlot FF, Whitney Plaza Two and Outlot II, Whitney Plaza Two.



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LOTS

The intent is for Lot 1, Whitney Plaza Two to have the same architectural and land use standards as that of the adjacent Lot 31, Whitney Plaza.

Lot 31, Whitney Plaza is currently undeveloped, but its intended use is attached residential units, not more than a 3 family dwelling. These same uses and restrictions will apply to Lot 1, Whitney Plaza Two.

Also, the intent is for Lot 2, Whitney Plaza Two to have the same architectural and land use standards as that of the adjacent Lot 32, Whitney Plaza.

Lot 32, Whitney Plaza is currently undeveloped, but its intended use is attached residential units, not more than a 3 family dwelling. These same uses and restrictions will apply to Lot 2, Whitney Plaza Two.



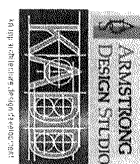
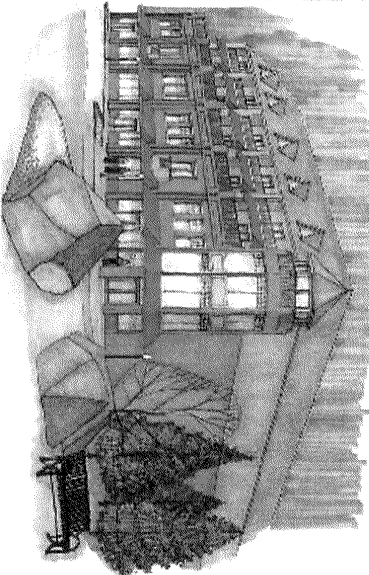
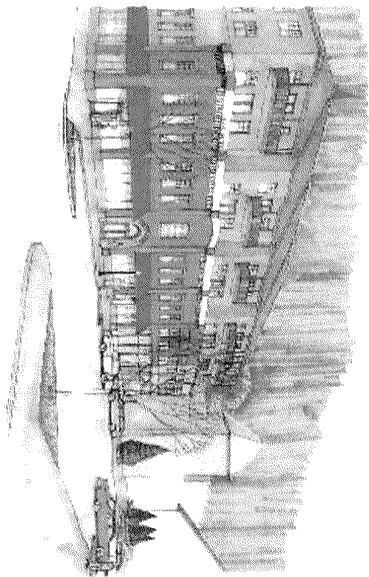
OUTLOTS

Outlot FF, Whitney Plaza Two shall allow for the same uses, have the same restrictions, and same limitations as that of the adjacent Outlot F, Whitney Plaza (Private Road and Utility Easement).

Outlot F, Whitney Plaza is currently utilized as a Private Road and Utility Easement, Outlot FF, Whitney Plaza Two will continue said uses.

Outlot II, Whitney Plaza Two shall allow for the same uses, have the same restrictions, and same limitations as that of the adjacent Outlot I, Whitney Plaza.

Outlot I, Whitney Plaza is currently undeveloped, but is intended for private access to Residential users of Lots 31 and 32. Outlot II, Whitney Plaza Two will continue the intended use of Outlot I to the residential users of Lots 1 and 2, Whitney Plaza Two as well as residential users of Lots 31 and 32, Whitney Plaza.



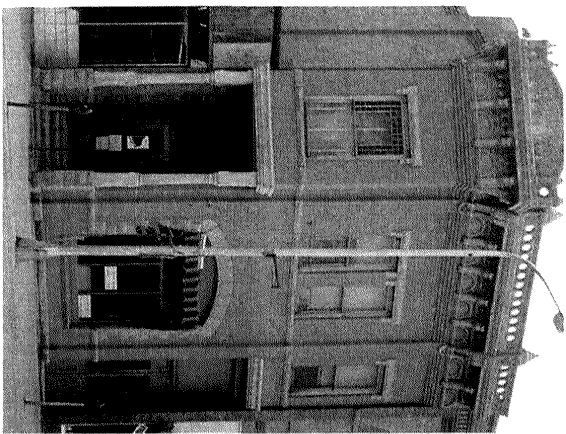
City of
Sheridan
East Side
PUD
Submittal

Whitney
Benefits Inc.

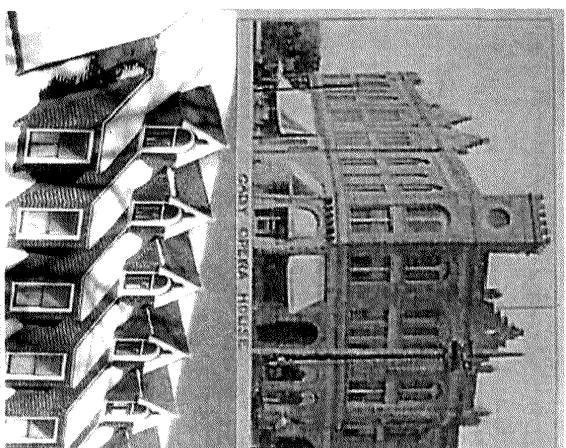
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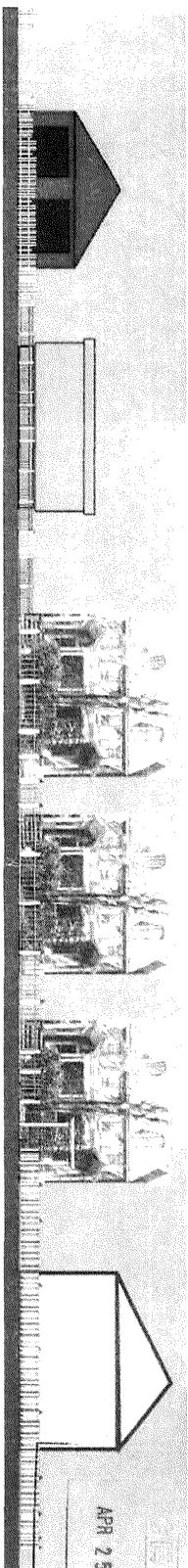
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A New Vision for the East Side



BR



APR 25 2007



OVERVIEW of Whitney Plaza- A Planned Unit Development -

Objectives of the PUD:

Revitalizing the neighborhood:

The majority of the land in this submittal is zoned industrial. Everything from fuel storage to freight shipping were the principal uses. This use was a poor fit with residential and residents moved away. The neighborhood edge became less pronounced. As residents moved away, the area has become less desirable to many residents of Sheridan as a place to live.

This PUD revitalizes and strengthens the residential use of the East Side. Uses such as Cox Fence, Sheridan Commercial storage, the Forest Service and other industrial uses are removed from the edge of the neighborhood. The current edge of the neighborhood, Brundage is expanded and moved north by establishing a new street type north of the Knights of Columbus. The neighborhood currently contains a four-plex and a five-plex along Brundage. Additional duplexes and town homes are encouraged along Brundage. Behind Brundage are attached and detached residences along Park Lane and live-work properties along Whitney Lane that opens to Connor as the edge of the neighborhood to the mixed use zone.

