

**CITY OF SHERIDAN
RESOLUTION 56-22**

A RESOLUTION approving PL-22-33, the Wrench Ranch –Phase I Master Plan Amendment, to amend the Light-Industrial Planning Area to allow for the following uses:


1. Other uses that meet the general intent of this section may be considered if they meet all other requirements.
2. Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted.
3. Construction Company Equipment/Materials and Operations
4. Construction Company Office and Sales Building

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:

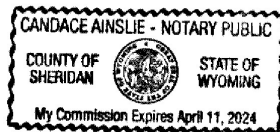
That the Wrench Ranch – Phase I Master Plan Amendment, to amend the Light-Industrial Planning Area.

PASSED, APPROVED, AND ADOPTED this 7th day of November 2022.

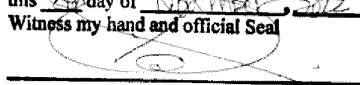

Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk



State of Wyoming
County of Sheridan

The foregoing instrument was acknowledged
before me by Cecilia Good & Richard Bridger
this 7th day of November, 2022.
Witness my hand and official Seal

Notary Public

My Commission Expires: 4/11/24

MASTER PLAN REVISION
FOR
WRENCH RANCH PROPERTIES MASTER PLAN-PHASE 1
ADDED USES

ADDED USES revising a part of Sheet LU-4 of the original Master Plan related to the Permitted Uses in the LIGHT INDUSTRIAL section as follows;

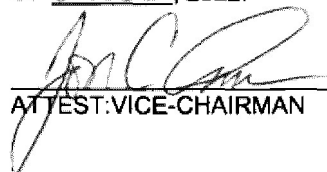
PERMITTED USES (Added)


1. Other uses that meet the general intent of this section may be considered if they meet all other requirements.
2. Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted.
3. Construction Company Equipment/Materials and Operations
4. Construction Company Office and Sales Building

ALL OTHER REQUIREMENTS AS STATED IN THE ORIGINAL MASTER PLAN WILL BE FOLLOWED.

PLANNING COMMISSION APPROVAL:

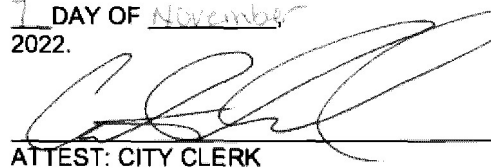
REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 24 DAY OF October, 2022.



ATTEST: VICE-CHAIRMAN


CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 7 DAY OF November, 2022.


ATTEST: CITY CLERK


MAYOR

DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS REVISED MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 18 DAY OF November, 2022. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.


DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

THIS REVISED MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH
THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN
AND CERTIFIED THIS 30 DAY OF November, 2022. BY THE DIRECTOR
OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.


DIRECTOR OF PLANNING DEPARTMENT

COUNTY CLERK CERTIFICATE:

THIS REVISED MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE
CLERK AND RECORDER AT __O'CLOCK __.M., ____, ____, AND IS DULY
RECORDED IN BOOK __, PAGE NO. __.

COUNTY CLERK

A. INTRODUCTION – LIGHT INDUSTRIAL

1. GENERAL DESCRIPTION

The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research & development, assembly of materials, goods and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the Master Plan area and to buffer Mixed-Use areas from the existing heavy industry to the South.

B. PRINCIPAL USES

The following Table (LI Permitted Uses–Light Industrial) the symbol "P" indicates the uses that shall be permitted in the Light Industrial District. Uses not permitted are indicated with the symbol "X".

