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BOOK: 574 PAGE: 328 FEES: $90.00 MFP ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ORDINANCE NO 2188

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 an R-1 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 Highland Park Planned Unit Development.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-1 Residence District to 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; THEREFORE

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

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

Beginning at the northeast corner of said Lot 1, Block 1 of the Highland Park Second Addition to the City of Sheridan, said Point being a distance of 70.13 feet at a bearing of N. 86°28'22" W. from the northwest corner of Block 5 of Highland Park Addition being the POINT OF BEGINNING, thence S. 0°50'25" W., 129.09 feet; thence, N. 87°54'46" W., 100.02 feet; thence S. 0°50'25"W., 16.00 feet; thence S. 87°64'46" E., 102.00 feet; thence S. 0°50'25" W., 127.98 feet; thence N. 89°07'37" W., 769.56 feet; thence N. 0°48'16"E., 304.84 feet; thence S. 86°45'50" E., 770.42 feet to the POINT OF BEGINNING. Said tract contains 5.07 acres more or less.

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

Section 3. That the PUD Master be approved as the governing land use document for the property described in Section 1 and shown on Exhibit A and described in Exhibit B, 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 4th day of June, 2018

Roger Miller, Mayor 06 07 18

ATTEST:

Cecilia Good, City Clerk

CITY OF SHERIDAN MUNICIPAL SEAL SHERIDAN COUNTY, WYOMING

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PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:

   BEING LOTS 1-14, BLOCK ONE AND LOTS 1-14, BLOCK TWO, HIGHLAND PARK 2ND ADDITION

2. JFL LAND COMPANY, LLC are the owners or authorized agents of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned Planned Unit Development.

Therefore, Petitioners pray said parcel(s) be rezoned Planned Unit Development, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 1 day of MAY, 2018.

Signed by the Petitioners:

JFL LAND CO LLC.

JIM BREDE

MANAGING PARTNER.

Subscribed and Sworn before me this 1ST day of May, 2018

Notary Public

ANGIE GILBERT - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires 11-04-2019

My commission expires: 11-04-2019

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Trihydro

PLANNED UNIT DEVELOPMENT DESIGN REPORT

FOR

HIGHLAND PARK 2ND ADDITION

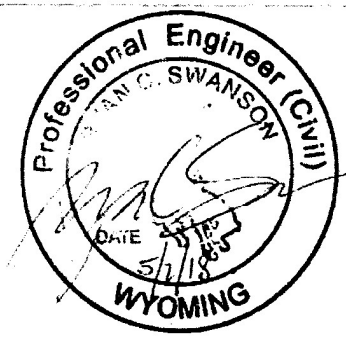
BLOCKS 1 & 2

May 2, 2018

Project #: 56V-002-001

SUBMITTED BY: Trihydro Corporation

371 Coffeen Avenue, Sheridan, WY 82801



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B. ARCHITECTURAL PLAN

C. LANDSCAPING PLAN

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1.0 PROJECT SUMMARY

1.1 PROJECT SUMMARY

JFL Land Company, LLC (Developer) is seeking to create a planned unit development (PUD) at the old Highland Park Elementary School. The legal description of the property is generally described as Block 1 Lots 1-12, Block 2 lots 1-14 of the Highland Park 2nd Addition Subdivision located in the NE¼ of Section 28, Township 56 North, Range 84 West of the 6th Principle Meridian. The entire project area is located between Burton and Avon Streets to the north and south, respectively; and Jackson and Highland Avenues to the west and east, respectively. The project is located within the city limits of the City of Sheridan (City).

The proposed PUD consists of converting the vacated school building to apartments and condominiums (Phase I); constructing new multi-family homes (Phase II) and creating two commercial lots (Phase III).

1.2 OBJECTIVES

The developer's goal for this project to construct an infill development and, consistent with existing land use, provide the city and the neighborhood a welcomed addition consisting of open space, well-kept multi-family apartments, condominium units, townhouses, and commercial buildings that match the surrounding neighborhood. To maintain current pedestrian traffic through the proposed site, the developer has planned a pathway which crosses the site to allow pass-through pedestrian traffic. Additionally, the developer intends to construct sidewalks around the entire property perimeter. Finally, the developer is seeking to maintain open space area within Phase II.

1.3 RESPONSIBLE PARTY

The developer, JFL Land Company, LLC will be responsible for and will implement the operation and maintenance of all common areas and facilities. For leased space, the developer will continue to manage this responsibility and will do so in conjunction with a community association established by the owners of property to be sold within the PUD after 70 percent of properties within the PUD are sold. The legal instrument that will serve as the maintenance agreement between the developer and the City will be prepared and approved by the City as required when the PUD plat is recorded.

1.4 COMPATIBILITY WITH NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of R-1, R-3, and B-1 zoning (See Figure 1: Existing Conditions and Zoning). The developer is proposing a project consistent with the existing building currently on the property as

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well as the surrounding homes and businesses. It is the developer's intention that the project will enhance the neighborhood by creating an infill residential development to the west, with future professional office structures only allowed along Highland Avenue where other businesses and appropriate zoning already exists. Maintaining the existing historical Highland Park school will allow this infill project to seem as if it always existed. The developer's plan is to best fit the development into the neighborhood while providing additional housing options for our City's residents.

1.5 OPEN SPACE

The proposed development will provide approximately 1.2 acres of open space, or 25% of the development, which exceeds the 20% open space requirement.

