

ORDINANCE NO 2157

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 (PUD Layout Plan), from a R-3 Residence District to a PUD (Planned Unit Development) District; also the approval of the PUD Master Plan (comprising of attached Exhibits A and B) for the Woodland Creek Estates Planned Unit Development.

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

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

Section 1. The following described land is hereby rezoned from a R-3 Residence District to a PUD District:

A tract of land being Lot 2, JCM Subdivision to the City of Sheridan and a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 14, (Monument with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S57°50'09"E, 775.63 feet to the **POINT OF BEGINNING** of said tract, said point being the southwest corner of a tract of land described in Book 445 of Deeds, Page 125; thence N89°47'38"E, 241.18 feet along the south line of said tract described in Book 445 of Deeds, Page 125 to a point, said point being the northwest corner of a tract of land described in Book 342 of Deeds, Page 285; thence S00°36'15"W, 56.05 feet along the west line of said tract described in Book 342 of Deeds, Page 285 to a point, said point being the southwest corner of said tract described in Book 342 of Deeds, Page 285; thence N89°47'09"E, 133.50 feet along the south line of said tract described in Book 342 of Deeds, Page 285 to a point, said point being the northwest corner of a tract of land described in Book 480 of Deeds, Page 27; thence S00°37'06"W, 182.07 feet along the west line of said tract described in Book 480 of Deeds, Page 27, and the west line of a tract of land described in Book 404 of Deeds, Page 627 to a point, said point being the southwest corner of said tract described in Book 404 of Deeds, Page 627; thence N89°45'35"E, 105.23 feet along the south line of said tract described in Book 404 of Deeds, Page 627 to a point; thence S00°12'00"E, 125.01 feet to a point, said point lying on the north line of a tract of land described in Book 389 of Deeds, Page 63; thence S89°44'19"W, 481.62 feet along said north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the northwest corner of said tract described in Book 389 of Deed, Page 63 and lying on the east line of said Lot 2, JCM Subdivision; thence N00°36'14"E, 363.52 feet along said east line of JCM Subdivision to the **POINT OF BEGINNING** said tract

Lot 2, JCM Subdivision and said tract contains 13.81 acres of land, more or less.

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



2. Approval of the Woodland Creek Estates Planned Unit Development is conditioned on the property owners successfully receiving approval from the Wyoming Department of Transportation for access onto US Highway 87 (Coffeen Avenue).

In granting approval of the PUD Master Plan, the City Council finds that the plan achieves the objectives found in Sheridan City Code Appendix B §803.

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

I hereby certify that the above and foregoing ordinance was duly:

Passed on **First** reading this 8th day of September, 2015

Passed on **Second** reading this 21st day of September, 2015

Passed on **Third** reading this 5th day of October, 2015

Published one time on the 28th day of November in **The Sheridan Press**; a newspaper of general circulation in the City of Sheridan.

City of Sheridan,


John Heath, Mayor

ATTEST:


Brenda K Williams, Deputy City Clerk

State of Wyoming }
County of Sheridan } ss

The foregoing instrument was acknowledged
before me by John Heath
this 2nd day of February 2016.

PUD LAYOUT PLAN FOR WOODLAND CREEK ESTATES

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BOOK: 558 PAGE: 95 FEES: \$36.00 SM ORDINANCE
FDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Exhibit B

Planned Unit Development Design Report for Woodland Estates Subdivision

PROJECT LOCATION AND DESCRIPTION

The project is located near the intersection of U.S. Highway No. 87 (A.K.A. Coffeen Avenue) and Woodland Park Road, and is partially in the City of Sheridan, Wyoming and partially in Sheridan County, Wyoming. The property is located within the limits of the City of Sheridan and is situated in the NW¹/₄NW¹/₄ of Section 15, Township 55 North, Range 84 West of the 6th Principal Meridian.

The developers of this property will be responsible for the construction of the streets, utilities, storm drainage systems, signs, sidewalks, and open space areas.

Once constructed, the maintenance of the open space areas and private roads will be the responsibility of the Home Owners Association. It is intended that lots will be sold individually and the lot owner will be responsible for the construction of the home.

USES ALLOWED

This proposed PUD is for single family use. The larger lots to the west are intended for larger, single family custom homes. The smaller lots on the east side of the proposed development are intended for single family patio homes or possible duplexes. The open space provided will be for the enjoyment of the property owners in Woodland Creek Estates.

SCHEDULE

Construction of the infrastructure is tentatively scheduled to begin in October of 2015. The northwest corner will be the only portion not constructed at this time (hammerhead extension with lots 32-35). The full build out dependent on the demand for the properties. This first phase will be completed prior to Spring 2016.

