

ORDINANCE NO 2193

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Section 1., and shown on the attached Exhibit A, from R-3 Residence District to MA (Medical Arts) District; also the approval of the MA Master Plan (comprising of attached Exhibits A) for the Sheridan Memorial Hospital Medical Arts Master Plan.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-3 Residence District to MA District, and the owner has also submitted a MA Master Plan for consideration, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1. The following described land is hereby rezoned from an R-3 Residence District to a MA District, to wit:

Sheridan Memorial Hospital Main Campus (1401 W. 5th Street): Lot 2, Welch Subdivision to the City of Sheridan, Sheridan County, Wyoming

Medical Arts Complex: Lot 1 of the Medical Arts Complex I Subdivision, being a subdivision in the City of Sheridan, Sheridan County, Wyoming, Recorded April 25, 2006 in Drawer M, Plat #64

Welch Cancer Center (1585 W. 5th Street):

Lots 1, 2, 3, 4, 5, 6 and 7, and Lot 1 Parking, Lot 2 Parking, Lot 3 Parking, and Lot 4 Parking, Partridge Plaza Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming as recorded in Book 1 of Plats, Page 291.

AND

A tract of land located between the north right-of-way line of State Highway No. 330 and the south line of Partridge Plaza Subdivision in the SE $\frac{1}{4}$ of Section 21, T56N, R84W, of the 6th P.M. in the City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point which bears N71° 01' 08"E, 1144.54 feet from the S $\frac{1}{4}$ Corner of said Section 21, said point also being on the south line of said Partridge Plaza Subdivision;

Thence along said south line S87° 55' 11"E, 240.33 feet to the southeast corner of said Partridge Plaza Subdivision;

Thence leaving said south line and following the northerly line of said highway being 40 feet offset north from a spiral curve to the left having a centerline length of 100.48 feet, a centerline chord bearing of S89° 28' 15"W and centerline chord distance of 100.44 feet, with an offset chord bearing of S89° 17' 53"W and offset chord distance of 104.68 feet to a point;

Thence continuing along said line through a curve to the left having a radius of 612.96 feet, a length of 128.27 feet, a chord bearing of S79° 47' 50"W and a chord distance of 128.04 feet to a point;

Thence leaving said line N16° 10' 51"W, 34.04 feet to the POINT OF BEGINNING.

Said tract containing 2409 Square Feet, more or less.

AND

A tract of land located on the north side of Partridge Plaza Subdivision in the SE $\frac{1}{4}$ of Section 21, T56N, R84W, of the 6th P.M., in the City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point which bears N51° 34' 47"E, 1405.80 feet from the S $\frac{1}{4}$ Corner of said Section 21;

Thence N53° 17' 37"E, 299.81 feet to a point on the west right-of-way line of Kentucky Avenue;

Thence following said west line S1° 35' 25"W, 96.39 feet to a point at the northeast corner of said subdivision;

Thence following along the north line of said subdivision S53° 17' 37"W, 217.85 feet to a point;

Thence continuing along the said north line S22° 50' 24"W, 183.63 feet to a point;

Thence leaving said line N2° 10' 53"E, 216.76 feet to the POINT OF BEGINNING.

Said tract containing 26,602 Square Feet, more or less.



EXCEPTING THEREFROM a portion of Lot 1, Lot 1 Parking, Lot 2 Parking, and Lot 3 of Partridge Plaza Subdivision located in the SW ¼ SE ¼ of Section 21, T56N, R84W, of the 6th P.M., in the City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point which bears N71° 01' 08"E, 1144.54 feet from the S¼ Corner of said Section 21, said point also being on the south line of said Partridge Plaza Subdivision;

Thence along said south line N87° 55' 11"W, 43.60 feet and N89° 24' 08"W, 64.56 feet to the southwest corner of said Partridge Plaza Subdivision;

Thence along the westerly line of said subdivision N22° 50' 24"E, 306.51 feet to a point;

Thence leaving said westerly line S2° 10' 53"W, 284.94 feet to the POINT OF

BEGINNING. Said tract containing 15,369 Square Feet, more or less.

1435 Burton Street – A tract of land being Lot 4, Block 3, Mead Addition and a part of Lot 5, Block 3, Mead Addition to the City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at an existing rebar and cap being the Southeast corner of Lot 4, Block 3, Mead Addition to the City of Sheridan, said corner being located on the North right-of-way of Burton Street; thence along said right-of-way N89° 59' 53"W, 61.64 feet to a rebar and cap; thence leaving said right-of-way N00° 00' 16"W, 153.18 feet to a rebar and cap, said point being located on the South right-of-way of a 16 foot alley; thence along said right-of-way N89° 24' 51" E, 58.98 feet to a rebar and cap, said point being the Northeast corner of Lot 4, Block 3, Mead Addition to the City of Sheridan; thence along the East line of said Lot 4, S00° 59' 50"E, 153.81 Feet to the point of BEGINNING.