1.6 TRAFFIC IMPACT

Historic traffic for the project area while the school was active, consisted of an elementary school with an estimated 300 students. Post-development traffic projections were estimated using the Institute of Traffic Engineers 9th Edition trip generation rates. Estimated traffic during morning commutes does increase; but it does not warrant additional traffic controls for the nearby collector roadways (Appendix A). Development of Phases II and III will require additional traffic studies.

1.7 SCHEDULE

The developer wishes to commence construction of Phase I in Summer of 2018 with an estimated completion date of 2022. Phase II, if warranted by housing inventory, the economy, and other factors, may begin as early as 2019. The schedule for Phase III would be based on demand for office space which meets the uses identified in the PUD – no schedule for Phase III construction can accurately be estimated.

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2.0 LAND USES

2.1 ALLOWED USES

Figure 2 identifies the proposed phased development of the PUD.

Phase I consists of converting the existing school building to apartments and condominiums. Phase I also includes constructing office space, resident storage, maintenance, resident laundry, and resident use facilities (see Figure 3) within the existing building.

Phase II consists of seven townhomes, which equates to a total of 17 dwelling units (Figure 4). Units will consist of 2 or 3-unit attached residential structures. Elevations M-1, M-2, and M-3 (Appendix B) depict the architectural features and materials of the proposed structures.

Phase III consists of two proposed professional office buildings, which uses are defined by the City Municipal Code. Structures located in Phase III (Lots 19 and 20, Figure 4) may not exceed 50% of each lot's area, with 25% of the lot area to be open space. Elevation P-1 (Appendix B) depict the architectural features and materials of the proposed structures.

2.2 PROHIBITED USES

Uses not in accordance with the proposed intention of the PUD or specifically called out in Section 2.1 above, are prohibited. Retail and other high-volume use of future structures in Phase III is not allowed outside of use described as professional offices.

2.3 SETBACKS AND OTHER RESTRICTIONS

The proposed Phases have the following setbacks (Figure 4):

- Phase I: No setbacks are proposed, as the existing structure footprint will not be modified during renovations.
- Phase II: Front and rear setbacks shall be 15 feet, with a minimum side setback of 5 feet on non-corner lots, 10 feet on corner lots, except for townhouses which share common lot lines. Heights shall not exceed two stories and 35 feet.
- Phase III: Setbacks shall be 15 feet on front, back, and corner sides. Setback shall be 5 feet between lots. Heights shall not exceed two stories and 35 feet.

2.4 DENSITY

The entire PUD area consists of 5.1 acres. Full build-out will consist of 17 townhome units, 8 condominiums, and 14 apartments - for a total of 39 dwelling units within Phase I and II. The resulting density consists of 0.12 units per acre. 20% or more of the PUD will consist of open space as discussed in previous sections of this report.

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3.0 IMPROVEMENTS

3.1 MUNICIPAL WATER SYSTEM

Phase I currently has a 2-inch water service tap to the City water system. This service is adequate for the proposed uses of this Phase, and no additional water service is requested for Phase I. Water usage for future Phases II and III will be analyzed at the time of their development. Existing water mains are located in adjacent roadways.

3.2 MUNICIPAL SEWER SYSTEM

Phase I currently has a 6-inch sewer service tap to the City sanitary sewer system. This service is adequate for the proposed uses of this Phase, and no additional service is requested for Phase I. The existing sanitary sewer capacity will be evaluated prior to Phases II and III being developed. Existing sanitary sewer mains exist in City streets to the west and south of the property, with a possible connection to the northeast (Figure 1).

3.3 SOIL CONDITIONS, GROUNDWATER, AND GEOTECHNICAL INVESTIGATION

Site soils primarily consist of Urban Platsher-Wolfvar complex. This soil has moderate permeability and is well drained. Depth to water table is more than 80 inches as reported in the area per the NRCS Soil Survey. With Phase I consisting of renovations of a structurally sound existing structure, no further investigation is warranted. Future phases will require geotechnical investigation prior to development.

3.4 OFF-STREET PARKING

Per City Municipal Code, multi-family structures are required to have 1.5 off-street parking spaces per dwelling unit. Phase I consists of 22 dwelling units. Phase I will provide off-street parking consisting of 21 carports, and 8 two-car garages for a total of 37 off-street parking areas. Phase II consists of 17 dwelling units. Each unit includes a single-car garage and a driveway space which equates to 34 off-street parking spaces, or 2 parking spaces per dwelling unit. While Phase III does not have a defined layout, off-street parking of 1 space per 350 square feet of floor area will be required to be identified prior to development of Phase III.

3.5 STORMWATER AND DRAINAGE

Physical inspection of existing structures and drainage patterns for the existing building indicate no drainage problems or issues are present at the site. However, as shown in the Landscaping Plan (Appendix C), a proposed rock garden/retention area located in Phase I is proposed to the west of the existing structure to help mitigate any additional

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flows. Further investigation and analysis of stormwater runoff and drainage of the development will be required for future phases prior to approval.

