

AKH

Date: 4/16/18

CITY CONTRACT #6784

This Annexation Agreement shall be incorporated by reference into every real estate purchase agreement, deed, conveyance, assignment, subdivision plat or other instrument which relate to the conveyance or disposition of any portion of the Sweetgrass Annexation Area.

**SWEETGRASS PUD ANNEXATION
MASTER ANNEXATION AGREEMENT**

THIS AGREEMENT is made and entered into this 12th day of February 2018, by and between the **City of Cheyenne, Wyoming**, a Wyoming municipality, hereinafter referred to as the "City," and **Sweetgrass Land Co., LLC**, a Wyoming limited liability company, **Lummis Livestock Company, LLC**, a Wyoming limited liability company, and **Arp and Hammond Hardware Company**, a Wyoming corporation, hereinafter collectively referred to as "Owner."

Recitals

WHEREAS, the Owner of certain real property commonly known as **Sweetgrass Planned Unit Development, a planned unit development of Laramie County, State of Wyoming** (hereinafter referred to as the "Property" or "Sweetgrass"), has petitioned that the property be annexed to the City of Cheyenne shown and described in:

LIST OF EXHIBITS:

A - LEGAL DESCRIPTION (text of metes and bounds legal description of property boundary),

B - SWEETGRASS PROPERTY ANNEXATION MAP (accurate boundary description and depiction),

C - PUD PRELIMINARY PLAN (with standards and guidelines and visual depiction of proposed development concept), approved by the City Council on October 10, 2017. SEE SECTION 3 BELOW.

all of which are attached hereto and incorporated herein; and

WHEREAS, the Clerk of the City of Cheyenne has considered such annexation petition and has certified acceptance of the annexation petition on the 6th day of September, 2017; and

WHEREAS, in contemplation of such annexation, the parties enter into this Agreement and agree to abide by the terms and conditions set forth herein.

THEREFORE, in consideration of the promises and mutual covenants contained in this Agreement, the legal sufficiency of which is hereby expressly acknowledged, the City and the Owner agree as follows:



1. **Purpose.** The purpose of this Agreement is to set forth the terms and conditions that shall apply to the Property upon its annexation and development including the responsibilities of both parties towards satisfying in general the goals of the City of Cheyenne as established in PlanCheyenne and the Sweetgrass PUD. Unless otherwise expressly provided to the contrary herein, the parties agree that all conditions herein are contractual conditions in addition to any and all requirements of Cheyenne City Code, including the Zoning Ordinance and Subdivision Ordinance, and applicable state statute.

Annexation. The City agrees to annex the Property in accordance with the terms and conditions of this Agreement, and only if the Governing Body finds that evidence presented at the required public hearings supports such annexation, and all the requirements of Wyoming Statutes are met. The annexation is currently scheduled for concurrent approval with this Agreement and if Annexation is approved by the Governing Body, the City and Owner agree to be bound by this Agreement.

- a. The terms of this Agreement are based on the assumption that approximately 2,269.5 acres are proposed for annexation and are anticipated to be developed in substantial conformance with the PUD Plan, Exhibit C to this Agreement.

2. **Definitions.** For purposes of construing the terms and conditions of this Agreement, the following terms are defined:

- a. **Sweetgrass (Sweetgrass Annexation Area).** Sweetgrass refers to the current real property within the boundaries of the County Planned Unit Development together with any additions described within the annexation ordinance. By written agreement the parties may extend the boundaries of Sweetgrass.
- b. **Subdivision plat (plat).** Refers to any division of land. It is anticipated that within Sweetgrass, parcels will be developed individually through subdivision plats, which shall be subject to this Agreement unless the parties to the subdivision and Owner agree to modification.
- c. **Phase.** As used herein, it is anticipated that Sweetgrass will be developed in interrelated segments by filing of plats for subdivisions within Sweetgrass. Each subdivision plat may consist of one or more than one development phase as that term is used within this Agreement, except the City at, its discretion, may deem subdivision plats whose effect is to make minor modifications to existing lots as not constituting a development phase for the purposes of this Agreement.
- d. **Committee.** The Committee, as further defined within the PUD Preliminary Plan (Exhibit C), and/or in separate documents to be recorded, shall include an owner association, whether a public or private corporation, or an entity later created or authorized by law, to represent owners of property within the boundaries of



Sweetgrass. This term shall specifically permit and anticipate community development districts or similar entities that may later be permitted by the laws of the State of Wyoming. The Committee may become the title holder of all or some portion of the common land within Sweetgrass.