1455 Burton Street – A TRACT OF LAND BEING A PART OF LOT 5, BLOCK 3, MEAD ADDITION TO THE CITY OF SHERIDAN AND ALL OF LOT 6, BLOCK 3, MEAD ADDITION TO THE CITY OF SHERIDAN,

BEGINNING at rebar and cap located on the North right-of-way Burton Street, said point being located 89° 59' 53" West 61.64 feet from the Southeast corner of Lot 4, Block 3, Mead addition to the City of Sheridan;

Thence along said right-of-way North 89° 59' 53" West 88.37 feet to a rebar and cap, said point being the Southwest corner of Lot 6, Block 3, Mead Addition to the City of Sheridan;

Thence along the West line of said Lot 6, North 00°, 59' 50" West 152.25 feet to rebar and cap, said point being located on the South right-of-way of a 16 foot alley;

Thence along said right-of-way North 89° 24' 51" East 91.01 feet to a rebar and cap;

Thence South 00° 00' 16" East 153.18 feet to the point of BEGINNING, containing 0.314 acres, more or less.

Corner lot at 5th and Kentucky -

Lots 9 and 10, Block 3, Mead Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Saunders Building at 1416 W. 5th Street

Lots 14, 15 and 16, Block 3 of Mead Addition to the City of Sheridan, Sheridan County, Wyoming.

Section 2. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3. That the MA Master Plan be approved as the governing land use document for the property described in Section 1 and shown and described in Exhibit A, and shall be duly recorded with the office of the Sheridan County Clerk.

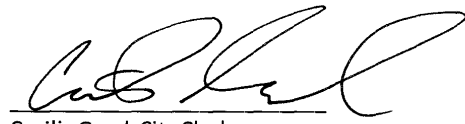
Section 4. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this 17th day of September, 2018


Roger Miller, Mayor

State of Wyoming
County of Sheridan

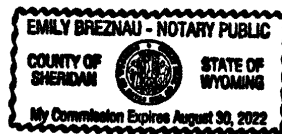
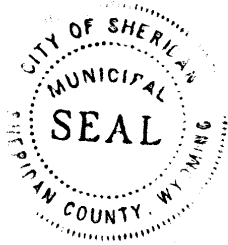
ATTEST:


Cecilia Good, City Clerk

The foregoing instrument was acknowledged
before me by Roger Miller & Cecilia Good
this 17th day of September, 2018.
Witness my hand and official Seal


Notary Public

My Commission Expires: 08-30-2022



Proposed Hospital Properties to be Rezoned to Medical Arts (MA)

Address	Location Note	PIN
1 1585 W. 5th St.	Welch Cancel Center	56842141000125
2 1401 W. 5th St.	Main Campus	56842141000225
3 1401 W. 5th St.	Medical Arts Complex	56842141100125
4 Null	Vacant Lot	56842144700525
5 944 Jackson Ave.	Medical Office	56842144700425
6 1455 Burton St.	West Half of Office	56842144700725
7 1435 Burton St.	East Half of Office	56842144700625



Date: 08/09/2018

Exhibit A



proposed rezone area



0 100 200 400 Feet

Name: sgoodman Date: 08/13/2018





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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



SHERIDAN MEMORIAL HOSPITAL

**Sheridan Memorial Hospital
Master Plan for Medical Arts District
Submitted to the City of Sheridan
July 2018**



Sheridan Memorial Hospital – 1952 (present location)