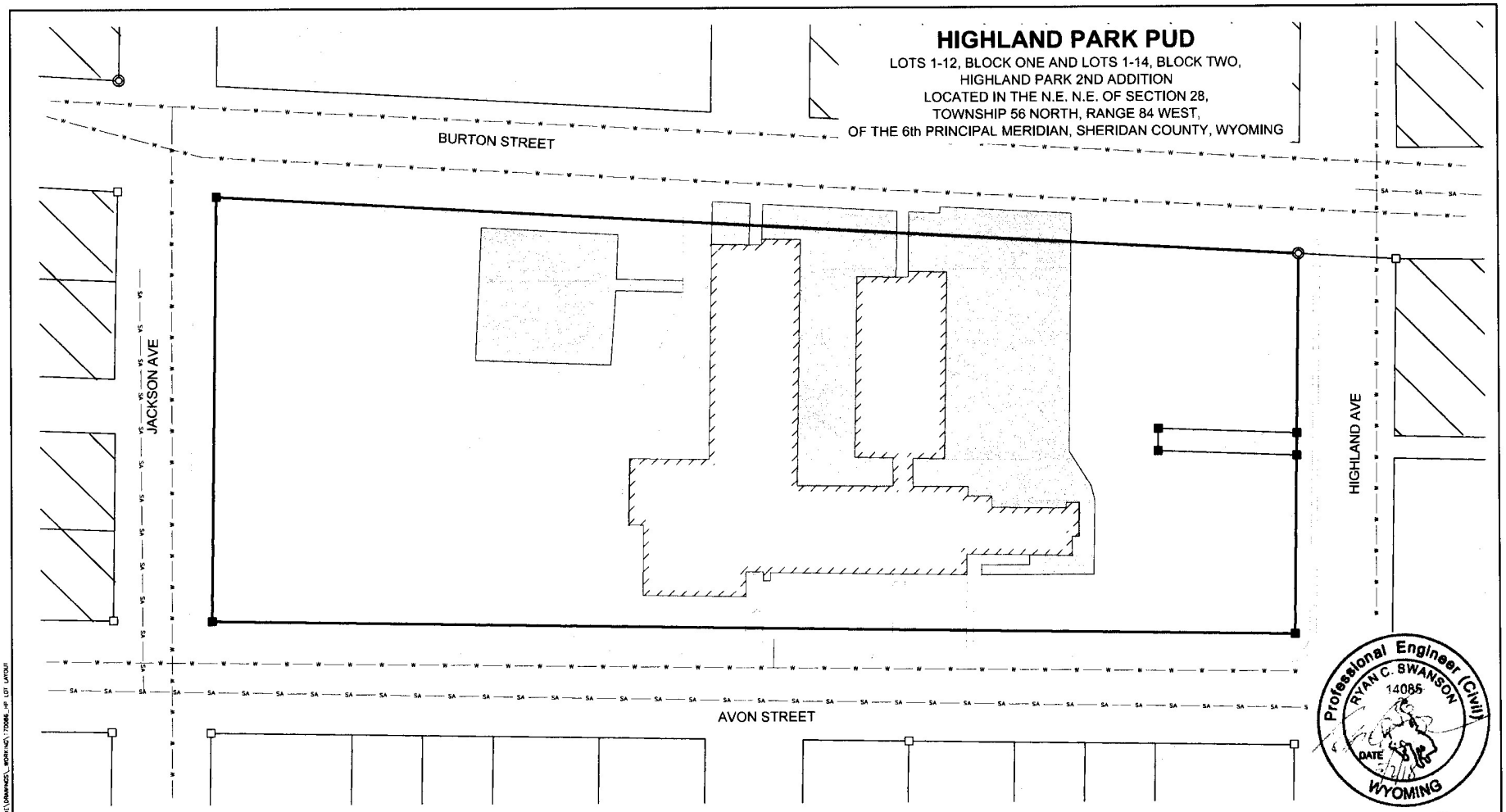
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FIGURES

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HIGHLAND PARK PUD

LOTS 1-12, BLOCK ONE AND LOTS 1-14, BLOCK TWO,
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE N.E. N.E. OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGEND

- R1 - ZONE
- R3 - ZONE
- B1- ZONE
- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- PARCEL BOUNDARY
- SUBJECT PROPERTY LINE
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

N

0 70'

Professional Engineer (Civil) RYAN C. SWANSON 14085 DATE WYOMING

Rev.	Date	Description	By	Chk'd
REVISIONS				

Drawn By: RS | Checked By: TE | Scale: 1"=70'