TABLE LI PERMITTED USES–LIGHT INDUSTRIAL

PERMITTED

A. OFFICES USE TYPES	
General Offices	P
Financial Offices	P
Medical Offices	P
Combination offices use types	P
B. COMMERCIAL USE TYPES	
Agricultural sales & Service	P
Automotive service, repair & rental	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Fire Hall & Fire Fighter Training Facility	P
Food sales	P
Daycare home	P
Funeral services	P
General retail	P
Laundry	P
Liquor sales	P
Maintenance and service facility	P
Medical clinic	P
Office Warehouse	P
Veterinary clinics	P
Veterinary hospitals	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
3. With roof/building mount transmission or receiving facilities	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	PERMITTED
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Offices to operate principal use	P
On-premise signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Satellite dish antennas accessory to nonresidential uses	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. LIGHT INDUSTRIAL DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

**TABLE LI-2
LIGHT INDUSTRIAL SETBACK & HEIGHT STANDARDS**

Location	Width/Height
Building Setbacks (Industrial Uses) Front, Side, Rear	50'
Building Setbacks Commercial Uses Front	15'
Side Yard–Within Planning Area	15'
Rear	15'
Height Limitations Commercial Principal Use (4 story Max.)	45' or 4 stories

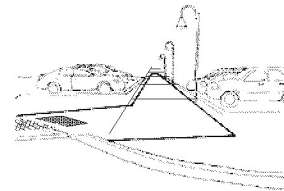
E. SPECIAL STANDARDS

Special development standard related to Light Industrial (LI) include the following:

- SETBACKS – All setback are measured from the Property Line.
- ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)
 - 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 or offset line.
 - Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
 - Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

- Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
- Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas.



- Locate stand alone satellite building at site entrances to "announce" entry.

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FEES: \$27.00 PK RESOLUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

REV.	DESCRIPTION	BY	DATE

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING**

EXHIBIT A

LEGAL DESCRIPTION

The following Seven Tracts are a part of WRENCH RANCH HILLS-PHASE 1, as recorded February 18, 2010, Book W, Page No. 64, in the office of the Clerk, Sheridan, County Wyoming:

Lot 1 Block 2

Lot 2 Block2

Lot 3 Block 2

Lot 4 Block 2

Lot 5 Block 2

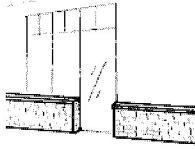
Lot 6 Block 2

Lot 7 Block 2

The above seven Lots are all the lands located in the LIGHT INDUSTRIAL classification, Wrench Ranch Properties MASTER PLAN-PHASE 1.

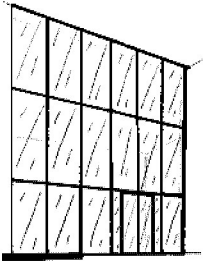
3. MASONRY OR STONE BASE

- a. Define the base of storefront buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. BUILDING MATERIALS

- a. Avoid large, featureless building surfaces such as large all glass, all concrete tilt, or all metal panel walls.



- b. Avoid an excessive variety of façade materials.
c. The following building materials are permitted:

I. Building Base:

Concrete, Precast
Masonry, Brick
Masonry, CMU (Integrally colored)
Quality Metal Panels (Less than or equal to 15% coverage)
Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
Metal, Structural (Less than or equal to 15% coverage)
Metal wall panels, Corrugated, standing seam, etc. (Less than or equal to 15% coverage)
Cultured stone
Tile

II. Roofs:

Composite Shingle Roofing
Concrete Shakes
Metal, Standing Seam
Rolled metal or single-ply membrane roofing screened from public view by a parapet
Slate (real or cultured)
Tile, Flat Concrete (Modern Slate)
Brackets, Corbels and Beams
Wood, Dimensional (Beams)

III. Windows:

Glass, transparent, mirrored or tinted
Polycarbonate

IV. Use wall materials based upon the following recommendations:

Board and Batten (wood or cementitious)
Block
Brick
Corrugated Metal (Less than or equal to 15% coverage)
Siding, Clapboards (wood or cementitious)
Siding, Fishscale (wood)
Siding, Drop (wood or cementitious)
Siding, Lap (wood or cementitious)
Siding, Shingle (cedar, redwood or cementitious)
Siding, Tongue and Groove (wood or cementitious)
Stone (natural)
Stone (cultured)
Stucco (exterior plaster)
EIFS



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FEES: \$27.00 PK RESOLUTION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-783716 RESOLUTION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN 55 GRINNELL PLZ
SHERIDAN WY 82801-3930

REV.	DESCRIPTION	BY	DATE

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WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING