

CITY OF SHERIDAN
RESOLUTION 21-21

A RESOLUTION approving PL-21-20, the Wrench Ranch Master Plan Amendment, to change ± 7.51 acres from the Residential Planning Area to the Mixed-Use Planning Area, and to amend the Mixed-Use Planning Area to allow for construction company offices and equipment on the property located at 168 Decker Road.

WHEREAS, all applicable requirements for a master plan amendment have been met and all documents meet the applicable requirements in Appendix A, Section 16 of the Sheridan Municipal Code regarding changes and amendments to master planned developments.

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

That the Wrench Ranch Master Plan Amendment, to change ± 7.51 acres from the Residential Planning Area to the Mixed-Use Planning Area, and to amend the Mixed-Use Planning Area to allow for construction company offices and equipment, located at 168 Decker Road.

In approving the Wrench Ranch Master Plan Amendment, the City Council finds the following as required by Sheridan City Code Appendix A §16:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lot conforms to the requirements of the City Zoning Ordinance.

PASSED, APPROVED, AND ADOPTED this 21st day of June 2021.

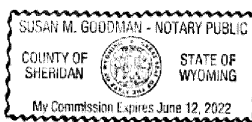

Richard Bridge, Mayor

ATTEST:


Cecilia Good, City Clerk



Subscribed and sworn to before me by Richard Bridge
this 22 day of July, 2021.
Witness my hand and official seal.
Susan M. Goodman
Notary Public
My commission expires 6-12-2022

