

**CITY OF SHERIDAN**  
**Resolution 42-18**

A resolution approving PL-18-37, the Woodland Creek Estates Amended PUD, Planned Unit Development.

Whereas, Woodland Creek Estates Amended PUD, Planned Unit Development has been reviewed for consistency with Appendix A (Zoning Ordinance) of Sheridan City Code, and applicable planning documents adopted by the City Council; and


Whereas, all applicable requirements for a Planned Unit Development have been met, and all documents meet the applicable requirements in Appendix B (Subdivision Regulations) of Sheridan City Code, and

Whereas, the Planning Commission recommended the Woodland Creek Estates Amended PUD, Planned Unit Development to the City Council for approval; therefore


Be it resolved by the City Council of the City of Sheridan, Wyoming that the Woodland Creek Estates Amended PUD, Planned Unit Development is hereby approved.

PASSED, APPROVED AND ADOPTED this 3<sup>rd</sup> day of December 2018



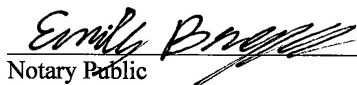
  
Roger Miller, Mayor

Attest:

  
Cecilia Good, City Clerk

STATE OF WYOMING     )  
                                      )SS  
COUNTY OF SHERIDAN    )

On December 3, 2018 personally appeared before me Roger Miller & Cecilia Good, whom I know personally, to be the signer of the above and he acknowledged that they signed it.

  
Notary Public



My commission expires: 08-30-2022

R1-ZONE

WOODLAND PARK RD

R3-ZONE

Woodland Creek Estates PUD

BROOKIE PATH

Area of subdivision

PUD

CREEK DR

B1-ZONE

**DISCLAIMER:**  
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## Woodland Creek Estates III



0 0.0125 0.025 0.05 Miles

Name: sgoodman

Date: 09/25/2011



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK





**Amendment of the  
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 NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 15, Township 55 North, Range 84 West of the 6<sup>th</sup> Principal Meridian.

**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. Lots A-E of Woodland Creek Estates II and Lots 1-5 of Woodland Creek Estates III are intended for single family patio homes, duplexes or multi-family structures. The open space provided will be for the enjoyment of the property owners in Woodland Creek Estates I-III.

**ARCHITECTURAL THEME**

The architectural theme planned for this neighborhood will be divided between the three 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. The lots in Woodland Creek Estates II and III have an allowable use of multi-family. The architecture of these units will be designed to resemble the custom and patio home that have already been constructed.

**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. Woodland Creek II, Lots A-E and Woodland Creek III, Lots 1-5 may be constructed as multifamily units.



### ACREAGES

Total Land Area: 14.50 Acres  
Total Buildable Lot Area: 8.42 Acres (58%)  
Total ROW Area: 2.95 Acres (20%)  
Total Open Space Area: 2.87 Acres (20%)

### 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, 36-51: 5' side lot adjacent to lots; 15' side lot adjacent to  
roads; 15' front and rear  
Building Setbacks Lots 28-29, Woodland Creek II A-E, Woodland Creek III, Lots 1-5:  
0' side lot adjacent to lots (if multi-family structures  
are constructed; 10' side lot adjacent to roads; 10'  
front and rear

### DENSITY

The entire area being platted is 14.50 acres. The site will be platted into 56 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.

## 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



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blend with the surrounding properties was to have larger lots that 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, 3300 square feet to 3900 square feet in the patio home portion and 2024 square feet to 2754 square feet in the multi-family portion (Woodland Creek II and III).

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**NO. 2019-747628 RESOLUTION**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
CITY OF SHERIDAN - PLANNING P O BOX 848  
SHERIDAN WY 82801