- e. Owner. As used in this Agreement, the term Owner shall include any of the transferees and successors of the Owner and all such parties shall have the right to enforce this Agreement and shall be subject to the terms of this Agreement as if they were the original parties hereto. Transfer or assignment of any of the terms of this Agreement shall be made by binding agreement with the City as a named party and may be in the form of a development agreement accompanying a subdivision plat. The transferring Owner shall be relieved of any and all obligations under this Agreement which are to be performed after the date of such transfer with respect to the transferred property, except for any unpaid/outstanding Land Acquisition and Infrastructure Fees subject to a payment plan (see Section 13.b.vi, below).
- f. Owner Member. Any legal entity, such as a corporation, partnership or limited liability company, may be represented by an Owner Member which shall be one or more of its officers, directors, partners, members or managers, who has been granted authority by the entity to represent it, whenever an Owner Member is specified within this Agreement. For these purposes it shall be presumed that the President and Secretary of a corporation, a general partner of a partnership, and a member or a manager of a limited liability company possess the appropriate authority unless the City has been notified by the entity that such person does not have authority to represent it.
- g. Pathway. A Pathway may mean a standard sidewalk but in some instances the Owner or the Committee may elect to create a pathway including a paved sidewalk and unpaved or paved trails to be used by non-motorized forms of transportation such as pedestrians, equestrian bridle paths or bicycle paths.
- h. Greenway. The Greenway refers to corridors and facilities for non-motorized forms of transportation that connect to the City's overall Greenway system and that are dedicated as public Greenway on a subdivision plat or other instrument and is designed, constructed to the standards for Greenway found in the *City of Cheyenne & BOPU Construction Specifications and Standard Drawings*, and maintained by the City; EXCEPT as identified in paragraph 12.d below.
- i. Master Transportation Impact Study. An overview of estimated or reasonably foreseeable transportation impacts, trip generation and mitigation measures that will be triggered or generated by the entire PUD, both within the PUD boundary and in the general area. This *Master Transportation Impact Study* is constituted of any overarching Traffic Impact Assessment(s) or Study(ies) analyzing the entire Sweetgrass PUD Area and may be appended, updated, or supplemented by more detailed subsequent individual *Traffic Impact Study(ies)*. The City may



request an update to the Master Transportation Impact Study when any *Traffic Impact Study* for a particular Phase or plat exceeds the trip generation or estimated impact of the most current approved *Master Transportation Impact Study*. This definition shall refer to the most recent approved version(s) of the same on file with the City of Cheyenne Development Office.

- j. Transportation Impact Study. A localized or specific analysis of the impact which a particular Phase(s) or Subdivision Plat(s) will have on the existing and proposed transportation system, both at the immediate location and in the general area. Any Transportation Impact Study which exceeds the trip generation or estimated impact established in the most current approved *Master Transportation Impact Study* shall require an update to the *Master Transportation Impact Study*.
- k. Master Drainage Study. An overview of estimated or reasonably foreseeable drainage impacts and management as it relates to the entire Sweetgrass PUD, both within and downstream of the PUD boundary. This definition shall refer to the most recent approved version of the same on file with the City of Cheyenne Development Office and may be amended, modified, updated, or supplemented by more detailed subsequent individual Drainage Report(s).
- l. Preliminary Drainage Report. A localized or specific analysis of the impact which a particular Phase(s) or Subdivision Plat(s) will have on the existing and proposed drainage network, both within and downstream of the Report area, as it relates to the *Master Drainage Study*. Any Drainage Study which significantly deviates from the assumptions in the Master Drainage Study shall require an update to the *Master Drainage Study*.

3. **PUD Plan**. The Owner has submitted with Exhibit C (Planned Unit Development Preliminary Plan with standards and guidelines, drawings and exhibits) and a Planned Unit Development description that will be considered part of the PUD Plan that conceptually describes future development of the Property or portions of the Property. Each Phase shall be subject to the following:

- a. The attached PUD Preliminary Plan is the same as the PUD Preliminary Plan approved by the City Council on October 10, 2017. Upon approval of the PUD Final Plan (and any subsequent amendments) in conjunction with City Council approval of a zoning map amendment for the Property, the most current approved and adopted PUD Final Plan shall supersede the PUD Preliminary Plan attached as Exhibit C, except for the provisions of Section 5 below.
- b. Each Phase shall provide for development more or less consistent with Exhibit C.
- c. Once approved as a subdivision plat, development of each Phase of the Property shall substantially conform to Exhibit C. In the event the Owner desires substantial change to the Planned Unit Development, the City may require amendment to Exhibit C or the PUD Final Plan through the Zone Change / PUD



Amendment process specified in the City Code, and which shall be reviewed for approval by the Governing Body following recommendations by the Planning Commission.

- d. The Planned Unit Development shall also provide for water drainage, storage, and detention features consistent with the *Master Drainage Study*.
4. **Vested Rights.** Unless otherwise expressly provided herein, the fact that the Property has been annexed by the City shall not create detrimental reliance that will stop the City from modifying development regulations or changing fees after execution of this Agreement. The Property shall be subdivided according to a plat or plats or development applications submitted by the Owner and approved by the City. Unless otherwise expressly provided herein, all future subdivision and development shall be subject to applicable sections of Cheyenne City Code or Wyoming Statute at the time of platting, or at the time an appropriate development application is filed with the City, and to the terms of this Agreement.
5. **Zoning.** The Owner is proposing a Planned Unit Development (PUD) Zone District designation for the entirety of the property anticipated to be submitted in February 2018 (Preliminary Plan approved by the Governing Body of the City of Cheyenne on October 10, 2017); the PUD Final Plan is substantially similar to the approved Preliminary Plan. Prior to and irrespective of any official zone change, zoning map amendment, or other development application or entitlement, any existing agricultural use(s) on the Property, including any uses and/or structures incidental to the existing agricultural use(s) shall be permitted to continue uninterrupted and considered a use-by-right as a pre-existing and/or legally non-conforming use(s). Following annexation and official zone district amendment (PUD adoption), and pursuant to Exhibit C, Section 1.i, *Ranching/Agricultural Uses: "Ranching and agricultural activities and uses, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching, shall be permitted to continue [indefinitely] on undeveloped lands throughout the Sweetgrass PUD ...[and]... Public access to lands, including those lands planned to be dedicated to the City as Community Park, may be restricted prior to the construction of trails and other public amenities..."* Classifications of use and their respective boundaries are subject to change as phased subdivisions are approved. In considering the petition for annexation, the City shall consider the Owner's zoning request; however, any zoning designation ultimately applied to the Property must be supported by the evidence presented at the required public hearings. The following shall also apply:
 - a. Following the adoption of the ordinance effectively annexing the Property, the Owner shall reserve the right to petition the City for removal of the Property from the corporate limits (de-annexation). Any request to remove the Property from the corporate limits of the City shall follow Wyoming Statute, and the Owner shall bear the expense of the removal.



- b. The parties acknowledge that the current use of the Property is an agricultural operation, and that after annexation, such pre-existing use will be allowed to continue subject to the regulations of Exhibit C.
6. **Services.** The City and the Owner agree that the Property shall be entitled to such services as the City currently provides to property within the corporate limits of the City. Extension of City utilities to serve the Property will be the sole responsibility of the Owner, their heirs or assigns unless mutual contracts for services are agreed upon by both the City and the Owner. Owner and City shall cooperate in planning for the provision of police and fire safety, sanitation services, roadway maintenance and park creation improvement and maintenance and the location of any permanent structures required by the City to facilitate rendering these services. Such cooperation may be taken on behalf of Owner by the Committee. The parties further anticipate some services may be rendered pursuant to separate contract between the City and the Committee.
7. **Easements and Rights-of-Way.** All necessary easements and rights-of-way associated with any Phase of the development of the Property shall be obtained, identified, and granted or dedicated by the Owner to the public, the Committee, or other appropriate entity. Easements and rights-of-way for each Phase will, to the greatest reasonable extent, be laid out and granted to accommodate the development of other properties previously annexed to the City, and future annexations or development, in conjunction with each Phase of development of the Property.
8. **Transportation Corridor Rights-of-Way.** The City agrees to meet, coordinate and facilitate with the Owner, WYDOT, and representatives of Laramie County, as needed, to discuss the following issues regarding any possible future transportation corridors within and adjacent to the Property; including Avenue C and College Drive on the westerly and northerly boundaries of Sweetgrass and the interior roads within Sweetgrass:
- a. Right-of-way width and construction standards for roadways, sidewalks and trails (including *Street Design Types* and *Road Sections* consistent with the provisions of the PUD drawings included within Exhibit C and which are incorporated herein by reference, or UDC Standard *Street Design Types* in UDC § 4.3.4 as applicable (see paragraph 13.c below);
 - b. Access to adjacent lands;
 - c. Drainage, consistent with paragraph 3.d, above;
 - d. Maintenance of improvements;
 - e. Extension of utilities;
 - f. Intersection design, construction and improvements;
 - g. Timeline for development and/or mitigation strategies;



- h. Greenway extensions and bridges and underpass structures necessary for the safe operation of the Greenway, including facilitating potential grant funding opportunities (see Section 12.d below);
- i. All traffic studies and conformity to traffic requirements shall be measured with respect to existing or reasonably foreseeable traffic within the platted areas of Sweetgrass as are then in effect, or anticipated as part of the PUD Master Transportation Impact Study.

The parties further anticipate that coordination efforts may be memorialized in separate agreements or memorandums of understanding with the entities named above.

- 9. **Future Platting and Development.** Unless otherwise expressly provided within the Planned Unit Development (Exhibit C), all land included within this annexation will be platted, subdivided, and developed per Cheyenne City Code, and any other relevant section of City Code in force at the time of application to the City.
- 10. **Future lots for safety and school facilities.** Owner, in cooperation with City and Laramie County School District No. 1, will reserve sufficient space for police, fire and school structures, as previously discussed and identified in the PUD documents, unless the parties agree such structures are not necessary at which time by written agreement, this provision may be waived.
- 11. **Community Development Districts.** In the event that the State of Wyoming adopts legislation authorizing the formation of Community Development Districts, and the Owner subsequently requests City approval of the formation of such a district within the boundaries of Sweetgrass, City agrees to review and cooperate in the establishment of a Community Development District. As such, City may be requested to appoint one or more member of its Governing Body to the governing board of the district and to select or approve one or more other directors to the governing board from among the Owner Members prior to eventual election of such positions pursuant to the terms of the legislation. The City commits to cooperating with the District once formed in matters involving the City and, upon request, will consider the creation of joint powers authorities for the operation of facilities involving both City and residents of Sweetgrass. The City agrees that special consideration may be given to Sweetgrass residents for facilities beyond public utility, roadway, park or multi-modal transportation infrastructure created in whole or part with special assessments or other specially designated funds collected from property owners within the district.
- 12. **Recreational Amenities, Park Land and Open Space.** The Owner shall dedicate to the City, or otherwise make an alternate conveyance if approved by the City, recreational amenities, park land, and open space in the following manner:
 - a. The Owner shall be required to provide park land or open space within the Property acceptable to the City and as set forth in Exhibit C. As detailed in the City of Cheyenne's adopted *Parks and Recreation Master Plan*, unless