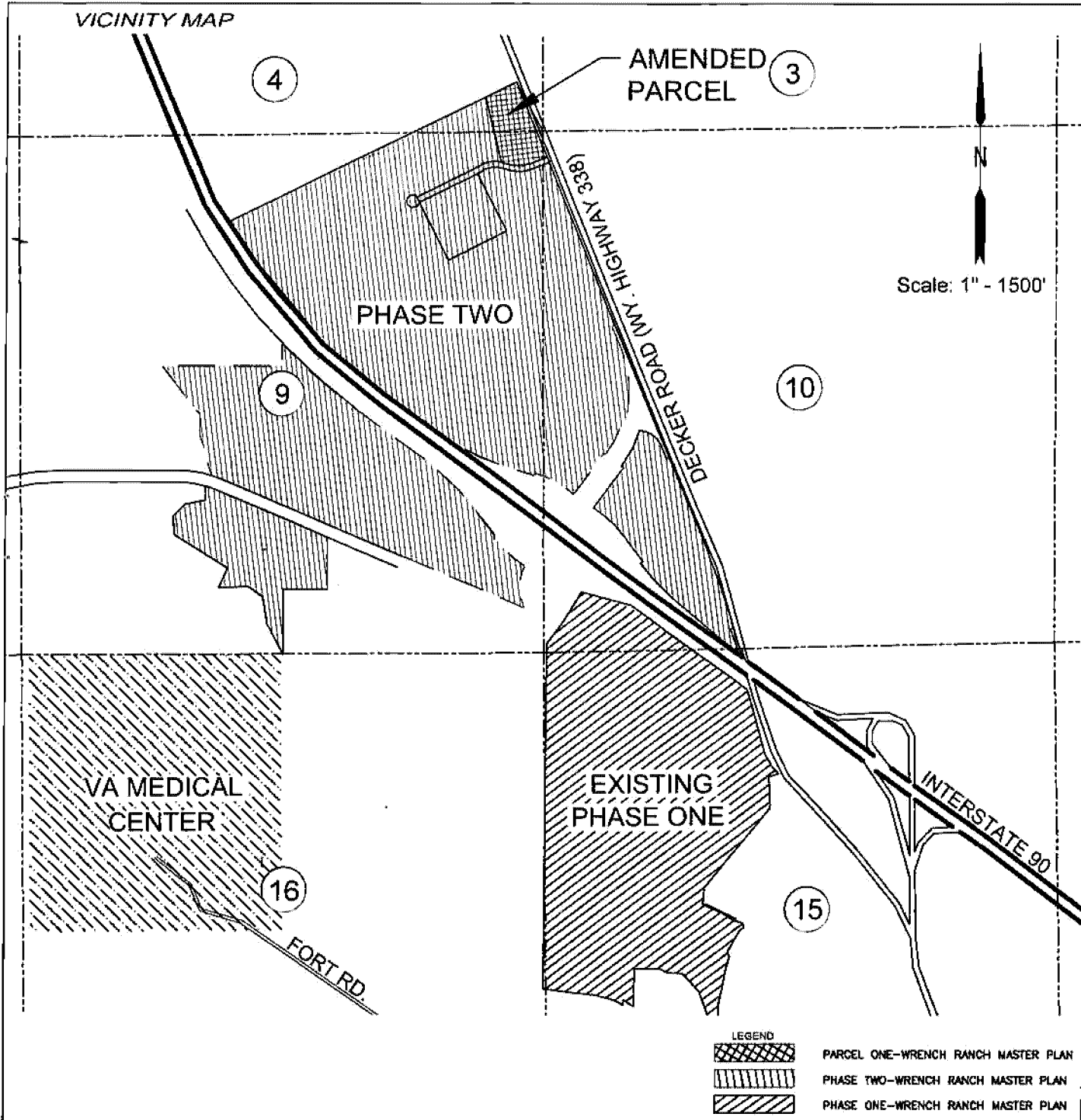




WRENCH RANCH

REVISED MASTER PLAN

PHASE TWO ~ A PART OF PARCEL ONE



PLANNING

REVIEWED
COMMISSION

ATTEST: V

CITY COUNCIL

APPROVED
SHERIDAN
2021

ATTEST: C

CITY CLERK

THIS REVIEW
IN THE OFFICE OF
O'CLOCK
RECORDED

COUNTY CLERK

Rev.	Date	Description	By	Proj. Eng.	Client Repr.	Rev. Request
1	06/30/2021	Address City review comments	MMR	WEP	BJ	BJ
Q	04/19/2021	Issued for client and City review	MMR	WEP	BJ	BJ

REVISED MASTER PLAN PHASE TWO WRENCH RANCH PROPERTIES A PART OF PARCEL ONE AMENDMENTS

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 4, AND
THE NORTHEAST 1/4, SECTION 9 AND THE NORTHWEST 1/4,
SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL
MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly
Described As Follows:

Beginning At A Point Which Is Located North 28°02'12" West, A
Distance Of 572.31 Feet From A Three Inch Aluminum Cap (RLS
6812) Being The Northeast Corner Of Section 9, Township 56 North,
Range 84 West, 6th P.M., Sheridan County, Wyoming, The Point Of
Beginning Being On The West Right Of Way Of Decker Road (aka
State Highway 338);

Thence With Said Decker Road Right Of Way South 22°22'00" East,
A Distance Of 829.51 Feet To A Point;
Thence Leaving Said Right Of Way And With The North Right Of Way
Of Dovetail Lane, South 67°37'56" West, A Distance Of 197.60 Feet
To The PC Of A Curve;

Thence With Said Dovetail Lane Right Of Way With A Curve Turning
To The Right With An Arc Length Of 158.53 Feet, A Radius Of
250.00 Feet, A Chord Bearing Of South 85°47'54" West, A Chord
Length Of 155.89 Feet To The PT Of Said Curve;

Thence Continuing With Said Dovetail Lane North Right Of Way North
76°02'08" West, A Distance Of 124.71 Feet To The PC Of A Curve;

Thence With Said Curve Turning To The Left With An Arc Length Of
17.01 Feet, A Radius Of 310.00 Feet, A Chord Bearing Of North
77°36'27" West, A Chord Length Of 17.01 Feet;

Thence Leaving The North Right Of Way Of Dovetail Lane
North 13°30'32" West, A Distance Of 682.86 Feet To A Point;

Thence North 63°59'15" East, A Distance Of 355.73 Feet To A
Point;
To The Point Of Beginning, Having An Area Of 327171.90 Square
Feet, 7.51 Acres more or less.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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**REVISED MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES
A PART OF
PARCEL ONE AMENDMENTS**

c. Finished grade shall be consistent with an approved grading and drainage plan, as applicable and best management practices and shall be consistent and compatible with surrounding properties.

d. All open spaces are accessible to the general public.

9. Dimensional Standards

Each of the (3) defined planning areas shall include specific dimensional standards. The dimensional standards contained within this Master Plan take precedence over all other codes, ordinances, regulations and standards, including the City of Sheridan Municipal Code.

10. Design Standards

Each of the (3) defined planning areas shall include Design Guidelines and Standards. These take precedence over all other codes, ordinances, regulations, and standards including the City of Sheridan Municipal Code.

D. NOTES AND PROVISIONS

11. Total acreage: 7.51 +/- acres

12. Existing Zoning: City of Sheridan Gateway District

13. Not Used

14. This Master Plan covers only Phase Two.

15. Landscaping will meet or exceed the City of Sheridan Municipal Code Landscaping Standards. Final Landscape Design will be submitted for approval as part of a Subdivision submittal or development approval process.

16. Landscape buffers and setbacks will be provided throughout the Master Plan and will be subject to review at the time of Subdivision submittal or development approval process.

17. Setbacks, screening, landscaping and berming will be used to buffer development.

18. North Main/Decker Road is Wyoming State Highway 338 and is under the jurisdiction of WYDOT and is anticipated to be developed in compliance with WYDOT standards.

19. The developer is responsible for providing conduit crossings of the roadways, detached walks, and other surface features, including ditches. Specific crossing locations will be determined when system design is complete and provided at the time of final plat.

20. Detention ponds shall be owned, maintained and operated by the City of Sheridan.

22. Parking Requirements

c. Residential garage parking spaces shall count towards meeting the parking requirement.

d. On-street parking that is directly adjacent to the lot frontage may be counted as part of the parking provision.

e. Bicycle racks shall be provided.

f. Not used.

g. Mixed Use Shared Parking: The standard calculations for a Mixed-Use development may be reduced by up to 15% with a Shared-Parking agreement approved by the City of Sheridan.

23. Drainage will be conveyed to detention ponds throughout the Master Plan through a combination of surface and underground facilities. Surface water will be detained and released at the historic rate per City of Sheridan Standards.

24. Final street names will be provided at the time of final plat.

25. All activity within the Master Plan shall meet applicable City noise standards for the appropriate planning area at the boundary of the Master Plan.

26. Procedures for Design Review

All new development and redevelopment that meets the criteria for Substantial Improvement per City of Sheridan Zoning Ordinance shall be required to submit site plan and detailed facade drawings. Requests for building and site review shall be reviewed and approved by the Planning Commission of the City of Sheridan prior to building permit approval for any such project.

a. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.

b. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

27. Specific Trumps the General

The Table of Permitted Principal Uses identifies uses both specifically and generally. If a use is not specifically identified, then the more general listing of similar uses shall apply. However, if a use is specifically identified, that listing, not the general shall determine the appropriate zone for the use.

28. Accessory Uses Included

All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in the Master Plan Except as otherwise expressly approved by the City for an accessory dwelling unit, no accessory structure or building shall include a dwelling unit.

Use	Spaces	Unit
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1	Per dwelling unit
Medical Facilities including but not limited to: urgent care, Out-patient, medical and dental clinics	1	Per bed or 100 SF
Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions	1	Per three beds, plus one additional space per employee
Bed and Breakfast	1	Per unit
Veterinary Clinic	1	Per 200 SF
Commercial	1	Per 100 SF
Construction Company	8	Per Acre
Colleges and Universities	1	Per 5 seats
Recreation Facilities	1	Per 250 SF
Private club	1	Per 10 members
Office and Institution	1	Per 350 SF
Restaurant or Bar	1	Per 2.5 seats
Bank, post office, business and professional and government offices	1	Per 300 SF
Light Industrial	1	Per 750 SF
Hotel	1	Per bedroom
Retail	3.5	Per 1000 SF

