



November 21, 2019

**RE: Sweetgrass Residential Building Permitting – Parcel AA**

Residential Home Builders:

Sweetgrass is a large, mixed-use master planned village integrating open space, retail, entertainment, lodging, employment, parks, recreation, and a variety of residential neighborhoods. Parcel AA is the first phase of residential development in Sweetgrass.

The Sweetgrass Planned Unit Development (P.U.D.) is a binding zoning document that supersedes the Cheyenne Unified Development Code (U.D.C.) in the more than four square miles that is Sweetgrass. The P.U.D. – adopted in 2018 and amended in 2019 – was written because Sweetgrass could not be developed as envisioned by the Lummis family under Cheyenne’s Unified Development Code (U.D.C.).

Current approved P.U.D. Standards and Guidelines, P.U.D. Map Exhibits, as well as the Sweetgrass Residential Codes, Covenants, and Restrictions (C.C.R.s) are available at [www.SweetgrassWY.com](http://www.SweetgrassWY.com). These documents also apply to areas outside of Parcel AA; however, home builders in Sweetgrass need to be familiar with relevant requirements. For your convenience, a summary applicable to single family detached homes in Parcel AA of Sweetgrass appears on the following page.

The Design Review Committee (D.R.C.) will review building plans, elevations, plot plans, and other materials necessary to demonstrate compliance with relevant portions of the P.U.D., the U.D.C., and the C.C.R.s. While you will be responsible for pulling the necessary building permits and paying associated fees with the City of Cheyenne, your first application to the City must be accompanied by an endorsement from the D.R.C. Please note that the D.R.C. endorsement is neither a permit, nor a guarantee that the City will issue a permit. This endorsement only means that the D.R.C. supports your application.

The application form is the last page of this document. Please send a legible copy of all materials to **[delivery method & location TBD]**. The D.R.C. will review your materials as quickly as possible. Once the review is complete, you will receive an electronic copy (PDF) of the endorsement letter to accompany your building permit application to the City, or a request for additional information and/or suggested changes needed to obtain the endorsement.

Should you have any questions or concerns, please do not hesitate to contact me directly.

Warm Regards,

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# SWEETGRASS PARCEL AA

## SFD Homes Architectural Endorsement Criteria



### Zoning Information

<b>EXISTING ZONING:</b>	Sweetgrass PUD – HDR (High Density Residential)	
<b>BUILDING SETBACKS:</b>	Front Yard	15 feet
	Front-Facing Garage	20 feet
	Side – Internal / ROW	7.5 feet / 15 feet
	Rear Yard	15'
<b>SETBACK ENCROACHMENTS:</b>	Up to 2.5 feet for bay windows, chimneys, and similar, are allowed.	
<b>MAX. BUILDING HEIGHT:</b>	35 feet (measured from finished floor elevation)	
<b>MIN. BUILDING AREA:</b>	1,000 SF (living area, excluding garage)	
<b>ACCESSORY BUILDINGS:</b>	120 SF is the maximum area (set back at least 10' from principal structure from front; other setbacks above apply to accessory structures)	