otherwise approved by the City, the City requires herein the park/open space dedication to be met in the form of a large community park as opposed to pocket or neighborhood parks. The final location, method of dedication, and terms for development of the large community park shall be substantially as shown and described in Exhibit C unless Owner and City mutually agree to an acceptable alternative. Once the community park planned along the westerly boundary of Sweetgrass is under control and maintenance by City and improved with irrigation and trees, the City shall at all times maintain healthy trees along the park's Avenue C right-of-way in order to form a line of demarcation of City property as well as a visually pleasing westerly boundary of the Park itself.

- b. As each subdivision of the Sweetgrass development is platted, the entirety of requirements related to dedication of public parkland and open space shall be deemed satisfied by the dedication of the Community Park in substantially the form presently proposed. Unless otherwise agreed upon in writing by both parties, open space, sidewalks, and trails not specifically granted or dedicated to the public shall remain the maintenance responsibility of the Owner or Committee.
- c. Using the most current Greenway Master Plan as a guide, Owner agrees to grant public access easements or dedicate rights-of-way for the Greenway sections identified in the approved Trails Plan, detailed in Exhibit C, within each Phase of development at the time of final approval of each Phase. City and Owner shall cooperate in applying for grants to construct appropriate underpasses, bridges, paths and other amenities allowing proper access to City Greenway paths. Owner and City shall cooperate on locating the Greenway pathways to be granted or dedicated to the City within each Phase and the City shall construct Greenway pathways within the boundaries of Sweetgrass as time and budgetary matters allow.
- d. Sidewalk Construction and Greenway Alternative.
 - i. Collector and Arterial Roads. In certain instances, along collector and arterial roads, consistent with the PUD Plan (Exhibit C), and in lieu of UDC standard Street Design Types (Article 4.3.4), Owner may construct a pathway or Greenway segment on one side of a roadway as a substitute to the typical standard sidewalks on both sides of the roadway (see paragraph 13.c below). In such case, said pathway or Greenway segments shall be funded and installed by the Owner, or its successor, at the time of roadway construction, or as mutually agreed upon by both Parties. If the land granted to accommodate said Greenway is greater than 30-feet in width, then an equal offsetting credit for the dedicated acreage shall be applied to applicable Land Acquisition and



Infrastructure Fees for the plat granting said Greenway. (i.e. if 1-acre of land is granted for said Greenway, then \$700 credit per acre will be deducted from the total Land Acquisition and Infrastructure Fee applicable to the plat on which this option is exercised.)

- ii. At the request of the City and consistent with the Greenway Master Plan as applicable, Pathway or Greenway segments constructed as an oversizing of, or alternative to, standard sidewalk(s), shall be installed by the Owner in each Phase with the City paying the difference between the Pathway or Greenway segment and the sidewalk construction on both sides of the roadway typically required by the subdivision regulations (UDC).

13. **Design Standards and Specifications.**

- a. Applicable Rules and Regulations. Unless otherwise expressly provided to the contrary herein or within the PUD Plan (Exhibit C), all construction of public improvements performed by the Owner shall be in accordance with *Cheyenne City Code*, *The City of Cheyenne Unified Development Code* and the *City of Cheyenne & BOPU Construction Specifications and Standard Drawings* for Street and Utility Construction, and any applicable City rules and regulations in effect at the time of design approval and in conformance with this Agreement. Improvements on private property shall be in accordance with the building code in effect at the time of building permit application. Construction of Public Improvements within a particular Phase of the Development shall follow schedules as outlined in any subsequent agreement governing project scheduling and installation of public infrastructure. So long as construction of the Public Improvements is proceeding in good faith, then the City may issue building permits and certificates of occupancy for any private improvements constructed within or serving said Phase.
- b. Community Facility Fees (PAI Fees). In conformity with City goals, plans, and priorities identified within PlanCheyenne and the Unified Development Code, the Owners are dedicating substantial tracts of land for public uses, facilities, and parks well in excess of what is required by code, and there shall be credit given to Owner as follows:
 - i. Future applicable PAI fees in Sweetgrass, as defined by subsequent Final Plats, shall be paid to the City and secured in a separate, dedicated "Sweetgrass Public Improvement PAI Account," or similarly titled as appropriate to the City's fiscal controls. The City Treasurer's Department will verify that the revenue is posted to the special account for Community Facilities Fees in the General Ledger System. At its discretion, the City may utilize PAI fees for their intended purpose to



provide for recreational facilities within Sweetgrass. In doing so, the City agrees to solicit feedback from the Owner as to the nature of any improvements. As part of the construction plan approval for any Phase of development, the Owner may make a request to the City Engineer's Office for the utilization of PAI fees within Sweetgrass for uses anticipated under UDC §4.2, Community Facilities and Fees. Requests to utilize PAI fees shall be evaluated by the City Community Recreation and Events Department, who shall advise and make recommendation to the City Engineer's Office based on any relevant facility planning efforts, provisions made to maintain the proposed improvement, and other budgetary constraints. Upon approval by the City Engineer's Office as part of construction plans for any Phase, the City Engineer's Office will then initiate regular processing procedures for approval by the Governing Body of the City of Cheyenne for payment to the Owner for eligible expenses. The Owner may, at any time, request a report of the ledger/account activity in the "Sweetgrass Public Improvement PAI Account"; the City Treasurer's Department shall within thirty (30) days deliver said report.

- ii. Owner may elect in subsequent final plats to provide additional publicly dedicated parks. These lands, if accepted by the City and dedicated as open space/park land, shall be exempt from all Community Facility Fees pursuant to UDC §4.2.5.c.
- iii. Other lands dedicated as "Open Space" or "Public Greenway Easement" or identified as exempt pursuant to UDC §4.2.5.c, shall be exempt from all Community Facility Fees; with the addition of credit established in paragraph 12.d.i above (*Greenway upgrade to a sidewalk (collector and arterial roads)*)).
- iv. Land Acquisition and Infrastructure Fee(s) are specific to dedicated park land and are "to be used for park land acquisition and/or base infrastructure supporting the Sweetgrass service area (paid into the *Sweetgrass Public Improvement Special Fund* (see Paragraph 13.b.i above) Park Acquisition and Infrastructure (PAI))." Owner shall dedicate (as proposed in the PUD Plan, Exhibit C hereto) the entirety of the required park land for the Development/Service Area in a single Parcel (identified as Tract 2 on the Conceptual Preliminary Plat approved by the Governing Body October 23, 2017). This park tract shall serve all of Sweetgrass and shall be exempt from all Community Facility Fees pursuant to UDC §4.2.5.c.
- v. Payment Schedule. Ten percent (10%) of the total Land Acquisition and Infrastructure fees for any given Final Plat shall be paid at the time of

the signing of the plat. The remaining fees shall be paid on a quarterly schedule from the date all city signatures are affixed to the final plat, with fifteen percent (15%) of the total fees due being paid per quarter until one hundred percent (100%) of said fees have been collected by City.

For example, if the plat is signed on January 1, 2018, ten percent (10%) of the fees would be due at that time with the remaining fees following, at a minimum, the schedule below until paid in full:

Fifteen percent (15%) due on March 30, 2018
Fifteen percent (15%) due on June 29, 2018
Fifteen percent (15%) due on September 29, 2018
Fifteen percent (15%) due on December 30, 2018
Fifteen percent (15%) due on March 30, 2019
Fifteen percent (15%) due on June 29, 2019

- vi. If all Land Acquisition and Infrastructure fees have not been paid and the Owner desires to convey any portion of the property included in said Final Plat, Owner remains responsible for said fees
- vii. Enhancement Fees shall be paid with the application for building permit(s).
- viii. Future applicable Enhancement Fees in Sweetgrass (both residential and non-residential), as defined by subsequent Final Plats, shall be paid to the City and secured in a separate, dedicated "Sweetgrass Public Improvement Enhancement Account" or similarly titled as appropriate to the City's fiscal controls. The Finance Department will verify that the revenue is posted to the dedicated account for Enhancement Fees in the General Ledger System. At its discretion, the City may utilize Enhancement fees for their intended purpose to provide for recreational facilities within Sweetgrass. In doing so, the City agrees to solicit feedback from the Owner as to the nature of any improvements. As part of the of construction plan approval for any Phase of development, the Owner may make a request to the City Engineer's Office for the utilization of Enhancement fees within Sweetgrass for uses anticipated under UDC §4.2, Community Facilities and Fees. Requests to utilize Enhancement fees shall be evaluated by the City Community Recreation and Events Department, who shall advise and make recommendation to the City Engineer's Office based on any relevant facility planning efforts, provisions made to maintain the proposed improvement, and other budgetary constraints. Upon approval by the City Engineer's Office as part of construction plans for any Phase, the City Engineer's Office will then initiate regular processing procedures for approval by the Governing Body of the City of Cheyenne for payment



(reimbursement) to the Owner for eligible expenses. The Owner may, at any time, request a report of the ledger/account activity in the "Sweetgrass Public Improvement Enhancement Account"; the City Treasurer's Department shall within thirty (30) days deliver said report.

- c. Pedestrian and Vehicle Access in Public Rights-of-Way. Due to the unique nature of this PUD and consistent with PlanCheyenne-Shape Policy 2.4.B: Rural Residential Open Space Design Preferred and PlanCheyenne-Shape Policy 6.4.A: Open Spaces Related to Western Identity, the Sweetgrass Development proposes alternative road and right-of-way sections for major public thoroughfares (Collector and Arterial roads). These alternative standards to the UDC standard road sections (as identified in the PUD and as Exhibit C of this Agreement) may be allowed for all lands within the Boundaries of the Annexed Property at the Owners request so long as they are found to be compatible by the City Engineer with the PUD Drainage Impact Study and PUD Master Transportation Impact Study. Local streets shall follow the standard road sections available in UDC § 4.3.4 *Street Design Types*.

14. Transportation and Traffic Impact. The Owner has prepared, at its sole expense, a Traffic Impact Study covering the first three phases of development. The following shall govern the funding of transportation infrastructure improvements related to the development of the Property:

- a. The Owner shall be solely responsible for the construction of streets and installation of traffic control devices within the boundaries of the Property.
- b. The Owner agrees that the following Transportation Fees may be assessed and collected with respect to lots within Sweetgrass:

Schedule of Transportation Impact Fees			
Type	Category	Finished Space	Fee
Non-Residential:	Commercial	per 1,000 SqFt	\$2,000
	Hotels	per 1,000 SqFt	\$1,500
	Institutional	per 1,000 SqFt	\$1,750
	Office & all other	per 1,000 SqFt	\$1,500
			Unit
Residential:	Single-family	Each	\$1,250
	Multi-family	Each	\$1,000
	Apartment	Each	\$1,000

c. These fees are the result of negotiation of the parties and calibrated specifically to Sweetgrass PUD based on anticipated improvements/mitigation which will be required by Phase and shall apply to all lands within the Annexation Area; these self-imposed fees are designed to fund anticipated mitigation measures based on foreseeable transportation impacts of the Sweetgrass development and shall serve in lieu of any future impact fees that the City may set by Ordinance for a period of six (6) years. The proposed fee schedule also reflects the substantial and valuable contribution at no cost to the City of Park lands and Greenway rights of way, the construction of internal roads and installation of traffic control devices, and the dedication of substantial open space to public use. If at some future date the City adopts citywide transportation impact fees, these fees will be substituted for the fees found in Section 14.b above. The fees are subject to the following terms and conditions:

- i. Transportation Fees will be collected by the City at the time Building Permits are issued. These fees shall be deposited into the Sweetgrass Future Road Improvement Special Account.
- ii. Ninety (90%) percent of the Transportation Fees (the Sweetgrass sub-account) shall be expended by the City or the Owner, as it deems appropriate within the boundaries of Sweetgrass and an area extending one-quarter (1/4) of a mile beyond those boundaries for transportation and traffic impact purposes to mitigate any traffic and roadway related safety or capacity deficiencies attributable to the development of Sweetgrass as proposed in the PUD Master Plan (Exhibit C). If Owner proposes to construct or have constructed eligible improvements, the funds to pay for design and construction may be made available and released to the Owners upon petition by the owner to the City Engineer's Office based on any relevant planning efforts, documents or studies. Upon approval of such petition, the City Engineer's Office will then initiate regular processing procedures for approval by the Governing Body of the City of Cheyenne for payment to the Owner or the appropriate agency or contractor for eligible expenses.
- iii. The remaining ten (10%) percent of the Transportation Fees (the Discretionary sub-account) may be expended at the sole discretion of the City on transportation matters and may include traffic impact studies conducted by the City.
- iv. At the discretion of the City, and beginning January 1, 2019, the fees may be adjusted no more frequently than annually based upon Engineering News-Record's annual 20-city average Construction Cost Index. Additionally, the City and Owner may agree in writing, based on changes to the development program, additional Traffic Studies (see paragraph 2.i & 2.j above), or other factors, to adjust the *Transportation*



Impact Fee to fund previously identified mitigation measures or alternate or additional mitigation measures/improvements if necessary.

- v. At its sole discretion the City may elect to have traffic and safety improvements constructed by other governmental entities or private contractors.
 - vi. An accounting of the fees held or expended may be requested by the Owner as set forth below.
- d. The Owner may, at any time, request a report of the ledger/account activity in the "Sweetgrass Future Road Improvement Special Account," the Finance Department shall within thirty (30) days deliver said report.
15. **Cooperation.** This Agreement is the product of the cooperative effort and negotiations between the City and the Owner and the terms hereof are binding contractual obligations in addition to the requirements otherwise set forth in City Code. This Agreement shall not be construed or interpreted against either party solely because of the parties' role(s) in drafting the Agreement. In the event the Owner requires approvals from other government agencies prior to final approval of any subdivision or development application by the City, the City and Owner therefore agree that they shall cooperate in securing such approvals as may be necessary.
16. **Acceptance.** If, upon completion, any improvements are dedicated to the City, such improvements shall be warrantied for a period of two (2) years from the date of completion of the improvements. If improvements are to be transferred to the Committee, the contractor shall warrant that the improvements will be free from defects for a period of two (2) years from the date of completion of the improvements. Record drawings of infrastructure improvements shall be provided to the City upon completion of said improvements.
17. **Project Phasing.** The Owner intends to develop the Property based upon the PUD Plan. Project phasing may be tied to multiple subdivision plats. Building permits shall be issued for each Phase of development in accordance with Cheyenne City Code.
18. **Miscellaneous Provisions.**
- a. **Captions.** The captions for sections used in this Agreement are for convenience of reference only and shall not be considered a material part of this Agreement, nor shall they be used as an aid in interpreting the Agreement.
 - b. **Term.** Unless modified by Agreement of the Parties, all rights and obligations set forth in this Agreement shall continue in perpetuity and shall not be considered completed at the time of annexation or at the time of complete development of the subdivision.



- c. Remedies. The Owner agrees to comply with the terms of this Agreement. Should the Owner fail to comply with any of the terms of this Agreement, the City will send a letter to the Owner of the non-compliant plat within Sweetgrass listing the terms not in compliance and/or for which the Annexation is not compliant. The City reserves the right to withhold any future development approvals for the non-compliant plat if the Owners do not remedy the non-compliance in a manner reasonably acceptable to the City to eliminate the non-compliance(s) within two (2) months of the date of the letter of non-compliance.
- d. Benefit. The rights and obligations created by this Agreement shall inure to the benefit of the Owner, its successors and transferees unless stated otherwise herein. The parties expressly agree that a "successor" includes, but is not limited to, any person or party who acquires a portion of the Property from Owner in fee simple. Such successor's obligation shall extend not only to the lot or parcel acquired by that successor, but shall include all applicable requirements of this Agreement, and Owner shall ensure the successor has notice of the existence of this Agreement.
- e. Severability. If any term, condition or provision of this Agreement is held by a Court of competent jurisdiction to be invalid and unenforceable, the remainder of this Agreement shall continue in full force and effect as if the offending term, condition or provision were never a part of this Agreement.
- f. Notice. Any notice required or permitted under this Agreement will be deemed to be received when delivered personally in writing or five (5) days after notice has been deposited with the U.S. Postal Service, postage prepaid, certified and return receipt requested, and addressed as follows:

If to Owner: Sweetgrass Land Co, LLC
Attn: Del Lummis
106 E. Lincolnway, Suite 305
Cheyenne, WY 82001

If to City: City of Cheyenne
Attn: City Clerk's Office
2101 O'Neil Avenue, Room 101
Cheyenne, WY 82001

Either party may change the address to which notice is to be sent by providing notice to the other party.

- g. No Merger. No part of this Agreement shall be considered to have merged or to have been completed at the annexation if the portion of the Agreement is contemplated to have survived the annexation.

- h. Binding Effect. This Agreement shall be recorded with the Clerk and Recorder of the County of Laramie, State of Wyoming, and shall constitute a covenant running with the land. This Agreement shall be binding on future assigns and owners and all persons who may purchase land described herein from the Owner or any person hereafter having interest in the property. **This Annexation Agreement shall be incorporated by reference into every real estate purchase agreement, deed, conveyance, assignment, subdivision plat or other instrument which relate to the conveyance or disposition of any portion of the Sweetgrass Annexation Area.**
- i. Integrated Agreement. This Agreement supersedes any and all prior agreements between parties, whether written or oral. Any modifications to this Agreement shall be memorialized either in a writing executed by both parties or printed in the minutes of a regular or special meeting of the Governing Body of the City of Cheyenne.
- j. Wyoming Public Records Act. This Agreement is subject to Wyoming Statute §16-4-201, *et.seq.*
- k. Amendment. This Agreement may be amended by written agreement between the City and Owner; provided, however, that at such time as there are more than fifteen (15) Owners, the Agreement may be made by:
- (1) Giving all Owners written notice of the amendment and the schedule for the applicable City Governing Body Meetings by United States Postal Service; and
 - (2) All amendments to this Annexation Agreement shall be placed on the City's regular City Council agenda as a Contract Amendment, and to be approved by the Governing Body in accordance with their regular approval processes.
 - (3) However, provided such amendment does gain approval by the Governing Body and Owner.
- l. Applicable Law. The construction, interpretation and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this Agreement and over the parties, and the venue shall be First Judicial District, Laramie County, Wyoming.

Governmental Immunity. The City of Cheyenne does not waive its governmental immunity by entering into this Agreement and specifically retains all immunities and defenses available to it as a sovereign, pursuant to W.S. § 1-39-104(a) and all other state laws.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

AGREED to this 27th day of February, 2018.

OWNER(S):

Sweetgrass Land Co., LLC, a Wyoming limited liability company

Doran E. Lummis

BY: Doran E. Lummis as Registered Agent

Lummis Livestock Company, LLC, a Wyoming limited liability company

Doran E. Lummis

BY: Doran E. Lummis as Registered Agent

Arp and Hammond Hardware Company, a Wyoming corporation

Doran E. Lummis

BY: Doran E. Lummis as Registered Agent

CITY OF CHEYENNE

Marian J. Orr
Marian J. Orr, Mayor

(SEAL)

ATTEST:

Carol Intlekofer 2/14/2018
Carol Intlekofer, City Clerk

SEE ACKNOWLEDEMENTS ON FOLLOWING PAGES



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ACKNOWLEDGEMENTS

State of Wyoming)
) ss.
County of Laramie)

Subscribed and sworn to (or affirmed) before me this 27th day of February, 2018, by Doran E. Lummis as Registered Agent for Sweetgrass Land Co., LLC.