Trihydro Corporation
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

Date: 4/26/2018

FIGURE 1

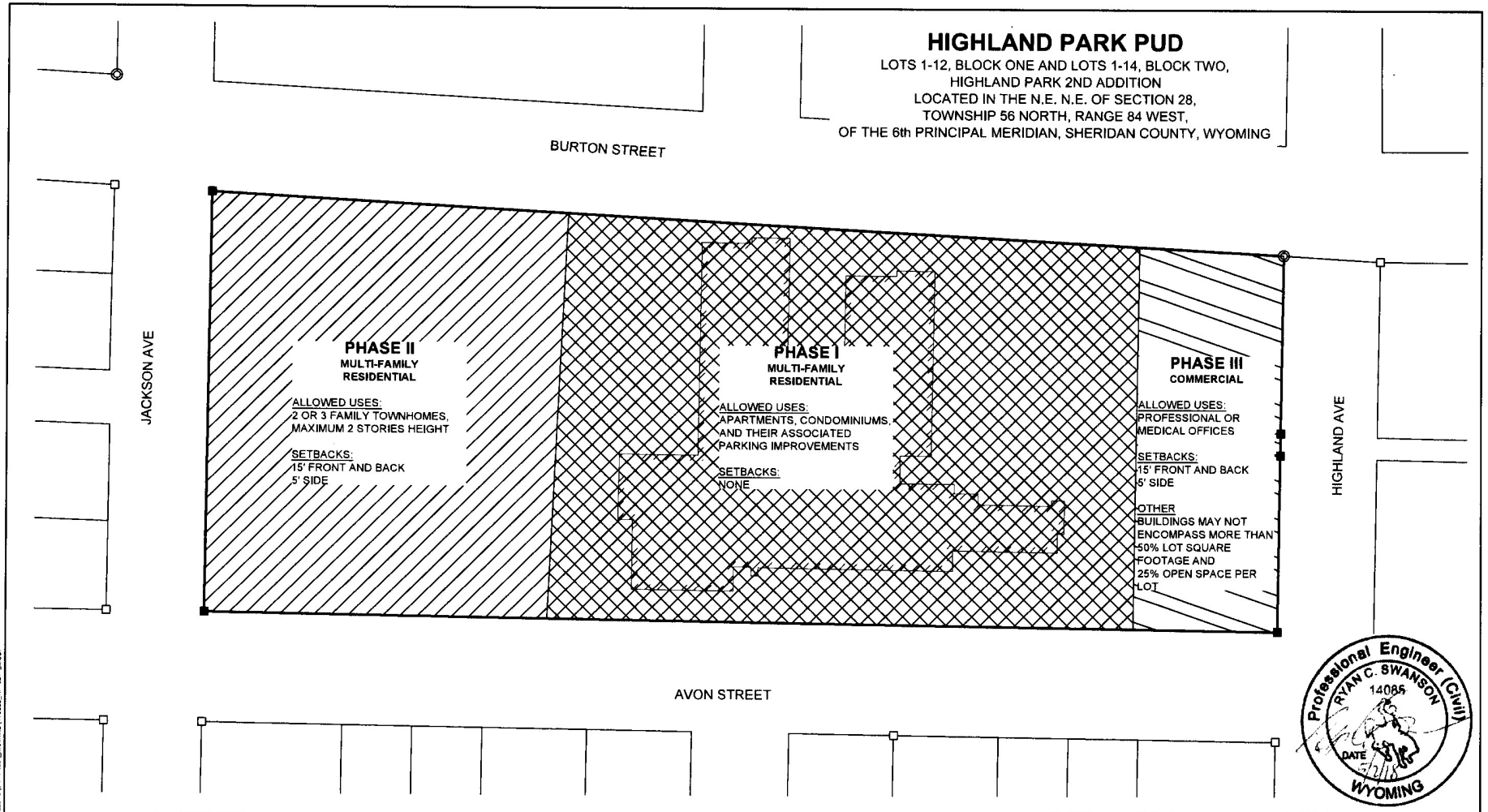
EXISTING CONDITIONS AND ZONING

HIGHLAND PARK
PLANNED UNIT DEVELOPMENT

File: 170086_HP LOT LAYOUT | Rev: 1

HIGHLAND PARK PUD

LOTS 1-12, BLOCK ONE AND LOTS 1-14, BLOCK TWO,
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE N.E. N.E. OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



Professional Engineer (Civil)
RYAN C. SWANSON
14085
DATE 5/2/18
WYOMING

LEGEND

- PHASE I
- PHASE II
- PHASE III
- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- PARCEL BOUNDARY
- SUBJECT PROPERTY LINE

N

0 70'

Rev.	Date	Description	By	Chk'd
REVISIONS				

Drawn By: RS | Checked By: TE | Scale: 1"=70' | Date: 4/30/2018

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
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(P) 307/745.7474 (F) 307/745.7729