A live-work opportunity can best be provided in neighborhoods such as the East Side as the work component already exists in the neighborhood. We layer the various residential product as transition between mixed use and existing single family of the east side.

Environmentally, WBI has cleaned up several hazardous waste sites in the neighborhood. WBI is recycling 7400 cubic yards of concrete and brick from the Central School demolition, and thirteen of the new residences are located in recycled structures to revitalize the neighborhood.

Supporting the Downtown, encouraging business growth in Sheridan:

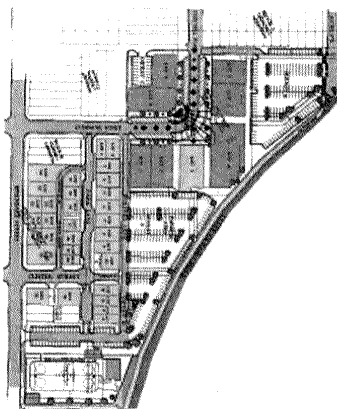
The PUD adds new Class A retail and office space to Sheridan's inventory. New types of space are also developed including 13 live work lots along the alley between the mixed use and the revitalized neighborhood residential. One of Sheridan's best traditions is the commitment by the community to the downtown as a landmark for the community. The downtown is supported by encouraging the development of new office and business space downtown to attract more visits. The development will provide about 95,000 SF of office and about 45,000 SF of retail.

More important is the expansion of the downtown usable area by reclaiming the industrial zone for a more supportive set of land uses. The location of the development, hopefully, will encourage greater investment in the downtown E/W between Main Street and Broadway and N/S between Alger and Loucks. The urbanism design of this PUD emphasizes a strong public realm with pedestrian friendly facades and relegates most parking to the rear auto parks.



BEFORE

AFTER



Enhance the Image of the Community:

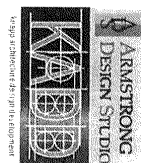
The PUD desires to enhance the community image by extending the historic Grinnell parade grounds a block to the east and support the future redesign of Grinnell to mimic the design of the Grinnell Plaza Block.

The Grinnell and Connor area is designed as a pedestrian square where they intersect. The 100' square is anchored by the new Sheridan School District Two Administration Building. A change in paving materials incorporates the curve of Grinnell transitioning into Connor to create the retail village feel of the corner.

On special occasions the two blocks are designed to be closed off at alley accesses from Grinnell and Connor. The 420 parking spaces in Phase One, and 90 in Phase Two are available to accommodate events and minimize impact of the events on neighbors and businesses. The Goose Creek Trailway is also connected to this civic use to encourage alternate modes of travel. The alley commercial of potential live work businesses and the residential alternatives also combine to create a dynamic mix of use that is carefully regulated in the Architectural Regulations of this PUD contained below. The Architectural Regulations in this PUD provide the framework to create *A Sense of Place for the East Side*.

Support the Youth of Sheridan:

The primary mission of WBI is to support the youth of Sheridan and everyone understands the valuable addition of an ice rink to the East Side. After evaluating many uses for this property, gathering input from hundreds of residents of the community, this PUD strengthens the job base, supports the businesses downtown to grow, returns the School District Administration to the downtown as a new anchor and adds significant housing on the more affordable end of the community's financial spectrum. These issues create a better community for the youth of Sheridan. As a non profit with a volunteer board, all proceeds from this development fund the activities and scholarship for youth that WBI serves in Sheridan.



East Side
PUD
Submittal

Whitney
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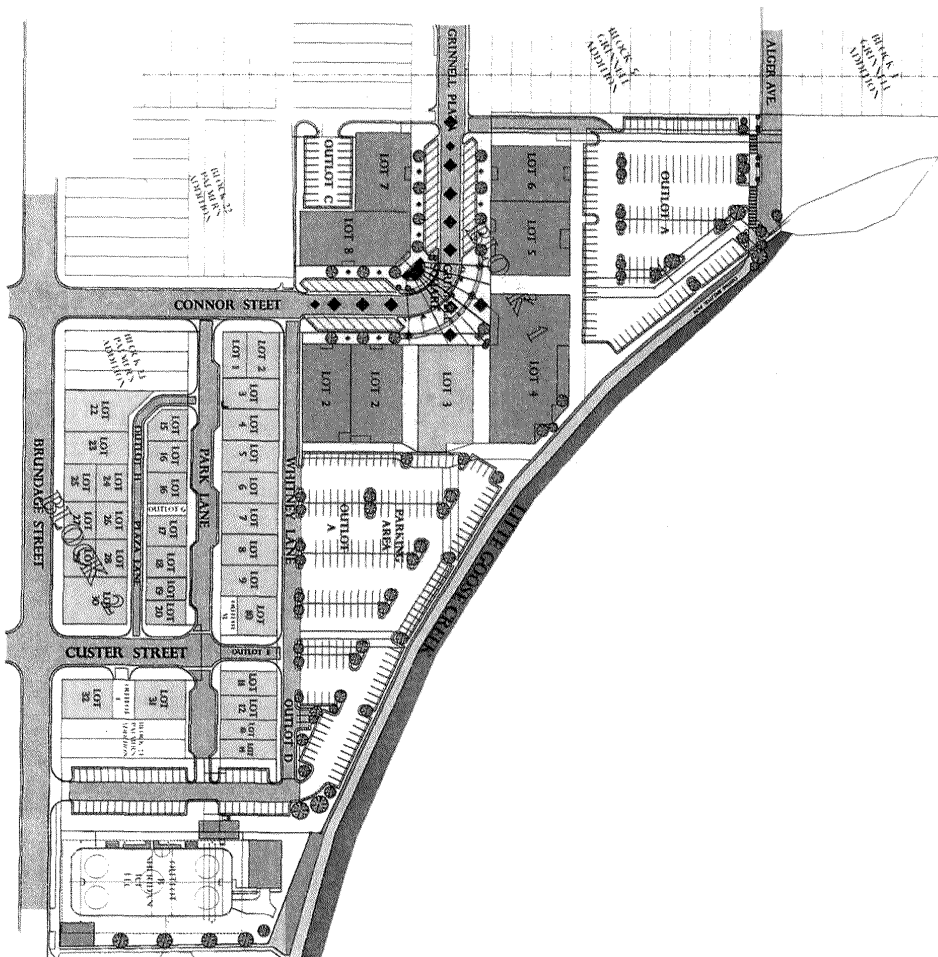
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Land Uses :

The PUD presented in this submittal include Civic, Retail, Office, Live-Work, Detached, and Attached Residential land use options. The intent of the PUD is to maximize the benefit to the community through a mixed use approach that increases overall parking availability through a diversity of uses. Community interest has stepped forward to utilize the land for office uses that are civic and community service oriented. The neighborhood includes some church ownership, commercial ownership and housing opportunities.

