

ORDINANCE NO 2278

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 Appendix A Section 1., and shown on the attached Exhibit A, from an B-2 Business District to a Planned Unit Development (PUD); for the property designated as Story House Village Planned Unit Development Phase 1 to the City of Sheridan, Wyoming containing +/-44.86 acres.

WHEREAS, the owner of the following described land has petitioned the City Governing Body to rezone the same from an B-2 Business District to PUD, and a public hearing having been held thereon by the City Governing Body;

THEREFORE BE IT ORDAINED BY THE CITY OF SHERIDAN GOVERNING BODY:

Section 1.

The following described land is hereby rezoned from a B-2 Business District to a PUD, to wit:

A tract of land situated in the S½SE¼ of Section 24, Township 56 North, Range 84 West of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, as shown on said tract being more particularly described as follows:

Commencing at the south quarter corner of said Section 24 (monumented with a 3¼" Aluminum Cap per PLS 6594); thence N00°15'50"E, 120.65 feet along the west line of said S½SE¼ to a 2" Aluminum Cap per PLS 6812 being the POINT OF BEGINNING this tract;

thence N00°16'03"E, 1094.87 feet along said west line to a 2" Aluminum Cap per PLS 5369;

thence N90°00'00"E, 535.01 feet to a 2" Aluminum Cap per PLS 5369;

thence S46°17'47"E, 391.87 feet to a 2" Aluminum Cap per PLS 5369;

thence N87°07'39"E, 893.32 feet to a 2" Aluminum Cap per PLS 5369;

thence S60°32'45"E, 756.24 feet to a 2" Aluminum Cap per PLS 5369 lying on the north right of way line of Wyarno Road (AKA State Highway No. 336);

thence along said north right of way line, through a curve to the right, having a central angle of 59°23'00", a radius of 1045.92 feet, an arc length of 1084.03 feet, a chord bearing of S61°18'38"W and a chord distance of 1036.15 feet to a standard WYDOT right of way monument at the end of said curve to the right;

thence along said north right of way line S01°14'12"W, 24.84 feet to a standard WYDOT right of way monument;

thence N89°00'40"W, 1464.84 feet along said north right of way line to the POINT OF BEGINNING.

Said tract containing 44.87 Acres of land, more or less. Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone. Distances are multiplied to surface by the Project Adjustment Factor of 1.00023549.

Section 2.

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

Section 3.

From the City of Sheridan Ordinance Appendix B Article 803, the PUD is found to:

1. Be compatible with the goals and policies of the City Master Plan and other applicable adopted plans and policies.
2. Be compatible with the area surrounding the project site.
3. Place no greater demand on existing City facilities and services than can be furnished by the City.

4. Insofar as practicable, preserves the landscape in its natural state by minimizing tree and soil removal.
5. Promotes the efficient use of land by means of more economical arrangement of buildings/lots, circulation systems, land uses, densities, and utilities.
6. Provides for useable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open space.
7. Demonstrates flexibility and quality in design to permit diversification in the location, type, and uses of structures.
8. Combines and coordinates architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development.
9. Be designed and controlled as a whole under the control of one (1) owner, partnership, corporation, or agency.
10. Give special attention to vehicular and pedestrian circulation and parking, the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties.

Section 3.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.

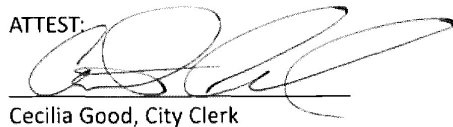
The Developer and the City of Sheridan shall enter into a Development Agreement which shall be controlling and binding over the rest of the property owned by the Developer, known as "Story House" and is currently zoned B-2. The City shall not grant or authorize any permit for construction or development of Story House property until such time as both parties have entered into the Development Agreement.

Section 5.

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

PASSED, APPROVED, AND ADOPTED this 3rd day of June, 2024.

ATTEST:

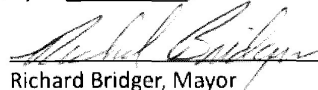


Cecilia Good, City Clerk

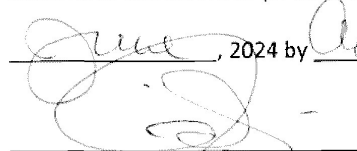
State of Wyoming)

)SS

County of Sheridan)

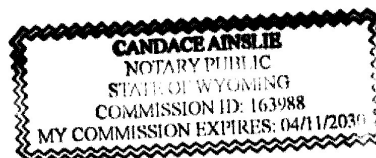

Richard Bridger, Mayor

Subscribed and sworn to (or affirmed) before me this 3rd day of

June, 2024 by Cecilia Good & Richard Bridger


Notary Public

My commission expires 11/11/30.



Story House Village PUD

2024-792445 6/11/2024 9:04 AM PAGE: 3 OF 18
 FEES: \$63.00 PK ORDINANCE
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Location

WARNOR RD
 WILDCAT RD

DISCLAIMER:
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Legend

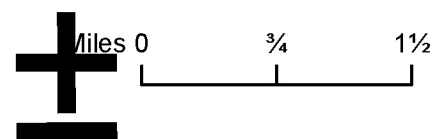
Roads

- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road

- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City

- MA - Medical Arts District
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District



Date: 12/27/2023 3:41 PM User: sgoodman

**STORY HOUSE VILLAGE PUD
PHASE 1**

PUD DESIGN REPORT

PREPARED FOR:

CITY OF SHERIDAN

ON BEHALF OF:

**STORY HOUSE PROPERTY
COMPANY, LLC**



2024-792445 6/11/2024 9:04 AM PAGE: 4 OF 18
FEES: \$63.00 PK ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

May 2024



STORY HOUSE VILLAGE PUD - PHASE 1

PUD DESIGN REPORT

Prepared for: City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

On Behalf of: Story House Property Company, LLC
40 E Works Street #1B
Sheridan, WY 82801

Prepared by: WWC Engineering
1849 Terra Avenue
Sheridan, WY 82801
(307) 672-0761

Reviewed by: Sarah Rohrer, P.E., Project Manager
Jeff Barron, P.E., Civil Department Manager



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INTRODUCTION

This report provides information regarding the master plan for the Story House Village Planned Unit Development (PUD) Phase 1 (Project) located in Sheridan, WY. The proposed PUD is located east of Interstate 90 north of State Highway 336, also known as Wyarno Road. Phase 1 of the Project encompasses a subdivision of approximately 44.86 acres within the southern half of the southeast quarter of Section 24, T56N, R84W as shown on the plat and construction drawings included in Appendix A and B respectively. This report encompasses only Phase 1 of the Development. Future phases of the PUD would encompass the remainder of the 169.47-acre property and will be evaluated at that time.

PUD LAYOUT

OBJECTIVE

The objective of Phase 1 of the PUD is to encourage a thoroughly planned development while integrating a balance of residential, commercial, retail, offices, open space, and parks. The intent is to achieve a mixed-use development that integrates a way to best serve and support future business development as well as the housing market. The business development is targeted to be a mixture of retail and professional services and the housing marketing is targeted to be a mixture of single family and multifamily development. The mixture and ratio of these uses will be primarily driven by the market. The intent of the PUD is to allow for flexibility and the ability to adapt to the changing needs of the market. Open space with a pathway system and large designated open space.

RIGHT-OF-WAY & ROAD WIDTHS

- 80' Right-of-Way/36'-56' Road along Story House Village Boulevard
- 80' Right-of-Way/39' Road along Story House Lane (west of Story House Village Blvd)
- 60' Right-of-Way/36' Road along Story House Lane (east of Story House Village Blvd)
- 60' Right-of-Way/36' Road along Baldwin Avenue
- 60' Right-of-Way/36' Road along Canterbury Drive

SECONDARY ACCESS

A secondary access route will provide Phase 1 of the PUD access to Wyarno Road as shown on Sheet 14 in Appendix B. The access will be owned and maintained by the HOA and built per the International Fire Code (IFC) requirements.

OPEN SPACE/PARKS

Phase 1 of the PUD contains 8.10 acres of open space integrated throughout 8 outlots and a pathway system, with additional open space earmarked for future phases. With the initial 38.38-acre development, 6.49 acres of additional open space was delineated into the Phase 1 boundary augmenting the total Phase 1 acreage to 44.86 acres. All open space areas will have access from public streets and a pathway system enhancing accessibility and utility. In future,



the developer intends to dedicate a total of 35 acres of open space as Story House Park. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be open to the public for use (as managed by the HOA).

NATURAL HAZARDS

The proposed PUD property has been assessed, and no natural hazards were identified, requiring no proposed mitigation measures.

PUD DESIGN REPORT

USES AND BUILDING TYPES

Phase 1 of the PUD will be defined by two different zoning areas, B-1 and R-3. The Proposed Site drawing on Sheet 6 in Appendix B distinguishes the location for each.

The B-1 zoning area will include a mixture of housing, businesses, and commercial uses. No architectural themes and building types are being proposed. Types and sizes of units will follow permitted uses within the City of Sheridan's B-1 regulations. This includes a mixture of single-family dwellings, multifamily dwellings, townhouses, condominiums, and commercial structures. Sizes of units in the B-1 zoning area will be within the proposed setbacks and height requirements.

The R-3 zoning area will include residential housing. No architectural themes and building types are being proposed. Types and sizes of units will follow permitted uses within the City of Sheridan's R-3 regulations. This includes a mixture of single-family dwellings, multifamily dwellings, townhouses, and condominiums. Sizes of dwelling units in the R-3 zoning area will be within the proposed setbacks and height requirements.

DENSITY

The proposed development for Phase 1 of the PUD includes both commercial and residential development. It will include the installation of a potable water system, a gravity sewer system, a lift station, and a force main and gravity sewer system routing back to the existing City of Sheridan system. Roadways will include curb and gutter, sidewalks, and pathways. All infrastructure will be designed and constructed in accordance with current City of Sheridan specifications.