FIGURE 2

PHASING PLAN AND ALLOWABLE USES

HIGHLAND PARK PLANNED UNIT DEVELOPMENT

File: 170086_HP LOT LAYOUT | Rev: 1

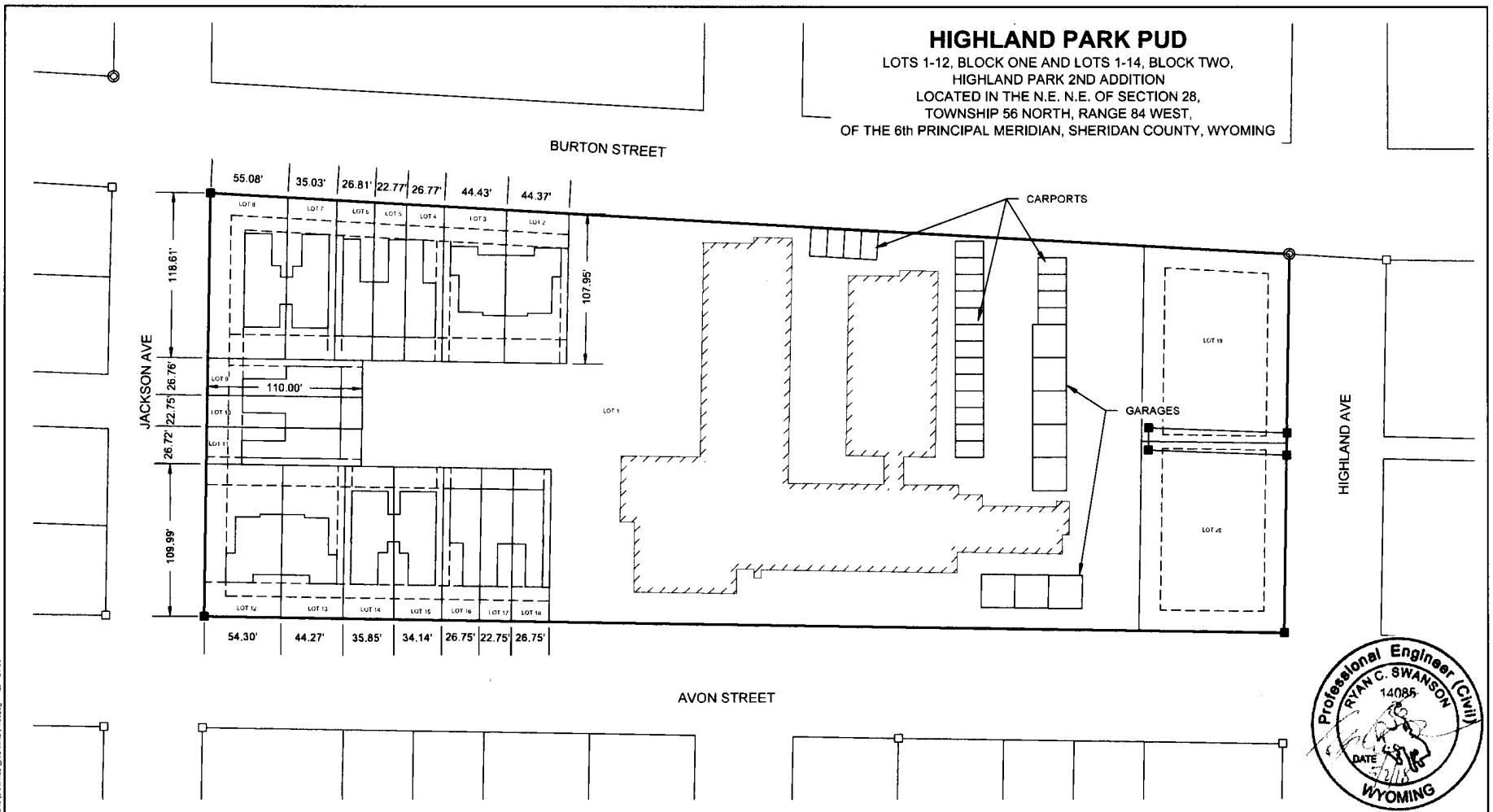
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HIGHLAND PARK PUD

LOTS 1-12, BLOCK ONE AND LOTS 1-14, BLOCK TWO,
HIGHLAND PARK 2ND ADDITION
LOCATED IN THE N.E. N.E. OF SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
OF THE 6th PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



Professional Engineer (Civil)
RYAN C. SWANSON
14085
DATE
WYOMING

LEGEND

- SET ALUMINUM CAP
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- PARCEL BOUNDARY
- SUBJECT PROPERTY LINE

N

0 70'

Rev.	Date	Description	By	Chk'd
REVISIONS				

Drawn By: RS | Checked By: TE | Scale: 1"=70' | Date: 4/26/2018 | File: 170086_HP LOT LAYOUT | Rev: 1

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Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 4

LAYOUT PLAN

HIGHLAND PARK PLANNED UNIT DEVELOPMENT

Z:_ACTIVE\170086_BID_HIGHLAND PARK REZONE\DRAWINGS\WORKING\170086_HP LOT LAYOUT

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APPENDIX A

PHASE I TRAFFIC ANALYSIS

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Trihydro CORPORATION

May 2, 2018

Mr. Lane Thompson, P.E.
City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

RE: Highland Park Planned Unit Development Phase I Traffic Plan

Dear Mr. Thompson:

JFL Land Company, LLC, (and partners) of Sheridan, Wyoming have recently purchased the property known as the former Highland Park Elementary school, or Lots 1-14 of Block 1 and Lots 1-14 of Block 2 of the Highland Park 2nd Addition Subdivision. Burton Street borders the property to the north, Avon Street to the south, Jackson Avenue to the west, and Highland Avenue to the east. Currently, the building and surrounding property are vacant.

The property previously served as an elementary school where the majority of the traffic was generated by traffic to and from the school. With an estimated 300 students enrolled at Highland Park Elementary, daily trip counts were approximately 387 trips per day. Historic peak morning hour trip generation was negligible, while evening peak hour trip generation was estimated at 47 trips.

The developer wishes to rezone the property and construct fourteen (14) 2-bedroom apartments and eight (8) condominiums within the existing building. Eight (8) two-car garages and twenty-one (21) carports **(See Figure 1)** would be constructed in the paved areas located east of the existing building. These garages and carports are to be built at approximately the same location as existing asphalt pavement as visible on aerial imagery shown in **Figure 2**.

The existing approach on the north side of the school is approximately 250 feet in length and was previously used for commercial needs of the school building when it was in service. The proposed construction shown in Figure 1 shows only part of this paved area remaining after development, with an approximate 30-foot approach to the northern street of Burton Street. The parking area for the garages and carports is designed to serve as parking for the residents of this development, with no on-street parking required.

Traffic from four (4) existing multi-family units, and one exit from the parking area of Martin Luther Grammar School access Burton Street in addition to traffic from this proposed development. Other traffic from the nearby pediatric/medical facilities are likely to travel along Jackson Avenue to 5th Street thus not adding significant trips to Burton Street.