A land use that is interchangeable is appropriate in a market such as Sheridan. The Office use can function on the main level as can retail. The second level can function as residential or office.

The Design:

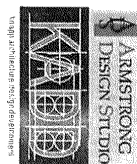
Whitney Plaza is a mixed use development utilizing the street level for office and retail. The second level will allow residential and office. The third and fourth levels will be residential only.

Parking is presently planned as surface in the initial phase and building lots 7 & 8 may include underground parking. The parking is common to all development parcels in the mixed use development. Parking spaces are 9' x 20' with 25' aisles. At this time no reductions because of the mixed use diversity are requested. In addition the 510 mixed use spaces are supplemented with 59 on site residential spaces and 39 commercial on street and 18 residential on street spaces for a total parking space count of 626.

The School District as Anchor:

The Board is negotiating a trade of land with the School District to locate their administrative center at Grinnell as an important anchor for downtown. The 21 permanent employees and weekly trip traffic for District functions are expected to enhance use of downtown retail and services.

The School District peak loading requirement of School Board meetings is an evening use and the parking design fits those functions well. The Plaza creates new opportunities to link the School District with the community to celebrate youth in Sheridan during the year and to engage local downtown merchants to continue support of the School District. The District will utilize an existing parcel and wishes to proceed as use by right. They have tentatively agreed to cooperate with the PUD and any requirements of the City of Sheridan that can be accommodated. Malone Belton Abel will submit plans in the near future.



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Phasing uses in the development:

The three principal sites over the next 2 - 7 years are Mixed-Use Connor East, Mixed-Use Grinnell North, and development of the 44 residences along the new lane designed from the Brundage alley between Connor and Custer Streets and a redevelopment of the north side of Brundage from the Knights of Columbus to include the Custer corner. The Win-Nelson site is considered future at this time because of existing lease commitments but is included in the PUD submittal. The mixed use sites are best developed as single buildings as lease or sale contracts can be found for the retail and office space. The loft residential can also be marketed on a reservation basis. The following is a summary of space :

#	parcel	Lot (SF)	Total (SF)	Retail	Office	Lofts
	Existing Whitney Voc. Bldg	22500	30000		6500	
	Whitney Ice Rink (seasonal)	40600				
	<i>Parking for Purchase</i>					28
1	65' x 125' mixed use	8125	14625	7313	7313	4
2	65' x 125' mixed use	8125	14625	7313	7313	4
3	70' x 136' SD TWO	8750	19040	0	19040	0
4	Corporate Center	17866	36212	0	32910	
5	95' x 100' mixed use	9500	17100	8350	8550	7
6	70' x 100' mixed use	7000	12600	6300	6300	5
	Subtotal	123236	144200	29475	86975	48
	Phase One Parking		451	118	249	72
7	70' x 100' mixed use (fu)	7000	13006	6500	6500	6
8	70' x 140' mixed use (fu)	9800	18006	9000	9000	6
	Subtotal	16800	31012	15500	15500	12
	Phase Two Parking		125	63	44	18
	Project Total	140036	170960	44975	102475	60
	Total Parking		576	181	293	90

Park Lane Neighborhood Summary

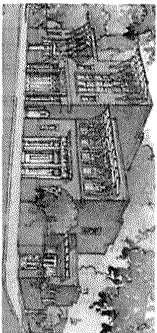
	Residences
New Condominiums (NC) (Lots 27,28)	6
Retained Condo Conversions (CC) (Lots 21,22)	7
Live work Lots (LW) (Lots 2-14)	13
Attached Residential (AR) (Lots 1,19,20)	3
Detached Residential (DR) (Lots 15,16,17,18)	4
Town homes (TH) (Lots 23 - 26)	11
Bldg. Footprint	10.35 Acres
Roads	1.43 Acres
	11.78 Acres
	Park Residences
	44

The Park Lane Neighborhood:

The transition between Whitney Plaza and the existing east side is designed as a mixed income with mixed varied building type. Lot size, street design, setbacks, and land use adjustments combine to create a diverse new neighborhood to enhance the East Side of Sheridan.

Two vest pocket park areas accent Park Lane with mature trees combine to create usable open space for the residents. New alleys are utilized to create a pedestrian oriented street. The majority of parking is garaged and off alleys.

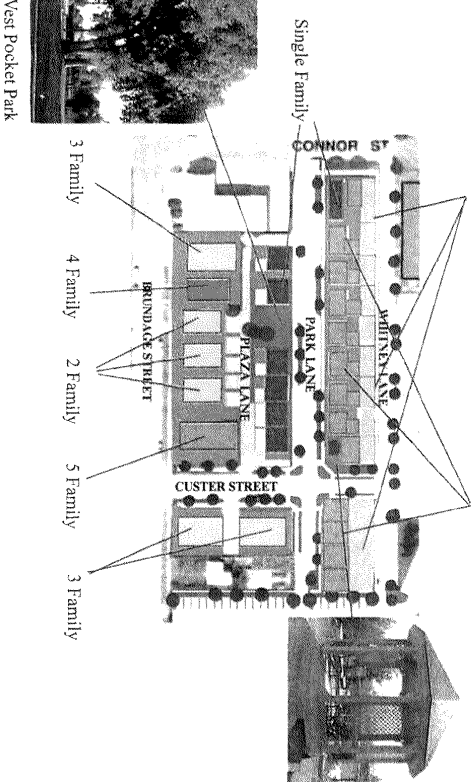
A variety of different residence types are used to create an atmosphere that mimics the older neighborhoods around the East Side. 44 residences create a new center of residential activity for the East Side.



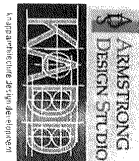
Commercial side of Live / Work



Residential side of Live / Work



A neighborhood landmark will be a small gazebo located at the intersection of Custer and Park Lane. Residential in character, this addition under the existing tree will set this area away from the parking north and the active recreation to the east.



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Designated Managed Parking Area

Objectives of the Designated Managed Parking Area:

The PUD is designed to reflect and expand the context of the downtown. Historically there was no parking requirement in the 1900s and the downtown buildings are built side by side with a pedestrian orientation to the sidewalk. Scale and detail in the buildings is the hallmark of the Sheridan downtown. The car had not been invented or was thought to be a fad in the early days.

The designated managed parking area for this PUD will manage the parking demand for all land uses within this PUD and will also make allocations for existing structures east of Broadway, north of Grinnell, and south of Alger. The objective of expanding the designated area is to anticipate possible future parking issues before they create a problem. The green solution is to optimize utilization of the parking provided and planners are encouraged to utilize on street and off street in a mixed use development of this nature.