### Building & Site Design

<b>ANTI-MONOTONY:</b>	Adjacent buildings and buildings across the street from one another must be substantially different (See PUD Section 3.A.3 and checklist for criteria)	
<b>BUILDING MATERIALS:</b>	Allowed – natural wood, stucco, brick, stone (including high quality faux stone) and lap siding. Other materials may be approved if used creatively. Prohibited – exposed CMU blocks, painted concrete, unnaturally colored masonry, mirrored glass, prefab. metal buildings, highly reflective materials, and unfinished aluminum door & window frames. Lap Siding – if used, shall have a 6 inch exposed board face and a 25-year minimum warranty.	
<b>BUILDING COLORS:</b>	Subdued to blend with natural landscape. Use accent colors with restraint. Avoid highly chromatic bright colors except in limited applications, such as doors and trim.	
<b>NEIGHBORHOOD EDGE:</b>	Lots adjacent to neighborhood edges (homes backing up or siding to Murray Road, Sirocco Drive, and Sweetgrass Drive) – 25% of adjacent side and/or rear elevations is to be masonry, excluding area of roof, windows, and doors. Wrap masonry 2 feet on adjoining elevation(s).	
<b>ROOF FORM:</b>	5:12 or greater pitch, 12 inch or greater overhang, and at least two breaks (roofs that turn a corner or change elevation). Dormers, cupolas, or similar must mitigate roof lines > 50' length.	
<b>ROOF MATERIALS:</b>	Allowed – high quality tile, concrete tile, slate, architectural metal, dimensional composition, board & batten, or fiberglass shingles. Prohibited – three-tab asphalt, cedar shake, and Mansard roofs.	
<b>FRONT PORCH:</b>	Covered area minimum 80 SF, with 6 foot minimum unobstructed depth.	
<b>GARAGES:</b>	Garage door(s) can't be more than 40% of the elevation area, excluding the roof. Incorporate windows into garage door design (no minimum area). For a 3-car garage, set the 3rd space an additional 2 feet behind the main garage – or – the roof design may change over the 3rd space.	
<b>DRIVEWAY WIDTHS:</b>	Single-car garage	10 feet or less
	Two-car garage	18 feet or less
	Three-car garage	27 feet or less
<b>DRIVEWAY MATERIALS:</b>	Concrete only (may be stained or stamped if desired)	
<b>EXTERIOR LIGHTING:</b>	Fully-cut off fixtures are required (no barn lights, wall packs, or similar intended to illuminate large areas); No individual light may exceed 1,260 lumens at the source. Light trespass on adjoining properties (20' from property line) is prohibited.	
<b>LANDSCAPE BY BUILDER:</b>	Front Yard:	1 tree + 3 shrubs / 1,000 SF (1 street tree per lot may count to the above)
	Side & Rear:	none required
	Maximum Turf:	40% of landscaped area

# SWEETGRASS PARCEL AA

## D.R.C. Builder Application Checklist



Builder Name & Contact \_\_\_\_\_

Builder Mailing Address \_\_\_\_\_

Phone / Email \_\_\_\_\_

Address(es) or Lot / Block Number(s) \_\_\_\_\_

### Checklist Items

#### 1. Plot Plan

- Property lines, dimensioned
- Building footprint, with dimensions & setbacks
- Driveway length & width
- Grading plan, demonstrating compliance with approved Sweetgrass development grading plan

#### 2. Floor Plan

- Indicate total living area per floor
- Indicate covered porch area and dimension

#### 3. Building Elevations (4 sides)

- Building height calculation (35 feet max. height)
- Masonry min. area calculation(s) as appropriate
- Materials & colors referenced to materials board
- Garage door maximum area
- Roof pitch, overhang, and materials
- (optional) Perspective views / renderings
- Lap siding warranty (if applicable)
- Garage door exterior colors, materials, and design

#### 4. Materials Board

- An electronic copy (PDF) will suffice for initial application
- The A.R.C. reserves the right to request physical samples of proposed materials

#### 5. Exterior Light Fixtures Cut Sheets

- Each type of fixture proposed, locations referenced to floor plan and elevation sheets

#### 6. Landscape Plan (front yard)

- Include estimated landscape area (square feet) to confirm minimum materials
- Confirm adequate separation from water & sanitary sewer service lines

#### 7. Completed Erosion Control Liability Release (Notice of Partial Transfer)

- Form provided by D.R.C.

#### 8. Anti-Monotony Compliance Statement

- Applicable to builders purchasing multiple and/or adjacent lots on a street
  - o Select at least two from the list below for adjacent units:
    - Different number of stories;
    - Different entry treatment and location, including porches, columns, etc.;
    - Different façade composition consisting of different window / door style and placement, as well as different garage / entryway placement; and/or,
    - Different roof form (slopes, lines, profiles, etc.).
  - o Changing roof colors and materials, changing paint color, adding a garage or garage bay, mirroring an elevation, etc., will NOT be interpreted as “distinctly different.”
  - o The DRC will treat units across the street from one another overlapping by more than 35% as adjacent.
- Indicate on a plat drawing which lots are to be purchased and how the above criteria will be achieved. Include written notes as required.
- For D.R.C. Use: Confirm that at least four “distinctly different” models along each street are proposed. This requirement does not apply to Doran Lane.

#### 9. Other information

- Please provide additional information if necessary to assist the DRC in reviewing this application.

*Incomplete or illegible materials may be returned without review.  
The A.R.C. may request additional information based on application materials received.  
D.R.C. acceptance is discretionary and does not guarantee city approval or permit.*