OBJECTIVES

The objective of this PUD is to utilize a piece of property that is located in a desirable location and enhance it in a way to allow for several families to enjoy the open space and Little Goose Creek frontage. This would be a destination subdivision, with no thru streets, so it should be a low traffic area. It is proposed to place sidewalks on the public streets, leading the residents to the greenspace belt that would open up to the Little Goose Creek frontage.





ARCHITECTURAL THEME

The architectural theme planned for this neighborhood will be divided between the two different types of lots planned for the subdivision. The single family homes will be custom contemporary homes with similarity to the other newer subdivisions in the Sheridan area. Covenants will be in place ensuring that the homes have a certain percentage of masonry on the front of them giving the subdivision a coherent look to it. The lots on the east side of the property are proposed to be patio homes with a smaller craftsman home look to them. This type of architectural will complement the more dense area. A similar neighborhood utilizing this type of architecture would be Bridgecreek.

DWELLING UNITS

The dwelling units are single family homes, with varying building footprints on lots 27-51, and patio homes or duplexes on lots 1-26.

ACREAGES

Total Land Area:	14.24 Acres
Total Buildable Lot Area:	8.16 Acres (57%)
Total ROW Area:	2.95 Acres (21%)
Total Open Space Area:	2.87 Acres (20%)

OFF STREET PARKING

Each unit is responsible for allotting a garage and driveway parking space to satisfy the City of Sheridan parking regulations. The lots may provide more than two parking spaces, but the minimum allowed would be two spaces. On street parking will not be allowed on the 30' roads, but is allowable on the 50' ROW roads for guests.

OTHER APPLICABLE RESTRICTIONS

Maximum Building Height:	30'
Allowable Storage:	1-2 Stories Maximum
Primary Access:	Coffeen Avenue (50' ROW)
Secondary Access:	Woodland Park Road (30' ROW)
Road Widths:	50' Public ROW access and single family homes (Creek Drive, Creek Court and Creek Circle; 30' Private ROW duplex/patio homes (Brookie Path, Minnow Path, Trout Lane)
Building Setbacks Lots 1-26:	0' side lot adjacent to lots (if duplexes are constructed; 10' side lot adjacent to roads; 10' front and rear
Building Setbacks Lots 27-51:	5' side lot adjacent to lots; 15' side lot adjacent to roads; 15' front and rear

DENSITY

The entire area being platted is 14.24 acres. The site will be platted into 51 dwelling units, with a density of 3.58 units per acre. There is a total of 2.87 acres (125,017.2 square feet) designated as outlots, which totals 20% of the PUD. There is also 2.95 acres (128,502 square feet) of road in the subdivision.

LANDSCAPING

This PUD has 2.87 acres of open space planned. It is proposed to landscape Outlot A, and portions of Outlot C. The greenbelt accessing Outlot C between Lots 40 and 41 will be improved to provide a trail to the creek. It is also proposed to do some landscaping and/or trails leading from the end of Creek Court. Once final engineering has been completed and the location of the detention facility has been located, this area will become landscaped with the possibility of park equipment.

WATER

The water service to the subdivision will come from Coffeen Avenue and loop to County Road 66. It is proposed to extend a main line down Creek Drive, Creek Circle, Creek Court, Trout Lane, Brookie Path and Minnow Path in order to service each lot in the subdivision. The average day projected usage is 18.59 gpm.

SANITARY SEWER

The sewer collection system will follow the same concept of the water, with collection lines running down each proposed street. The manhole at the intersection of Creek Drive, Creek Circle, Creek Court and Trout Lane, is existing. The existing line extending to the east will be removed and replaced within the ROW. The existing trunk line runs north/south through this subdivision. The average daily projected usage is 8.85 gpm.

SOILS

The site is covered by Zigweid-Kishona-Cambria complex and Coaliams-Worthenton soils. The majority of the property consists of Zigweid-Kishona-Cambria soil. This soil has moderately rapid permeability and are well drained. It consists of loam and clay loam. The Coaliams-Worthenton soil is basically within the floodplain so there will be little to no disturbance in the areas with this type of soil.

Groundwater depth, foundation and pavement design recommendations will be investigated further upon approval of the preliminary plat. A geotechnical report is currently being prepared by Pilch Engineering.

DRAINAGE



The increased storm runoff from this subdivision will be directed towards Little Goose Creek. If there is a surplus of stormwater that cannot be directed toward the creek, there will be detention areas designed in the outlots. This will be addressed upon approval of the preliminary plat.

TRAFFIC

Traffic will be minimal with this subdivision since there is no through streets, all traffic will be property owners and their guests. The traffic generated is approximately 383 vehicles per day.

PHASING/SCHEDULING

This project will be completed in two phases:

Phase 1: Lots 1-31, 36-51

October 1, 2015

Water/Sewer Construction Begins

March 1, 2015

Water/Sewer Construction Complete

Phase 2: Lots 32-35

No construction planned at this time.

VARIANCE REQUESTS

1. We are requesting a waiver on the depth to frontage ratio on the lots around the Creek Circle and Creek Court cul-de-sacs. The frontage criteria has been met (25' of frontage exposure), however these lots are deeper than the 2.5 to 1 ratio set forth in the Sheridan Municipal Code. These lot lines angle from the cul-de-sac in a way to increase the width as the lot deepens. This will allow for an adequate building envelope on each of the lots.
2. We are requesting a waiver on Right of Way widths. The two proposed right of way widths are 50' Public ROW and 30' Private ROW. The 50' ROW will have a street width of 39' back of curb to back of curb, and a 5' sidewalk as shown on the PUD layout plan. The street section proposed for the public roads in this PUD is the same section in the City of Sheridan Design Standards, just placed within a smaller ROW. The 30' ROW will have a 22' street width and a 4' concrete valley pan on either side of the street to collect drainage.

I. Summary

The Woodland Creek Estates PUD will be a residential development project of approximately 14.24 acres bordered by Little Goose Creek on the west, Coffeen Avenue on the east and existing residences to the north and south. The project will consist of 51 new homes ranging in size from smaller patio type homes to larger custom homes. The



developer, Woodland Creek Estates LLC, has worked with the City to develop a lot layout that reduces development in the Little Goose Creek floodplain. Instead it will be preserved as open space. Home construction is planned to commence during 2016 following review and acceptance by City Council, Planning Commission and City staff.

II. Description of Project

Woodland Creek is conceived as a "pocket neighborhood", also often described as an urban infill project. The homes will be single family dwellings of both one and two stories with no basements. The current zoning of the property is R-3, and prior to being zoned into the City it was Urban Residential. Both of these zoning classifications anticipated this property being developed into a dense neighborhood. With an R-3 zoning designation, the lots can be as small as 4000 square feet for a single family dwelling, 2000 square feet for a two-family dwelling and 800 square feet for a three or four family dwelling unit. The developers determined the best fit for this subdivision to blend with the surrounding properties was to have larger lots than the minimum allowed and reduce the area of roads by creating 50' and 30' street sections. The proposed lot sizes range from 7100 square feet to 14800 square feet in the single family portion, and 3300 square feet to 3900 square feet in the patio home portion.

III. Green/Open Space

The Developers plan for green/open space as required by the PUD standards. Currently the plan calls for approximately 2.87 acres (20% of total area) of landscaped green/open space. The green/open space provided runs along Little Goose Creek and preserves the majority of the floodplain that is located on this property. The developers worked with City Staff to determine the best area to utilize as open space. By designating this area as open space it will reduce the amount of structures that could potentially be built in the floodplain.

IV. Proposed Street Sections

This PUD proposes two street sections that are not defined in the City Code. The first section is a 50' ROW and would be dedicated to the public. The City Code defines the minimum ROW as 60', with a street width of 39'. A 60' ROW provides additional area in case of the design of a boulevard sidewalk. With attached sidewalks, the same street section fits within a 50' ROW. The developers believe that a variance to reduce the width of the ROW while still building the typical street section would not cause any safety issues within the subdivision.

The other street section proposed is a 30' private road. These roads are located in the patio home section of the subdivision and will be owned and maintained by the residents in this portion of the PUD. Patio homes are advantageous to those who desire maintenance free living for a monthly fee. These monthly fees cover their lawn maintenance, snow removal and other amenities. It makes sense to have the roads maintained as well as part of their home ownership. This will be extremely beneficial to these property owners in the winter because their roads will most likely be cleared before



the City is able to clear the rest of the subdivision. These proposed roads will be 22' wide paved, with 4' concrete pans on either side of the road. This section will provide plenty of room for drive lanes and pedestrians to share the road.

According to AASHTO, A Policy on Geometric Design of Highways and Streets, acceptable ranges for an urban collector street is 10-12' in width. It is also mentioned in an article that reducing the drive lane width down to even a 10' width on roads that have a speed limit of less than 35 mph actually decreased the crash frequencies because it forced the traffic to slow down and be more aware of their surroundings. These smaller streets within the subdivision will force drivers to decrease speeds in this area providing a safer environment for pedestrians that will utilize this street and to encourage more foot traffic in the area.

In summary, the developer believes there is good reason for the variance from 60 foot right-of-way noted in the guidelines because of the nature of the infill/pocket neighborhood project, the fact that on the public roads, the street width and sidewalks will not be reduced, and on the smaller streets it will help to decrease speed and provide more safety for pedestrians and vehicles utilizing the streets. Also, given the narrower section and more intimate neighborhood design the smaller street section and private maintenance will result in a superior arrangement to a full width public road.

NO. 2016-724863 ORDINANCE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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