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Mixed-Use Setback & Height Standards

Location	Width/Height
Building Setback	
Yellowtail Drive	15'
Local-through Street	15'
Local Internal Streets	15'
Side	15'
Front	15'
Rear	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use (4 story Max.)	45'
Residential Principal Use	45'

1. Setbacks - all setbacks are measured from the Property Line/R.O.W.

E. SPECIAL STANDARDS

Special development standard related to MU Mixed-Use include the following:

1. Encroachments/Projections into setbacks:
 - a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback line.
 - b. Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.
 - c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
 - d. Encroachments and projections shall be constructed of fire-rated or fire-resistant construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas. Developers are encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.

G. SITE PLANNING GUIDELINES

1. Building Siting and Orientation
 - a. Site buildings to face the main street frontage.
 - b. Provide clearly articulated pedestrian-oriented entries
 - c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
 - d. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
 - e. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
 - f. Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.
2. Vehicular Circulation and Parking
 - a. Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.
 - b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
3. Service Delivery and Outdoor Equipment Storage
 - a. Avoid placing service areas where they are visible from adjacent buildings or streets.
 - b. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
 - c. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
 - d. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
 - e. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
 - f. Locate accessory structures behind buildings.

H. ARCHITECTURE - MIXED U

1. Design clearly articulated
 2. Use tower elements at co
 3. Orchestrate building struc
- intersections.
rhythms.

ARCHITECTURAL GUIDELINES -

1. Building Massing and Form
 - a. Segment buildings into the floor base that anchors the story facade, that provides terminates the top of the
 - b. Divide large buildings into commonly occupying similar design and p
 - c. Provide scale-giving building patterns & textures to pr design.
 - d. Design the building mass structures.
 - e. Terminate the top of the roof or cornice.
 - f. Avoid large, monumental, building masses.
 - g. Punctuate the skyline with provide a proper terminat accentuating the corner.
2. Ground Floor Storefront B
 - a. Use commercial storefront penetrate interiors. Store
3. Upper Story Facades
 - a. Emphasize horizontal buil cornice elements, repetitiv that provide architectural buildings.
4. Roof Cap
 - a. Terminate the top of the Design roof caps using th
 - b. Terminate the top of the and parapet wall.
 - c. Align cornice lines with n styles and materials.
 - d. Support pitched roof eave
 - e. Sheath sloped roofs with complimentary to the
 - f. Avoid radical roof pitches of-character buildings.
 - g. Avoid continuous roof pla 60 linear feet should inclu include the following:
- g. Conceal rooftop mechanica equipment shall be compl hidden behind a roof par

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LEGEND

5' CONTOURS

1' CONTOURS

PHASE TWO

BOUNDARY

PARCEL TWO

BOUNDARY

SECTION

3

N 28°02'12" W
572.31'

R-O-W

R-O-W

R-O-W

R-O-W

DECKER ROAD

660.0'±

3700

R-O-W

R-O-W

R-O-W

R-O-W

S 22°22'00" E 829.51'

60.0' ROW
PROPOSED
ACCESS ROAD TO
BE CONSTRUCTED

APART OF
PARCEL ONE
REVISED
7.51 AC±
(MU)

4

N 63°59'15" E 355.73'

3695

3710

EXISTING STRUCTURE
TO REMAIN (TYP.)

N 13°30'32" W 682.86'

EXISTING
STRUCTURES TO
BE REMOVED



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LEGEND

5' CONTOURS

1' CONTOURS

PHASE TWO

BOUNDARY

PARCEL TWO

BOUNDARY

SECTION LINE

R-O-W

R-O-W

R-O-W

DECKER ROAD

O-W

R-O-W

R-O-W

4

3695

37



0 50 100

PLAN VIEW:

SCALE: 1" = 100'

NO. 2021-770899 RESOLUTION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CITY OF SHERIDAN 55 GRINNELL PLZ

SHERIDAN WY 82801-3930

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