	<i>Percentage (%)</i>	<i>Area (ac)</i>	<i>Area (ft²)</i>	<i>Number of Lots/Outlots</i>
B-1	27.62 %	12.39	539,781	4
R-3	37.08 %	16.63	724,526	83
Open Space	18.06 %	8.10	352,826	8
Pathway	0.75 %	0.34	14,762	--
Right-of-Way	18.00 %	8.08	351,886	--
Roadways	9.62 %	4.31	188,053	--
Easements	8.94 %	4.01	174,676	--



The density for Phase 1 of the PUD includes 8 platted blocks that includes 83 R-3 lots, 4 B-1 lots, and 8 greenspace outlots. The density for Phase 1 in the B-1 and R-3 zoning areas will be as described in the following:

<i>Block</i>	<i>Acreage</i>	<i>Land Use</i>	<i>Units</i>
1	6.75	Residential	171
2	2.03	Commercial	1
3	2.00	Commercial	1
4	4.65	Residential	20
5	4.53	Residential	64
6	2.22	Residential	24
7	5.95	Residential	80
8	1.61	Commercial	1
Total Residential Units			359
Total Commercial Units			3

PARKING

Parking for the B-1 and R-3 zoning areas of Phase 1 will conform to the parking requirements designated by the City of Sheridan's B-1 and R-3 uses respectively except as designated below. Street parking within Phase 1 of the development will be as follows:

<i>Proposed Parking Plan</i>	
Story House Village Boulevard (SHV)	No On-Street Parking
Story House Lane	
• West of SHV	No On-Street Parking
• East of SHV - Block 4	No On-Street Parking
• East of SHV - Block 7	2 Sided On-Street Parking
Baldwin Avenue	
• East - Block 7	2 Sided On-Street Parking
• Central - Blocks 5/6	1 Side On-Street Parking
• West - Blocks 2/3	No On-Street Parking
Canterbury Lane	2 Sided On-Street Parking

Block 4 shall provide one (1) off-street parking space per dwelling unit.

Block 5 shall provide two (2) off-street parking spaces per dwelling unit.

Block 7 shall provide an alternate side parking plan during snow removal.

SETBACKS

All setbacks are measured from the property line. Setbacks for the B-1 zoning areas will conform to the following requirements:

Front yard. No front yard is required for any building.

Rear yard. No rear yard is required for any building other than a dwelling, in which case, a rear yard of not less than ten (10) feet shall be provided.

Side yard. No side yard is required for any building other than a dwelling, in which case side yards of not less than five (5) feet shall be provided.

<i>B-1 Zoning Area Setbacks</i>		
	Dwellings	All Other Buildings
Front Yard	N/A	N/A
Rear Yard	10'	N/A
Side Yard	5'	N/A

Setbacks for the R-3 zoning areas will conform to the following requirements:

Front yard. The minimum front yard depth shall be fifteen (15) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces as established per the building permit, and the depth shall be at least fifteen (15) feet.

Rear yard. The minimum rear yard depth shall be ten (10) feet.

Side yard. The minimum side yard depth shall be five (5) feet.

Driveway. The minimum driveway depth shall be twenty (20) feet.

<i>R-3 Zoning Area Setbacks</i>	
Front Yard	15'
Rear Yard	10'
Side Yard	5'
Driveway	20'

HEIGHT

Maximum height of structures for the R-3 zoning areas will conform to the height requirements designated by the City of Sheridan's R-3 requirements. Height requirements for the B-1 zoning areas will conform to the following requirements:

Maximum height. The maximum height of a building in the B-1 zone is equal to the width of the right-of-way on which the building has frontage, except, the maximum height may be no less than forty feet (40').

Setback exception. A portion of a building may exceed the maximum height if such portion is set back from all lot lines a distance of one (1) foot for each foot of such additional height.

SNOW STORAGE

An approximate area of 0.5 acres has been dedicated north of Phase 1 for the City of Sheridan to utilize as snow storage. As future phases are developed, this location will be reevaluated and relocated as needed.

CONSTRUCTION AND MAINTENANCE

A contractor will be hired to construct the physical improvements for Phase 1 of the PUD. All streets and utilities will become the property of the City of Sheridan upon final acceptance of the improvements. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be open to the public for use (as managed by the HOA).

PROJECT SCHEDULE

Phase 1 of the Story House Village PUD is anticipated to be completed within 5 years.

LIGHTING

Lighting within Phase 1 of the PUD will meet minimum City of Sheridan lighting requirements to ensure safety and visibility within the development are maintained. The development plans to strategically place lighting to minimize light pollution for the surrounding areas including adjacent Sheridan County residents.

LANDSCAPING

Landscaping will include appropriate landscaping to soften the built environment, assist with stormwater, augment buffers, and help create an aesthetically pleasing development. Landscaping shall be suitable for the climate in Sheridan, shall not include any plants considered noxious or invasive, and planted in such a way to ensure maximum success and health.



APPENDIX A

Plat

APPENDIX B

Design Drawings

APPENDIX C

Water and Sewer Design Report

APPENDIX D

Drainage Design Report

APPENDIX E

Geotech Report

APPENDIX F

Traffic Report