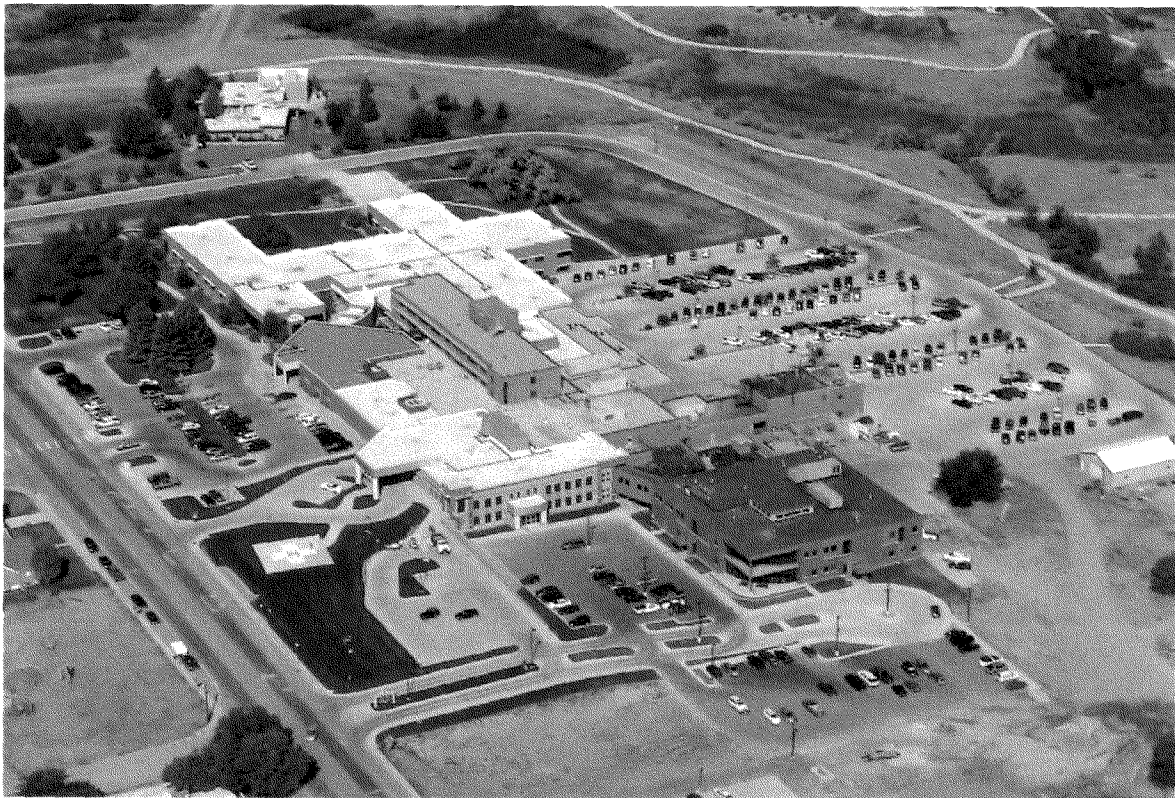


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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This master plan is created to comply with the requirements for Sheridan Memorial Hospital campus to become zoned as "Medical Arts District".

The plan includes:

- Executive summary
- CEO approval for zoning change
- Site drawing of proposed land uses
- Exterior building design
- Building setbacks
- Typical Landscaping
- Location of public and private utilities Site drawing of utilities
- Open space, parkland, areas of protected natural habitat
- Drainage plan
- Parking plan
- Conceptual transportation plan, including multi-modal linkages
- Proposed signage



Sheridan Memorial Hospital - 2006



Executive Summary

One of the most important requirements of a community is access to quality healthcare. For over 100 years, Sheridan Memorial Hospital has been serving our community, and fulfilling that requirement. With progressive, state-of-the-art facilities, sophisticated technology and services beyond what one might expect in a hospital this size, patients can take comfort in knowing they are receiving high quality care.

Sheridan Memorial Hospital has been in its present location since 1952. With great forethought, the county leadership placed the hospital in an area that would allow future growth for buildings and parking. This is a luxury that very few hospitals enjoy. The original building was on the outskirts of the City. Since that time the city has expanded and now completely surrounds the Hospital campus.

Converting the campus to a "Medical Arts District" will allow the hospital to provide our patients and visitors important wayfinding signage not allowed in the current R-3 zone. This master plan shows the current health oriented campus, and projected areas to provide facilities for future needs. It is Sheridan Memorial Hospital's goal to maintain a therapeutic "park-like" setting that is consistent with the existing neighborhood.



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1401 West 5th Street
Sheridan, WY 82801
(307) 672-1000

www.sheridanhospital.org

July 16, 2018

Brian J. Craig, AICP
City of Sheridan
Community Development Director
55 Grinnell Plaza
Sheridan, WY 82801

Re: Request for zoning change to a Medical Arts District

Dear Mr. Craig,

As the Chief Executive Officer for Sheridan Memorial Hospital, I am authorized to request that the hospital campus zoning as defined in the Master Plan submitted with this request, be changed to a Medical Arts District.

Please feel free to contact me at 672-1044 (o) or 752-4555 (c) with any questions concerning this request for a zoning change for the hospital.

Sincerely,

Mike McCafferty, CEO
Sheridan Memorial Hospital

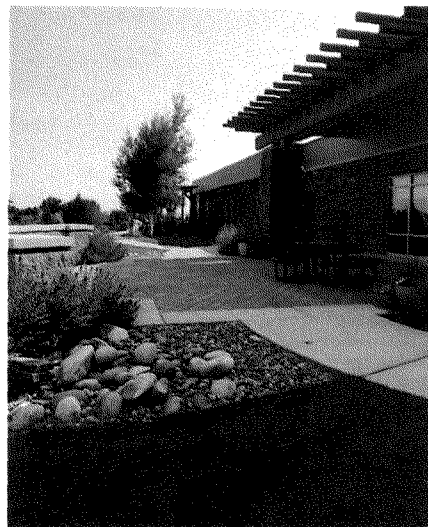
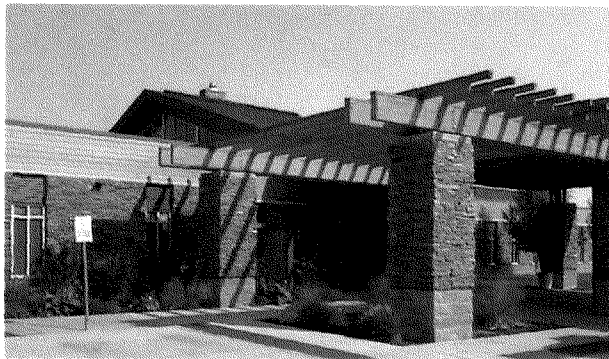
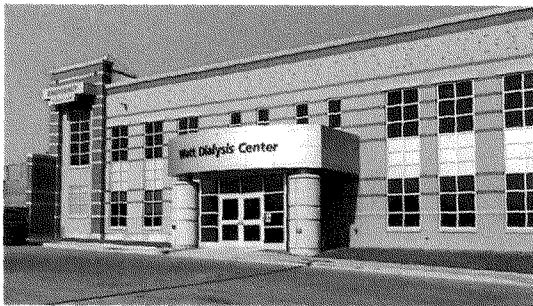
Enclosures





Building Design

Sheridan Memorial Hospital uses a variety of building design styles. The preferred construction method is masonry exterior, store-front windows, and flat roofs. Other construction methods are used as desired, depending upon the purpose of the building or for aesthetics. Future building envelopes will be constructed that are consistent with existing designs, as reflected in attached photos.





Building Setbacks

Sheridan Memorial Hospital will use the following setbacks:

Front yard – 5 feet

Rear yard – 5 feet

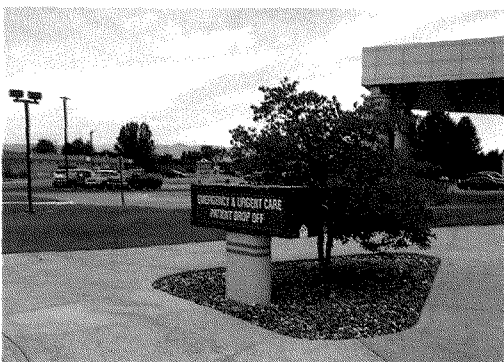
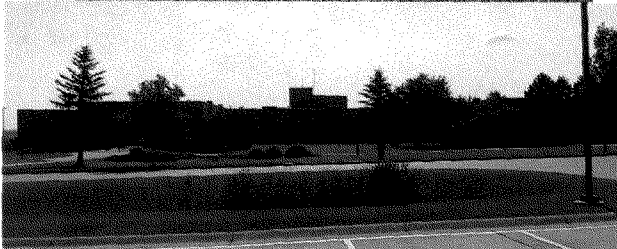
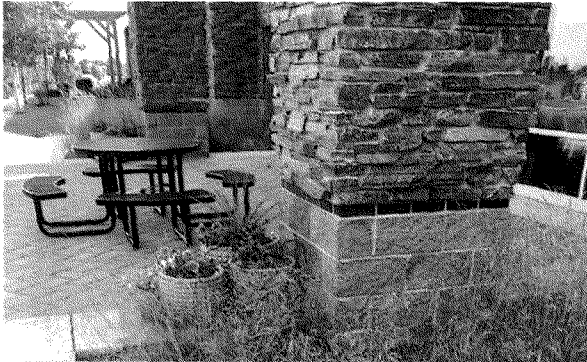
Side yard – 5 feet

New construction designs will be sensitive to residential neighbors. Whenever possible, building construction will utilize a minimum setback of 25 feet for all directions from property line. In the future, setbacks may have to be the minimum of 5 feet (depending upon the location of parking lots). Setbacks less than 25 feet will be used for buildings less than thirty-five (35) feet in height.

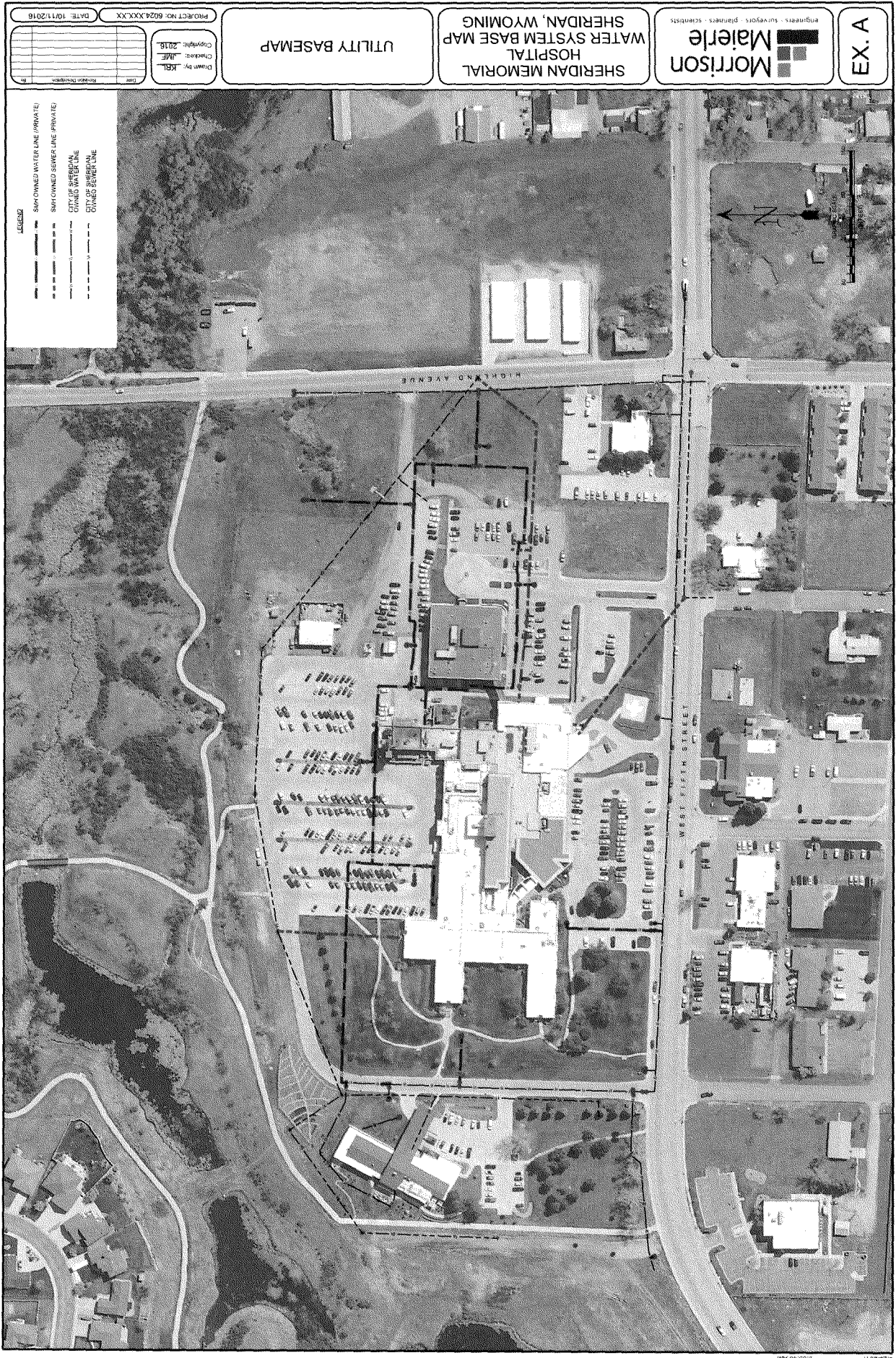


Typical Landscaping

Landscaping will be consistent with existing installations, as reflected below. Whenever possible, plants selected will be non-disease prone, and non-invasive species.



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EX. A

Morrison
Maierle
engineers - surveyors - planners - scientists

SHERIDAN MEMORIAL
HOSPITAL
WATER SYSTEM BASE MAP
SHERIDAN, WYOMING

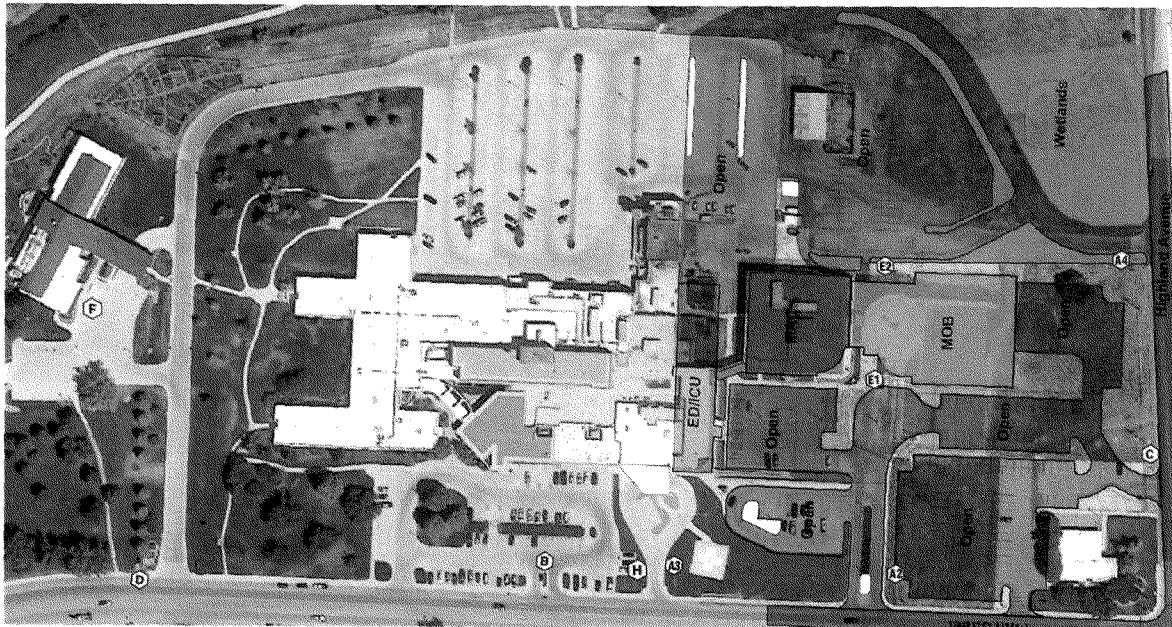
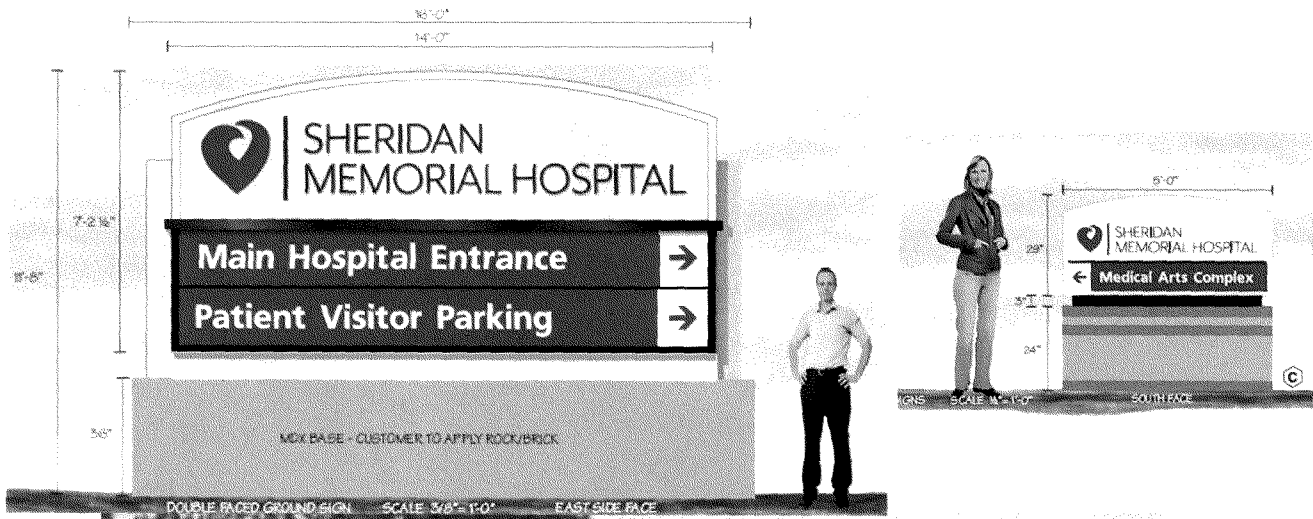
UTILITY BASEMAP

PROJECT NO: 6024.XXX.XX
DATE: 10/11/2016

Drawn by: JRL
Checked: JRL
Copyright: 2016

LEGEND

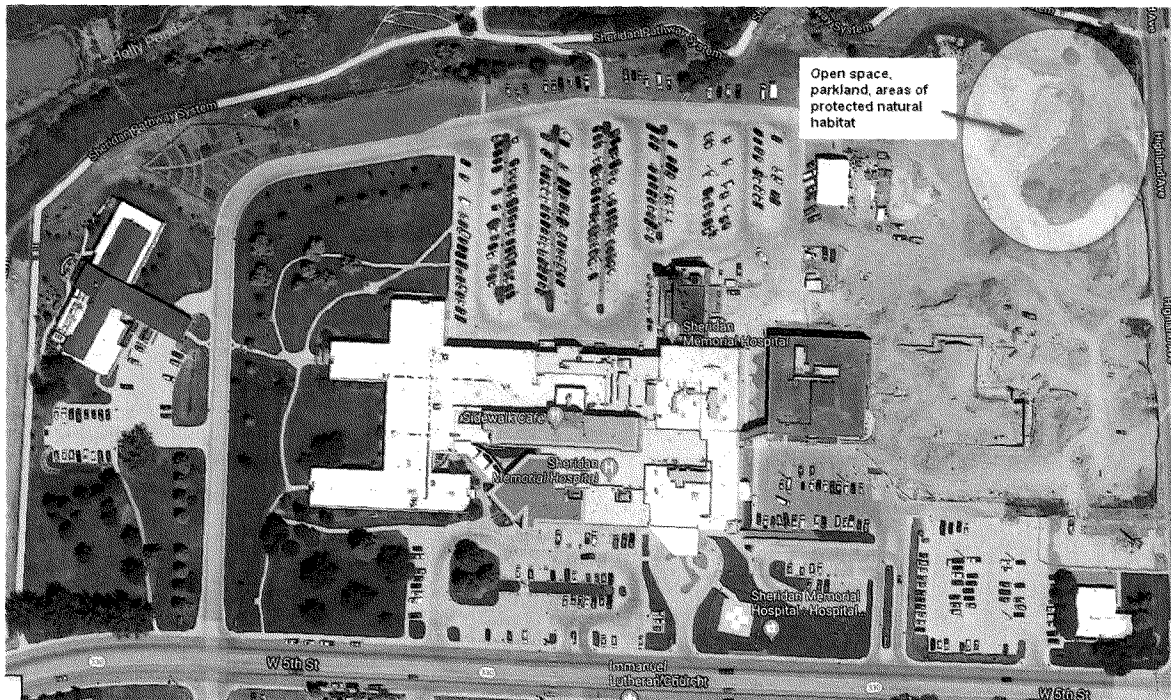
- SANITOWNED WATER LINE (PRIVATE)
- SANITOWNED SEWER LINE (PRIVATE)
- CITY OF SHERIDAN OWNED WATER LINE
- CITY OF SHERIDAN OWNED SEWER LINE





Open space, parkland, areas of protected natural habitat

Future construction will always consider open space to be an important part of the design. The parklike setting that the Hospital promotes will continue, with the consideration that a minimum of 10% of the campus will include “park-like” amenities (grass, shrubs, flowers, trees, walking paths, outdoor seating).



Drainage Plan

Sheridan Memorial Hospital has an existing drainage system in place, approved by DEQ and City of Sheridan. All future building projects will have drainage systems and stormwater management consistent with existing facilities and will be designed and approved with future building permits.

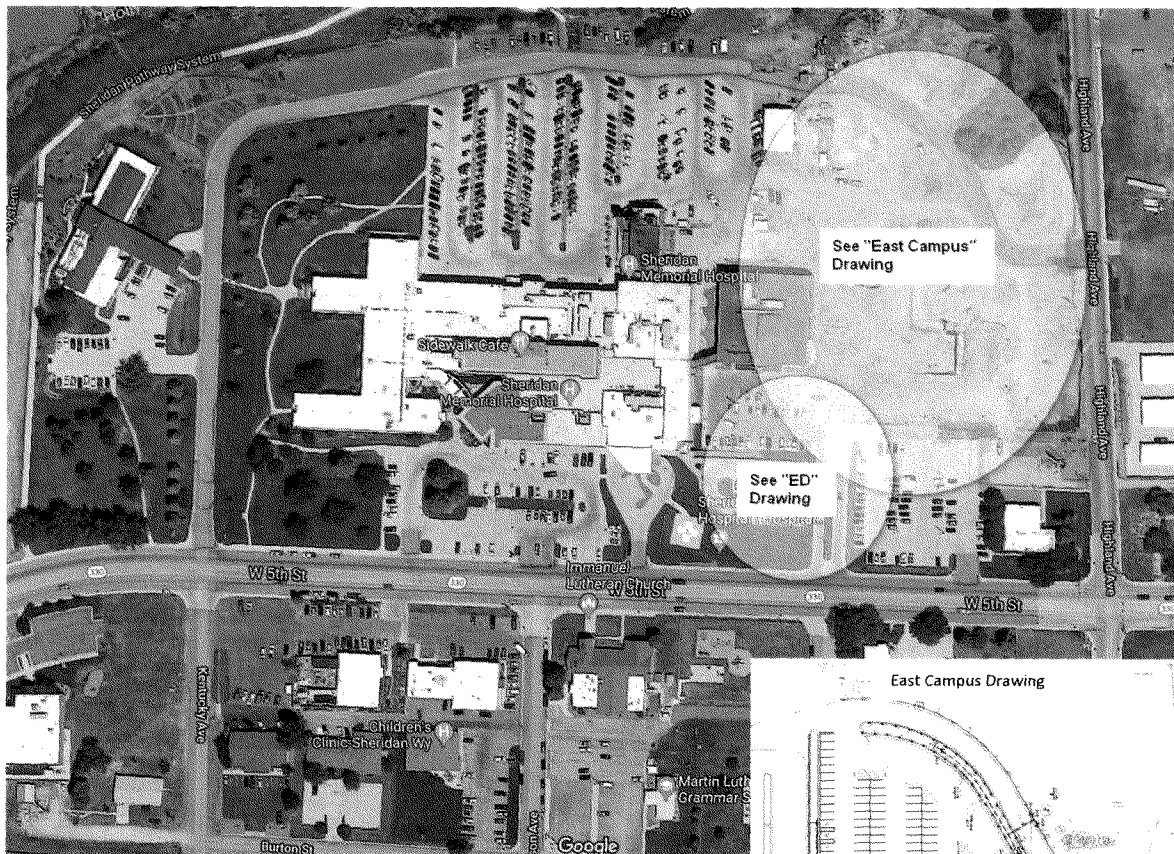
Parking Plan

See attached parking study



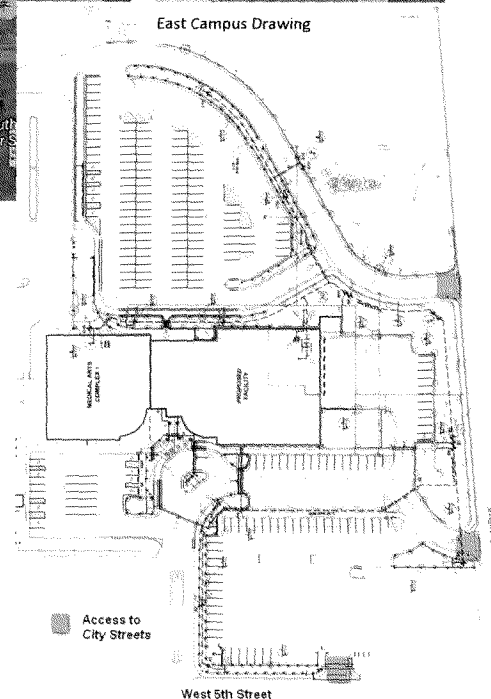
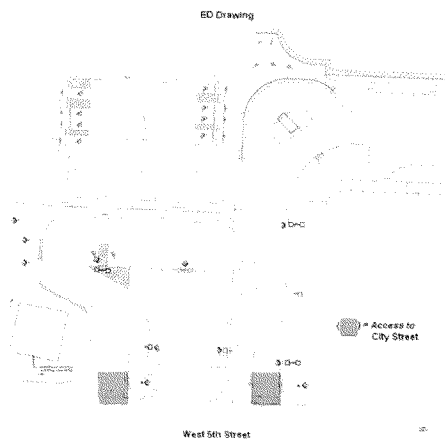
Conceptual Transportation Plan

Existing transportation amenities include access points to City streets for vehicular traffic. The access points are well placed for patients, visitors, staff and delivery vehicles to access the desired location on the campus. Non-motorized traffic (i.e. walking, bicycle) linkages are also existing, including sidewalks and direct access to the Sheridan Pathways. Future construction will give consideration to multi-modal linkages.



■ Access points to City Streets
■ Main Drive

■ Access point to Pathway





Signage

Sheridan Memorial Hospital uses signage for patient and visitor wayfinding. Signs are placed at strategic locations to allow visitors and patients the ability to find their destination and parking areas. Signs are located at access intersections with city streets, driveways, parking lots and building exteriors. Sign sizes are selected to promote wayfinding, as opposed to advertising. Maximum height will be 14 feet on 5th street frontage, 10 feet on Highland Avenue. Signs will be consistent with existing and proposed typical signs below.



Sheridan Memorial Hospital, Medical Arts District Master Plan 7/30/2018

NO. 2018-745574 ORDINANCE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN CITY CLERK PO BOX 848
SHERIDAN WY 82801