Parking requirements should be related to land use to provide adequate yet not excessive parking. Land uses will change over time as will the hours of peak use based for these land uses. The designated managed parking area requires monitoring of land use and a more accurate accounting of parking utilization. WBI plans to monitor parking utilization and develop empirical historic data that can provide for greater accuracy in an effort to provide alternative parking solutions in the future as downtown Sheridan develops their overlay district and works to enhance the quality of their community.

Developing demand for the area:

The location of the PUD allows us to establish fairly clear boundaries based on geography and land use. The boundaries begin on the south side of Alger through the north side of Grinnell. The ownership then jogs east and continues down to Brandage, over to Sheridan and back up Goose Creek. The reuse of Whitney Community Vocational Center is now well defined and an average daily car count is used in our demand equation. Also two properties called *Broadway Properties* to the south at some point will need to acquire parking and an estimated mixed use for those properties is projected. All new space is projected based on current City standards for the retail, and office space.

Calculating the diversity of the demand based on the mixed uses of the PUD:

The nature of mixed use development differs from traditional development. This PUD is a retail environment 6 1/2 days per week, 8 - 12 hours per day. It is an office environment 8 - 5, 5 days per week. The 76 residences are 24 hours and 7 days per week but 50 % are expected to leave from 8 - 5, 5 days per week. Additional projections of adjacent space and lot units are included in the gross number. On weekends this diversity will continue to diminish parking demand because of office vacancy. The revised demand for all parking (on street and off street) at build out is 483 spaces. (See the following Shared Parking Analysis) Buildout currently projects 510 car spaces plus 39 on street diagonal spaces.

Designing to meet current and future needs for parking:

The future need for parking is consistently difficult for architects and planners. An area often changes use or densifies under antiquated codes that look neither at increases or decreases in demand. The creation of the two autogarks to the north and east of the principal buildings best allows for increases or decreases to this PUD over the years by adding additional levels if needed or by introducing additional perimeter uses should demand decrease.

Calculating annual demand of current land use and managed parking implications:

As developer and manager of the common portion of the facilities over the long term, WBI proposes to monitor parking utilization and to periodically query user groups on tendencies and trends for the purpose of developing empirical historic data that can become the basis of future analysis. As the land use fully develops over a period of years, the data can allow WBI through amendments to the PUD, to respond more appropriately through management of the designated parking area for the development. Users such as School District Two actually generate specific demand that can be measured and the purpose of measurement is to insure the most adequate and efficient use of parking.

Coordination with City of Sheridan, community groups, and Community Development: WBI plans to share their information on parking demand performance through the issuance of annual reports to the City, Downtown Sheridan Association and other community groups of interest.

Shared Parking Analysis:

Demand for parking is calculated for retail, office, and lofts at build out including 69 additional spaces for additional properties in the downtown or for adjustments by WBI within this PUD. The occupancy rates below are generally drawn from the *TDM encyclopedia* for Shared Parking of the *Victoria Transport Policy Institute* and methods documented by the ULI publication *Shared Parking* by *Barton-Aschman Associates* considered the base study for shared parking in the nation.

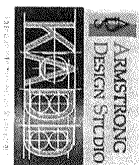
Total	Retail	Office	Lofts
Demand	576	181	293
			90
Parking Diversity	m - f 8 - 5	sat 8 - 5	sun 8 - 5
Residential	50%	90%	90%
Office	90%	5%	5%
Retail	90%	100%	70%
Revised parking Demand	483	289	231

Shared Demand for Development Parking in Phase One:

The total shared demand above includes the Phase Two development of Win Nelson and an allocation of 69 additional spaces available for adjacent uses. Actual demand for phase one development with adjacent lots is 451. Applying the same shared parking factors above generates a demand for 377 parking spaces for Phase One. 420 parking spaces on site and 39 new parking spaces on street are provided in Phase One. This provides a surplus of 43 spaces plus the 39 on street diagonal spaces available for allocation to Phase Two.

Development Time Frames & Parking Stall and Lane Width:

Parking shall be provided in 100% ration to developed land use. The proposed parking space is a variance from the City standard. Stalls are 9' x 20' and lanes are 25' wide.

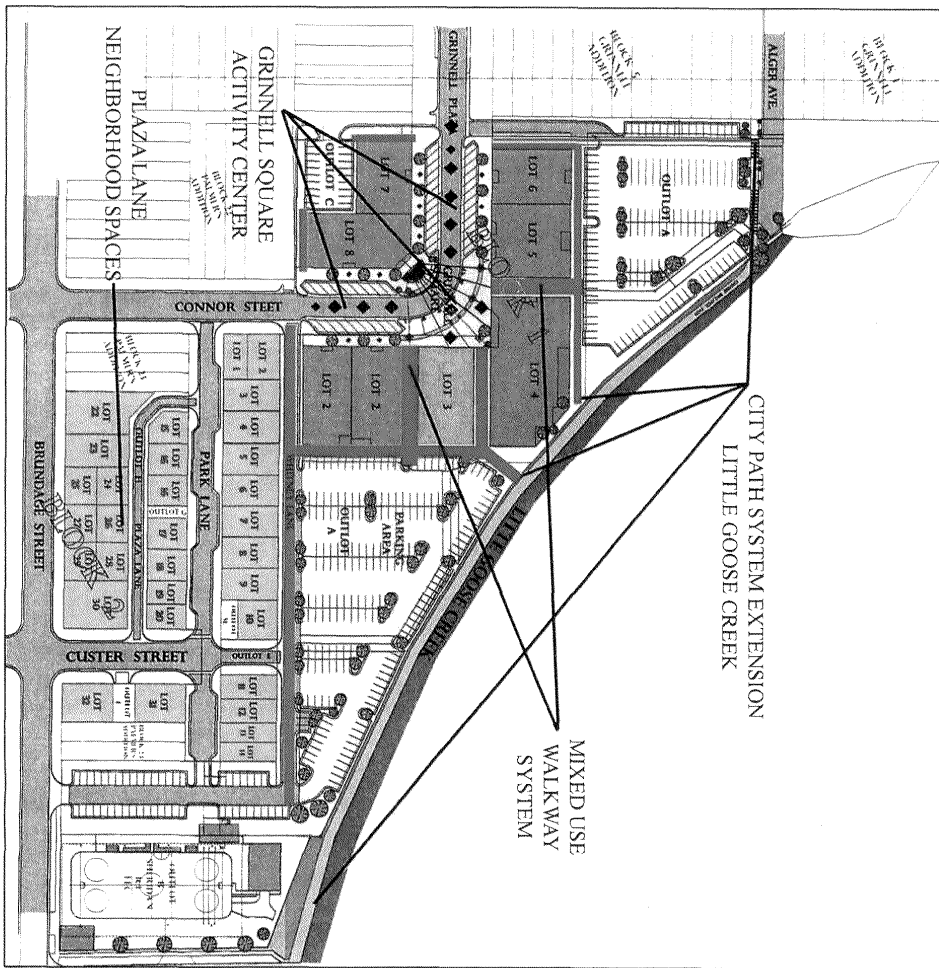


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City Requirement:
Commercial 15%
Multi Family 20%

Open Space Areas	Acres	% of Site
Ice Arena	0.99	8.4%
Pedestrian path	0.44	3.8%
Pedestrian walks	0.56	4.8%
Grinnell Park	0.70	5.9%
Grinnell Square	0.23	1.9%
	2.93	24.8%

Open Space:

This PUD approaches Open Space as common green area but also as recreational contributions to the community and as urbanism contributions to the downtown. This PUD also looks at the needs of the community in this area and attempts to solve those problems as part of open space solution.

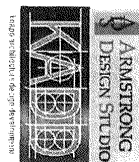
Conventional Open Space and recreational uses:

This PUD is the combination of two new districts in the community: Park Lane and Whitney Plaza. Each have differing open space requirements but are examined as a combined PUD. The City has a different requirement for Commercial zones -15% (Whitney Plaza) and Residential uses 20% (Park Lane). The open space provided in this PUD exceeds the greater of these requirements of 20% for the overall development

This requirement is met in four primary open space uses: First, The Whitney ice arena provides the community with an active recreational use. Second, a pedestrian path is developed along Little Goose Creek. Whitney has installed the lighting along this path and will complete this path from Little Goose Creek to Broadway. Third, Whitney Plaza becomes an extension of pedestrian paths in addition to the development of City R.O.W. These paths connect the City R.O.W. and Whitney Plaza with the extensive parking areas and the open space trails. Fourth, Park Lane develops streetcapes, a vest pocket park, setbacks, private yard areas and by design a sense of place. These uses total 21% of land area.

An additional urban open space is developed in City R.O.W as Whitney Plaza. This creative use of the turn from Grinnell to Connor combined with 15' sidewalks with pavement mimicking Whitney Plaza along Grinnell and Connor provides almost an acre of activity area available for community festivals with no interruption of community travel and 600 parking spaces adjacent to the assembly area.

Another creative provision is development an additional 50 spaces for potential additional development in the area and the provision of a managed parking district to optimize community performance. These spaces provided here open other opportunities for quality open space options downtown.



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PROPOSED 8" S/L
EXISTING 10" S/L
EXISTING 4", 6", 10" W/L
PROPOSED 8", W/L
PROPOSED STORM

Utilities, Development and Soils Report

The project will develop new utilities for the development in combination with existing neighborhood utilities. New water and sewer lines are planned in Grinnell and Connor and will meet the needs of the development.

The fire protection capacity of the mains are increased where needed and fire hydrants are located to serve needs of the development.

The School District Soils report is included for review and no unusual problems are anticipated.

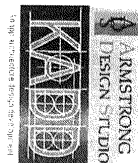
The Drainage Plan

The site presently drains through two locations to Little Goose Creek. The storm sewer at Grinnell and Connor is rerouted north to the existing drainage point adjacent to Whitney Community Vocational Building. This will also drain the north parking area and Grinnell buildings. The Custer storm sewer will be used to capture roof drainage from the School District building, the east lot, the east Connor Street buildings, and the drainage needs of Brundage Place.

R.O.W. Improvement and Private Streets

The PUD develops conventional R.O.W. and offer some private alternatives that work for the development. The Grinnell R.O.W. will be terminated at Connor Street and designed to match Grinnell Plaza. Connor Street is widened by private easements from 70' to 100' to match Grinnell and will be developed in the same manner. A design for the intersection provides a street design of 29' match Gould and other downtown knockdowns to create a square with landscaping and public art features.

Whitney Lane and Park Lane are designed as private streets with unique design characteristics. Whitney Lane combines the commercial retail functions of Whitney Plaza with 13 Live-Work properties. The north exposure allows up to 1100 SF of commercial studio use. The Southern exposures to Park Lane allow residential use only. The remainder of Park Lane minimizes auto access to parcels and is designed to create a desirable streetscape. A number of variances from City regulations are included in this PUD.



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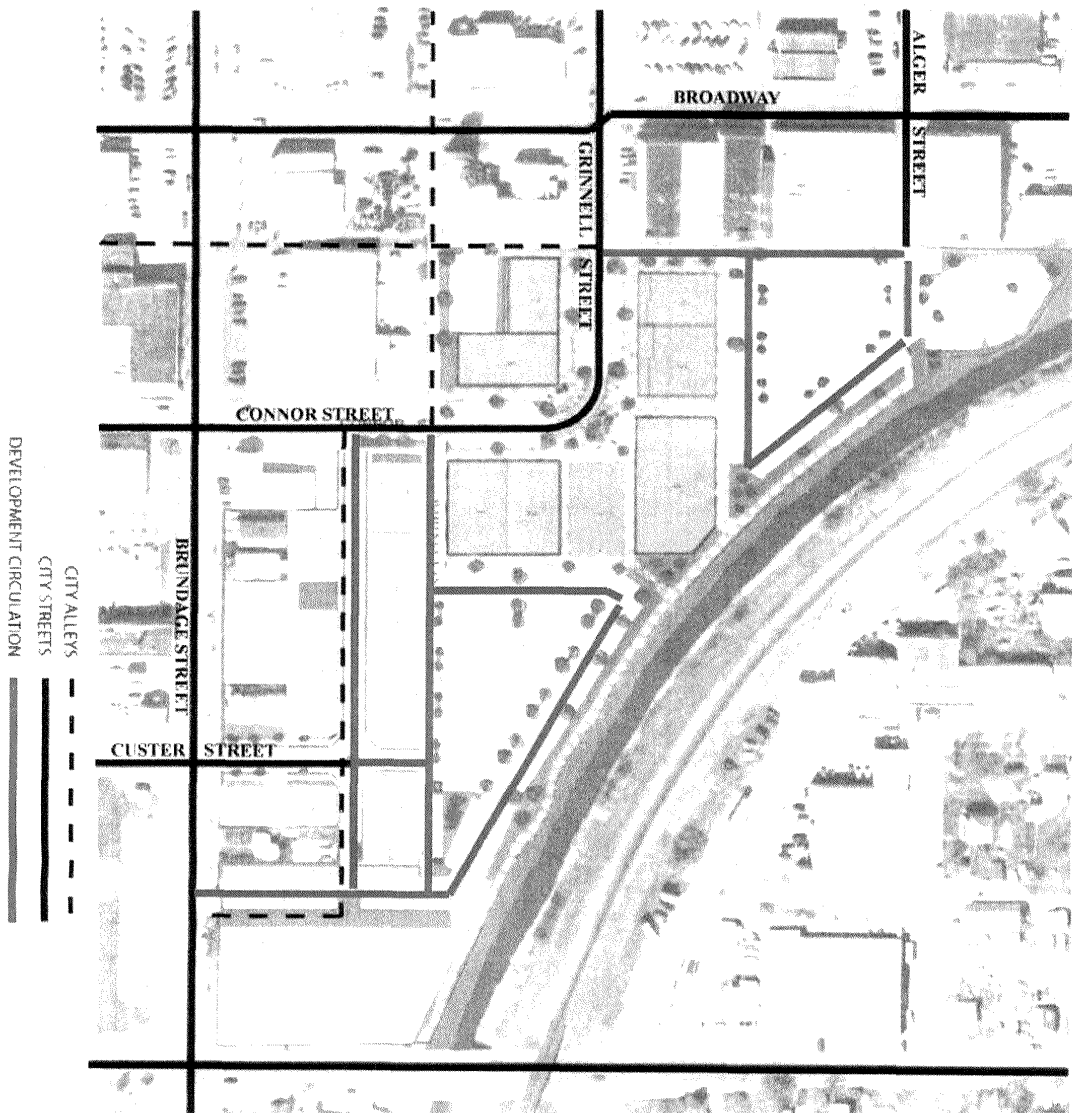
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Traffic Analysis:

The PUD is a redevelopment of an existing area of the City from largely industrial uses to office, retail, and residential mixed use. The design relies on the existing street grid and alley system historically in place. Further, the uses in the neighborhood are changing because of the closure of Central Middle School and the removal of typical travel generated by the school.

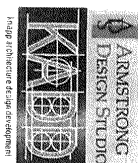
The removal of industrial uses removes much of the heavy truck traffic associated with those uses. The peak load of school starting and ending daily will be a palpable difference along the south edge of the project.

The Whitney Plaza uses:

Whitney Plaza is a mixed use development utilizing the street level for 44,500 SF of retail use. The traffic demand for these uses are included in the traffic study. The second floor and adjacent parcels plan for 95,000 SF of office use. The upper floors anticipate 20 loft residences. Whitney Lane will provide access to 13 office spaces as part of live work properties. The ice arena has a seasonal traffic load of trips. The traffic demand for these components are discussed in the attached traffic report.

The Park Lane Neighborhood:

The 44 residences of the Park Lane neighborhood replace the existing residences that existed prior to redevelopment for a net increase of homes. One original residence remains and is not counted in this analysis. Alley access to off street parking and supplemental parking is available in the adjacent parking lots to control parking options and safety of trip movement. A traffic calming design is proposed at the intersection of Park Lane and Custer Street.



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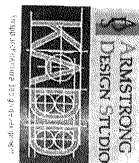
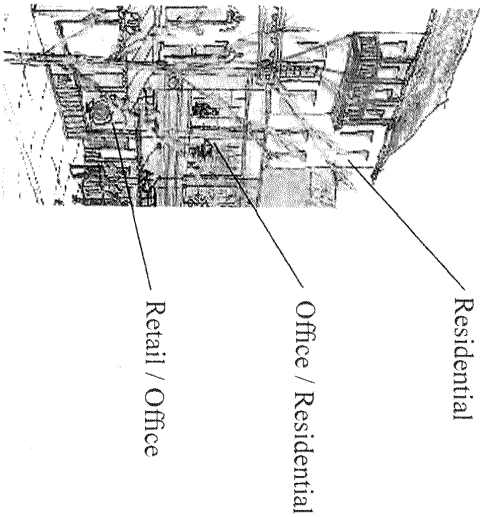


Architectural Regulations: Attached Mixed Use - Block One, Lots 1, 2, 5, 6, 7, 8

<p>Allowed Uses:</p> <ol style="list-style-type: none"> General retail & office functions on 1st level. Office and residential on 2nd and 3rd levels. Residential on 4th level. Uses shall comply with vertical diagrams as shown. No accessory structures are allowed. Live work is allowed within these constraints. 	<p>RESIDENTIAL RES. /OFFICE RES. /OFFICE RETAIL /OFFICE</p>
<p>Lot Setbacks:</p> <ol style="list-style-type: none"> No setbacks for AMU uses on the first two levels Maximum lot coverage is 100% Street Facade shall extend along at least 80% of the facade. Only 20% can vary. Front elevations shall include a minimum 10' setback above the 2nd level on front and rear elevations. 	
<p>Components:</p> <ol style="list-style-type: none"> Sub grade windows and wells are not allowed to the exterior facades. Roofs, window extensions, balconies and patio coverings may only encroach into the right-of-way as allowed by City Ordinance. Glazing on all levels shall generally be clear glass. The A.C.C. may require components to be added as part of their review. 	
<p>Vertical Proportions:</p> <ol style="list-style-type: none"> First level shall be 4" above prevailing grade and finish at all exterior doors. First level ceiling height to be a minimum of 10', maximum of 14'. Second level ceiling height to be minimum of 9', maximum 11'. Third and fourth level ceiling heights to be minimum of 8', maximum of 10'. 	
<p>Off Street Parking:</p> <ol style="list-style-type: none"> The development shall propose actual projection of parking demand based on their particular requirements as part of the Parking Management Plan (PMP) for the overall development, and comply with applicable P.U.D. ordinance requirements. Shared parking is allowed within the development. Shared parking ratios shall be mutually approved by A.C.C. and City of Sheridan. All parking shall be off parcel and common, a portion of spaces may be designated for large vehicles. 	

Attached Mixed Use - Block One, Lots 1, 2, 5, 6, 7, 8 continued

<p>Square Footage and Volume:</p> <ol style="list-style-type: none"> An estimated square footage shall be negotiated at contract with the owner. Square footage may vary up to 20% less and up to 5% more than the approved square footage, subject to A.C.C. approval. Volumes shall be subject to the review of the A.C.C. Below grade square footage is not included in the estimated square footage and shall be limited to service and storage and not the principal function of the principal use. 	<p>Materials:</p> <ol style="list-style-type: none"> Structures shall contain elevations consisting of a minimum of 10% stone plus 60% masonry on the street facing facade only for the first two levels, not including glazing area subject to adjustment by the A.C.C. Glazing shall be as appropriate for the principal function. Roofing materials shall be the purview of the A.C.C.
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Architectural Regulations: Attached Mixed Use - Block Two, Lots 1, 2

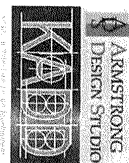
<p>Allowed Uses:</p> <ol style="list-style-type: none"> General retail & office on 1st level. Residential garage on 1st level Residential on 2nd level, and office or lodging function on 2nd level facing Conner Street. Uses shall comply with vertical diagrams as shown. No accessory structures are allowed. 	
<p>Lot Setbacks:</p> <ol style="list-style-type: none"> There shall be a 3' front setback for the 2 levels facing Conner Street. There shall be one 8' side setback on the residence side. Maximum lot coverage is 80%. Street Facade shall extend along at least 50% of the primary street elevation. The rear elevation shall include a minimum 3' setback for principal structure. 	
<p>Components:</p> <ol style="list-style-type: none"> Sub grade windows and wells are not allowed. Roofs, window extensions, balconies and patios may not encroach into front setback more than 3'. Roofs, window extensions, balconies and patios may not encroach into rear lot easement more than 3'. The A.C.C. may require components to be added as part of their review. 	
<p>Vertical Proportions:</p> <ol style="list-style-type: none"> The first level shall be 4" above prevailing grade and flush at all exterior doors. The 2nd level height shall be 9' minimum, 11' maximum. No flat roofs allowed. Roof pitches shall be reviewed by the A.C.C. for appropriateness. 	
<p>Off Street Parking:</p> <ol style="list-style-type: none"> The development shall propose actual projection of parking demand based on particular requirements as part of the Parking Management Plan (PMP) for the overall development or comply with applicable P.U.D. ordinance requirements. Shared parking is allowed within the development. 2 parking spaces shall be provided off street from the side yard only within the lot by owner. Trash containers must be enclosed off street except on the day of pickup. 	