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Using the Institute for Traffic Engineers (ITE) Trip Generation Manual, 9th Edition (see **Table 1**, below), the number of trips generated by existing businesses and residences adjacent to the property is approximately 44 trips per day, while historical trip generation would be nearly 431 trips per day (if Highland Park School was still active). The addition of the 14 proposed apartments and 8 proposed condominiums would generate approximately 146 additional trips per day for a total estimated average daily trip generation of 190 trips per day on Burton Street.

For peak values, the existing AM peak hour rate is estimated to be approximately 2 trips per hour, with a PM peak hour rate of 2.08 trips per hour. If the school was still active, the PM peak hour rate would exceed 47 trips per hour. The addition of the proposed apartments adds 10 trips to the AM peak hour trip generation, and 13 trips to the PM peak hour trip generation.

TABLE 1. TRIP GENERATION RATES

Land Use	ITE Code	Unit	Daily	AM Peak Hour	PM Peak Hour
Apartments	220	Dwelling Unit	6.65	0.51	0.62
Townhomes	230	Dwelling Unit	5.81	0.44	0.52
School	520	Students	1.29	n/a	0.15

TABLE 2. ESTIMATED TRIP GENERATION SUMMARY

	Historic Trip Generation	Current Trip Generation	Post-Development Trip Generation
Average Daily Trips	431	44	190
Peak Hour (AM) (trips/hour)	1.76	1.76	12.9
Peak Hour (PM) (trips/hour)	47.08	2.08	15.7

The trips generated resulting from the proposed development is 45% of the historical trip generation while the property was an active elementary school. The increased traffic at the intersection of Highland Avenue and Burton Street should not significantly impact traffic flows as sight distances are adequate at this intersection.

In summary, while the development of this property into apartments will increase existing traffic on Burton Street, it is not a significant impact warranting additional signals or controls in the area.

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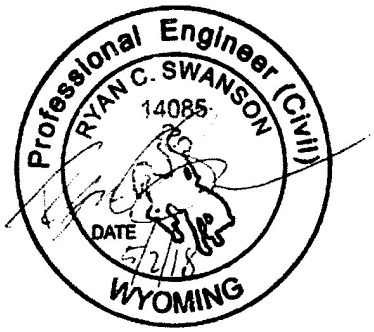
Please do not hesitate to contact us with any questions or comments at (307) 675-1919.