Attached Mixed Use - Block Two, Lots 1, 2 continued

<p>Square Footage and Volume:</p> <ol style="list-style-type: none"> An estimated square footage shall be negotiated in contract with the owner. Square footage may vary up to 20% less and up to 5% more than the approved square footage, subject to A.C.C. approval. Volumes shall be subject to the review of the A.C.C. Below grade square footage is not included in the estimated square footage and shall be limited to service and storage and not the principal function of the principal use. 	
<p>Materials:</p> <ol style="list-style-type: none"> Structures shall contain elevations consisting of a minimum of 10% stone plus 60% masonry on the street facing facade only for the first two levels not including glazing area subject to adjustment by the A.C.C. Glazing shall be as appropriate for function. Roofing materials shall be the purview of the A.C.C. 	

Live Work (LW) - Block Two, Lots 3-10

<p>Allowed Uses:</p> <ol style="list-style-type: none"> Residential functions on the first and second levels of the primary residence, (Park Lane Side). Commercial, professional or lodging associated with the residence up to 1100 square feet accessed from Whitney Lane only. Uses shall comply with vertical diagrams as shown. No accessory structures are allowed. 	
<p>Lot Setbacks:</p> <ol style="list-style-type: none"> There shall be a 3' front setback for the first 2 levels above grade. 8' to one side of lot on residence side. Maximum lot coverage is 80%. Street facade shall extend along at least 50% of the street elevation. The alley elevation shall include a minimum 0' setback for principal structure. 	



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Live Work (LW) - Block Two, Lots 3-10 continued

<p>Components:</p> <ol style="list-style-type: none"> 1. Sub grade windows and wells are not allowed. 2. Roofs, window extensions, balconies and patios may not encroach into front setback more than 3'. 3. Roofs, window extensions, balconies and patios may not encroach into alley easement more than 3'. 4. The A.C.C. may require components to be added as part of their review. 	
<p>Vertical Proportions:</p> <ol style="list-style-type: none"> 1. The first residential level shall be 14" above prevailing grade. Floor to ceiling height shall be 9' minimum, 12' maximum. 2. The second level floor to ceiling heights shall be 8' minimum, 11' maximum. 3. No flat roofs allowed. Roof pitches shall be reviewed by the A.C.C. for appropriateness. 	
<p>Off Street Parking:</p> <ol style="list-style-type: none"> 1. 2 covered parking spaces shall be provided off street from Whitney Lane only within the lot. 2. Trash containers must be enclosed off street except on the day of pickup. 	

Live Work (LW) - Block Two, Lots 11-14

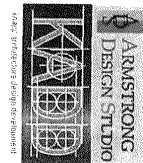
<p>Allowed Uses:</p> <ol style="list-style-type: none"> 1. Residential functions on the first, second, third levels of the primary residence to the south on the lot. 2. Commercial, professional, or lodging associated with the residence, up to 2500 square feet accessed from Whitney Lane only. 3. Uses shall comply with vertical diagrams as shown. 4. No accessory structures are allowed. 5. Live work is allowed within these constraints. 	
<p>Lot Setbacks:</p> <ol style="list-style-type: none"> 1. There shall be a 5' from setback for the first 2 levels above grade. 0' side setback. 2. Maximum lot coverage is 95%. 3. Street Facade shall extend along at least 80% of the street elevation. 4. The alley elevation shall include a minimum 0' setback for principal structure. 	

Live Work (LW) - Block Two, Lots 11-14 continued

<p>Components:</p> <ol style="list-style-type: none"> 1. Sub grade windows and wells are allowed. 2. Roofs, window extensions, balconies and patios may not encroach into front setback more than 5'. 3. Roofs, window extensions, balconies and patios may not encroach into alley easement more than 3'. 4. The A.C.C. may require components to be added as part of their review. 	
<p>Vertical Proportions:</p> <ol style="list-style-type: none"> 1. The first residential level shall be 14" above prevailing grade. Floor to ceiling height shall be 9' minimum, 12' maximum. 2. The second level floor to ceiling height shall be 8' minimum, 11' maximum. 3. No flat roofs allowed. Roof pitches to be reviewed by the A.C.C. for appropriateness. 	
<p>Off Street Parking:</p> <ol style="list-style-type: none"> 1. 2 covered parking spaces shall be provided off street from Whitney Lane only. 2. Trash containers must be enclosed off street except on the day of pickup. 	

Corporate - Block One, Lot 4

<p>Allowed Uses:</p> <ol style="list-style-type: none"> 1. General retail & office functions on 1st and 2nd levels. 2. Uses shall comply with vertical diagrams as shown. 3. No accessory structures are allowed. 	
<p>Lot Setbacks:</p> <ol style="list-style-type: none"> 1. No setbacks for uses on the first 2 levels. 2. Maximum lot coverage is 100%. 3. Street Facade shall extend along at least 90% of facade. Only 10% can be inset. 	