Sincerely,
Trihydro Corporation

Ryan Swanson, PE
Professional Engineer

56V-002-001

Attachment



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FIGURES

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FIGURE 1. CONCEPTUAL GARAGE & CARPORT LOCATIONS

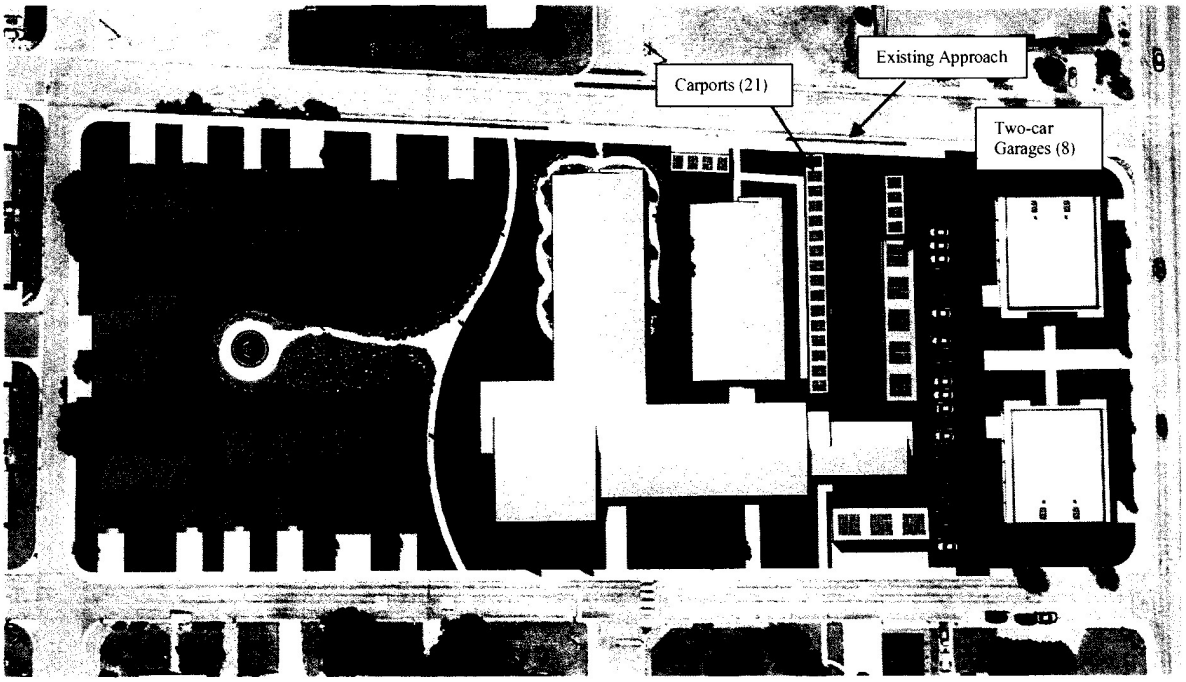


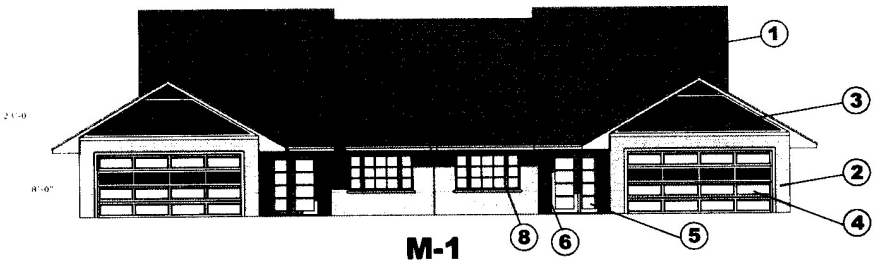
FIGURE 2. AERIAL IMAGERY



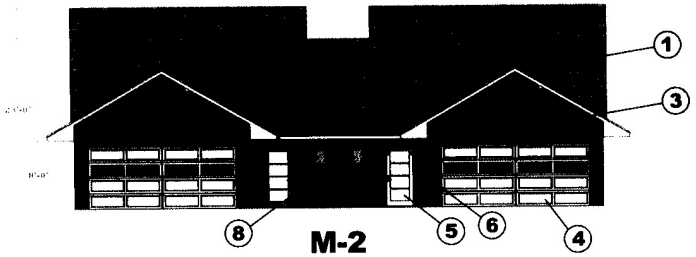
2018-742958 6/12/2018 11:25 AM PAGE: 24 OF 27
BOOK: 574 PAGE: 351 FEES: $90.00 MFP ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

APPENDIX B

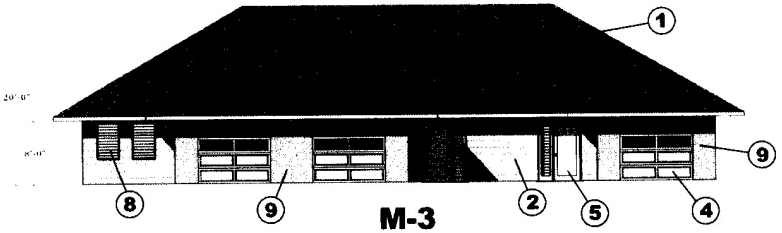
ARCHITECTURAL PLAN



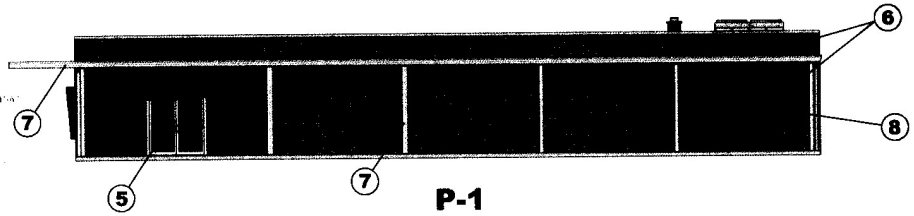
M-1



M-2



M-3



P-1

KEY PLAN

1 ROOFING: ARCHITECTURAL GRADE ASPHALT SHINGLES, EARTH TONE; METAL ROOFING: STANDING SEAM, EARTH TONE

2 SIDING: CEMENT BOARD SIDING, METAL SIDING, EARTH TONES, TRIMS OF LIKE MATERIAL

3 GABLE ENDS : WOOD SHINGLES, CEMENT AND METAL SIDING MATERIAL, EARTH TONE

4 OVERHEAD DOOR: METAL SECTIONAL DOOR, EARTH TONE, 20% GLAZING

5 ENTRY DOOR: WOOD, METAL, FIBERGLASS; GLAZING 20%; PROFESSIONAL SPACE ENTRY: STORE FRONT FRAMES, CLEAR TO LOW SOLAR GAIN GLASS, 80% GLAZING

6 MASONRY: BRICK, EARTH TONES; STONE, EARTH TONES; CULTURED STONE, EARTH TONES

7 METAL STRUCTURES: WEATHERED STEEL

8 GLAZING: RESIDENTIAL, METAL CLAD CASEMENT OR DOUBLE HUNG, LOW E GLASS; PROFESSIONAL STORE FRONT FRAMES, CLEAR TO LOW SOLAR GAIN, INSULATED GLASS, 80% GLAZING

9 E.F.I.S. (EXTERIOR FINISH & INSULATION SYSTEM): EARTH TONES

1656 South Sheridan Avenue
PO Box 7136
Sheridan, Wyoming 82801
PHONE (307) 672-5444
FAX (307) 672-0504

DESIGN JMB
DRAWN JAS
CHECKED JMB
JOB No.
DATE 04.24.18

PROJECT: HIGHLAND PARK PUD
SHERIDAN WYOMING

SHEET TITLE: ELEVATIONS AND MATERIALS

REVISIONS

SHEET: A-2

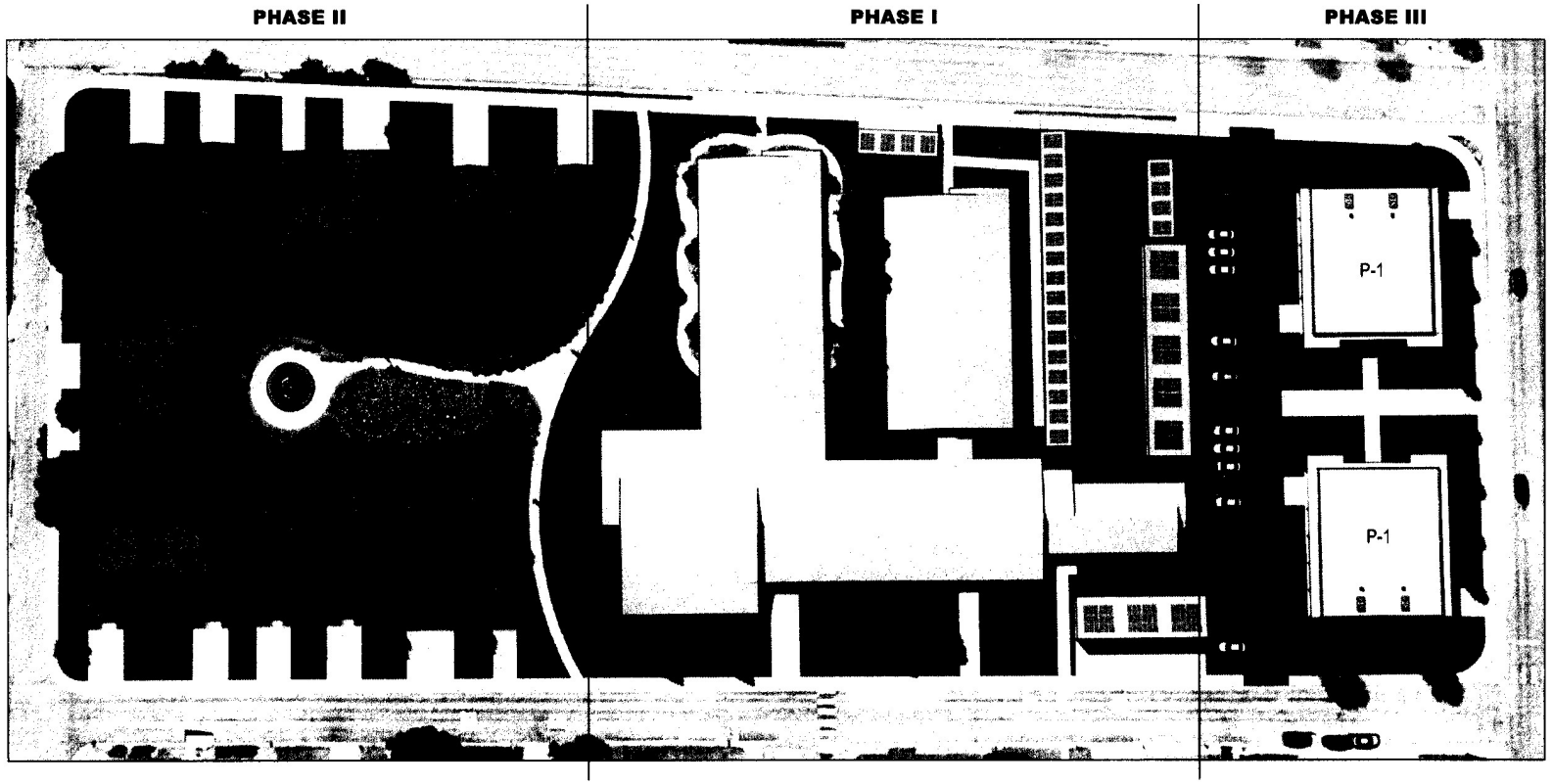
2018-742958 6/12/2018 11:25 AM PAGE: 25 OF 27
BOOK: 574 PAGE: 352 FEES: $90.00 MFP ORDINANCE
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APPENDIX C

LANDSCAPE PLAN

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TREES		
PHASE I:	CONIFERS 35%, BLUE SPRUCE	DECIDUOUS 65% COTTONWOOD, ASPEN, ASH
PHASE II:	CONIFERS 35%, BLUE SPRUCE, PONDEROSA PINE	DECIDUOUS 65% LYNDEN, ASH, ASPEN
PHASE III:		DECIDUOUS 100% ASH, ASPEN

LANDSCAPING		
PHASE I:	GRASSES & VARIOUS SHRUBS	
PHASE II:	GRASSES - KENTUCKY BLUE GRASS,	XERISCAPE ROCK & STONE, DROUGHT RESISTANT PLANTINGS
PHASE III:	GRASSES - KENTUCKY BLUE GRASS,	XERISCAPE ROCK & STONE, DROUGHT RESISTANT PLANTINGS

FENCING	
PHASE I:	METAL & WOOD, MEDIUM TO HIGH QUALITY MATERIAL
PHASE II:	METAL & WOOD, MEDIUM TO HIGH QUALITY MATERIAL
PHASE III:	METAL & WOOD, MEDIUM TO HIGH QUALITY MATERIAL

LIGHTING	
PHASE I:	DOWN-CASTING LED LIGHTING
PHASE II:	DOWN-CASTING LED LIGHTING
PHASE III:	DOWN-CASTING LED LIGHTING

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PO Box 7136
Sheridan, Wyoming 82801
PHONE (307) 672-5444
FAX (307) 672-0504

DESIGN JMB
DRAWN JAS
CHECKED JMB
JOB No.
DATE 05.01.18

PROJECT: HIGHLAND PARK PUD WYOMING SHERIDAN

SHEET TITLE: SITE PLAN

REVISIONS

SHEET: A-3

NO. 2018-742958 ORDINANCE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN - PLANNING P O BOX 848
SHERIDAN WY 82801