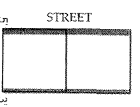
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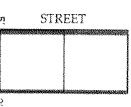
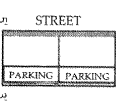
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Corporate - Block One, Lot 4 continued

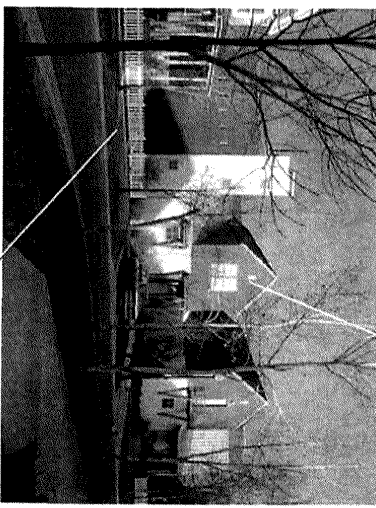
Vertical Proportions: 1. First level shall be 4' above prevailing grade and flush at all exterior doors. 2. The 2nd level ceiling height shall be 9' minimum, 11' maximum. 3. Flat or pitched roofs are not allowed. Roof pitches to be reviewed by the A.C.C. for appropriateness. 4. Feature towers or spires are allowed up to a maximum height as allowed by the City of Sheridan.	
Off Street Parking: 1. The development shall propose actual projection of parking demand based on their particular requirements as part of the Parking Management Plan (PMP) for the overall development or comply with applicable P.U.D. ordinance requirements. 2. Shared parking is allowed within the development. 3. Shared parking ratios shall be mutually approved by A.C.C. and the City of Sheridan.	
Footage and Volume: 1. An estimated footage shall be negotiated at contract and the owner may vary up to 20% less and up to 5% more than the approved footage subject to A.C.C. approval. 2. Volumes shall be subject to the review of the A.C.C. 3. Below grade footage is not included in the estimated footage and shall be limited to service and storage and not the principal function of the civic use.	
Materials: 1. The structure shall contain elevations consisting of a minimum of 5% stone plus 60% masonry, not including glazing area subject to adjustment by the A.C.C. 2. Glazing shall be as appropriate for function and shall be non-reflective glass. 3. Roofing materials will be reviewed by the A.C.C. 4. All materials must be approved by the A.C.C.	
Allowed Uses: 1. Residential functions on all levels of primary residence. 2. No accessory structures are allowed.	
Lot Setbacks: 1. There shall be a 5' front setback for the first 2 levels above grade. 2. Maximum lot coverage is 85%. 3. Street facade shall extend along at least 50% of the street elevation. 4. The access easement elevation shall include a minimum 3' setback for principal structure.	

Attached Residential (AR) - Block Two, Lots 22, 23, 30, 31, 32

Attached Residential (AR) - Block Two, Lots 22, 23, 30, 31, 32 continued

Components: 1. Sub grade windows and wells are allowed. 2. Roofs, window extensions, balconies and patios may not encroach into front setback more than 5'. 3. Roofs, window extensions, balconies and patios may not encroach into access easements more than 3'. 4. The A.C.C. may require components to be added as part of their review.	
Vertical Proportions: 1. The first level shall be 14' above prevailing grade. Floor to ceiling shall be 9' minimum, 12' maximum. 2. The second level shall not exceed 11'. 3. Roof pitches shall be reviewed by the A.C.C.	
Off Street Parking: 1. A minimum of 1 parking space shall be provided off street from the alley if possible. 2. Additional shared parking is allowed within the development. 3. Trash containers must be enclosed off street except on the day of pickup.	
Footage & Volume: 1. Volumes shall be subject to the review of the A.C.C.	
Materials: 1. Materials shall be the purview of the A.C.C.	

Attached Residences



Lane and yard setback



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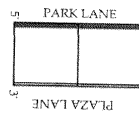
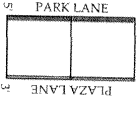
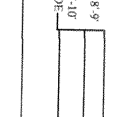
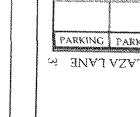
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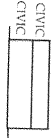
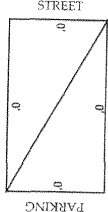
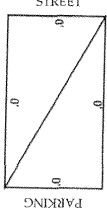
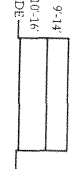
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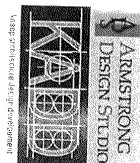
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Detached Residential (DR) - Block Two, Lots 15-21, 24-29

Allowed Uses:	RESIDENTIAL
1. Residential functions on all levels of primary residence. 2. No accessory structures are allowed.	
Lot Setbacks:	
1. There shall be a 5' front setback and a 3' rear setback for the first 2 levels above grade. 2. Maximum lot coverage is 85%. 3. Street Facade shall extend along at least 50% of the street elevation. 4. The access easement elevation shall include a minimum 3' setback for principal structure.	
Components:	
1. Sub grade windows and wells are allowed. 2. Roofs, window extensions, balconies and patios may not encroach into front setback more than 5'. 3. Roofs, window extensions, balconies and patios may not encroach into access easements more than 3'. 4. The A.C.C. may require components to be added as part of their review.	
Vertical Proportions:	
1. The first level shall be 14" above prevailing grade. Floor to ceiling shall be at least 8' not exceeding 10'. 2. The second floor to ceiling level to be 8' minimum, 10' maximum. 3. Roof pitches shall be reviewed by the A.C.C.	
Off Street Parking:	
1. A minimum of 1 parking space shall be provided off street from the alley if possible. 2. Additional shared parking is allowed within the development. 3. Trash containers must be enclosed off street except on the day of pickup.	
Footage & Volume:	
1. Volumes shall be subject to the review of the A.C.C. 2. Maximum of two stories or 30' in height from grade to roof ridge.	
Materials:	
1. Materials shall be the purview of the A.C.C.	

Civic Use (School District 2) - Block One, Lot 3

Allowed Uses:	CIVIC
1. Administrative and academic function of the ownership entity. 2. Uses shall comply with vertical diagrams as shown. 3. No accessory structures are allowed. 4. Long term dead storage in basement only.	
Lot Setbacks:	
1. There shall be 0' setback required for the School District Administration building. 2. Maximum lot coverage is 100%. 3. Street Facade shall extend along of the street elevation and the two pedestrian way facades.	
Components:	
1. Sub grade windows and wells are not allowed to the exterior facades. 2. Roofs, window extensions, and patio coverings may not encroach into the right of way more than 2'. 3. Glazing on all levels shall be clear glass. 4. The A.C.C. may require components to be added as part of their review.	
Vertical Proportions:	
1. The first level shall be 6" above prevailing grade and finish with all exterior doors. Floor to ceiling height shall be 10' minimum, 16' maximum. 2. Roof may be flat or pitched.	
Off Street Parking:	
1. The development shall be an actual projection of 55 spaces based on their particular requirements as part of the Parking Management Plan (PMP) for the overall development or comply with applicable P.U.D. ordinance requirements. 2. Shared parking ratios shall be mutually approved by A.C.C. and the City of Sheridan. 3. All parking shall be off parcel and common, a portion of spaces may be large vehicle.	
Footage and Volume:	
1. An estimated footage shall be negotiated at contract and the owner may vary up to 20% less and up to 5% more than the approved footage subject to A.C.C. approval. 2. Volumes shall be subject to review of the A.C.C. 3. Below grade footage is not included in the estimated footage and shall be limited to service and storage and not the principal function of the civic use.	
Materials:	
1. Civic structures shall contain elevations consisting of a minimum of 10% stone plus 60% masonry on the principal facade only for the first two levels not including glazing area subject to adjustment by the A.C.C. 2. Glazing shall be as appropriate for function and shall conform with energy conservation guidelines of the City of Sheridan. 3. Roofing materials shall be the purview of the A.C.C.	



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