Witness my hand and official seal.

Amanda J. Barto
Notary Public

My commission expires: Feb 12, 2022



State of Wyoming)
) ss.
County of Laramie)

Subscribed and sworn to (or affirmed) before me this 27th day of February, 2018, by Doran E. Lummis as Registered Agent for Lummis Livestock Company, LLC.

Witness my hand and official seal.

Amanda J. Barto
Notary Public

My commission expires: Feb 12, 2022



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State of Wyoming)
) ss.
County of Laramie)

Subscribed and sworn to (or affirmed) before me this 27th day of February,
2018, by Doran E. Lummis as Registered Agent for Arp and Hammond Hardware Company.

Witness my hand and official seal.

Amanda I Barto
Notary Public

My commission expires: FEB 12, 2022



State of Wyoming)
) ss.
County of Laramie)

Subscribed and sworn to (or affirmed) before me this 13th day of February,
2018, by Marian J. Orr, Mayor of the City of Cheyenne.

Witness my hand and official seal.

Wendy J Kinkade
Notary Public

My commission expires: 3 27 2018



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EXHIBIT A – LEGAL DESCRIPTION

A portion of Sections 8 & 9, all of the W1/2 of Section 14, a portion of the E1/2E1/2 of Section 17, All of Sections 15, 16, and 21; Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming; being more particularly described as follows:

Beginning at the northeast corner of said Section 21; thence S.00°23'08"W., along the east line of Section 21, a distance of 5282.39 feet to the southeast corner of Section 21; thence N.89°50' 08"W., along the south line of Section 21, a distance of 5233.15 feet to the southwest corner of Section 21; thence N.00°16'13"W., along the west line of Section 21, a distance of 2616.98 feet to the west 1/4 corner of Section 21; thence continuing along the west line of Section 21, N.00°40'10"E., a distance of 2645.84 feet to the southeast corner of said Section 17; thence S.89°57'52"W., along the south line of Section 17, a distance of 40.00 feet; thence N.00°46'47"E., a distance of 2532.23 feet to a point on a curve, being the centerline of abandoned railroad Right-of-Way; thence, along said curve, concave to the northwest, (through an angle of 01°48'13", having a radius of 5727.57 feet, and whose long chord bears N.13°35'53" E., a distance of 180.291 feet), to the west line of said Section 16; thence N.00°46'47"E., along said west line, a distance of 653.41 feet to the southeast corner of the Avenue C Right-of-Way terminus; thence S.07°30'40"W., along the south Right-of-Way line of Avenue C, a distance of 149.36 feet; thence along a non-tangential curve, concave to the northwest, (through an angle of 1°41'43", having a radius of 5627.57 feet, and whose long chord bears S.08°32'34" W., a distance of 166.51 feet) to a point on the west Right-of-Way line of Avenue C; thence N.00°46'47"E., along said west line, a distance of 767.94 feet; thence continuing N.00°46'47"E. along said west R/W line, a distance of 159.94 feet; thence continuing N.00°46'47"E. along said west R/W line (and extension thereof), a distance of 1320.12 feet to the south line of said Section 8; thence continuing N.00°46'47"E., a distance of 99.91 feet to the extension of the north Right-of-Way line of East College Drive; thence S.89°44'54"E., along said north Right-of-Way line, a distance of 389.04 feet; thence, continuing along said north Right-of-Way line, S.07°35'52"W., a distance of 25.10 feet; thence, continuing along said north Right-of-Way line, S.89°44'21"E., a distance of 2295.31 feet; thence, continuing along said north Right-of-Way line, N.89°50'21"E., a distance of 348.55 feet; thence, continuing along said north Right-of-Way line, along a non-tangential curve, concave to the northwest, (through an angle of 64°26'52", having a radius of 2471.48 feet, and whose long chord bears N.57°35'29" E, a distance of 2635.73 feet) to the west line of Section 10; thence S.00°40'21"W., along said west line, a distance of 367.10 feet to the east Right-of-Way line of South College Drive; thence continuing S.00°40'21"W., along said west line of Section 10, a distance of 1113.89 feet to the southwest corner of Section 10; thence S.89°59'57"E. along the south line of Section 10, a distance of 2672.69 feet to the south 1/4 corner of Section 10; thence, continuing along said south line, S.89°47'11"E., a distance of 1326.54 feet to the 1/16 section corner; thence, continuing along said south line, S.89°39'33"E., a distance of 1326.02 feet to the Section corner common to Sections 10, 11, 14 & 15; thence S.89°39'33"E. along the north line of said Section 14, a distance of 2652.04 feet to the north 1/4 corner of Section 14; thence S.00°18'26"W. along the north-south centerline of Section 14, a distance of 2624.31 feet to the center 1/4 corner of Section 14; thence, continuing along the N|S centerline of Section 14, S.00°18'20"W. a distance of 2640.48 feet to the south 1/4 corner of Section 14; thence, along the south line of Section 14, N.89°49'34"W., a distance of 2639.71 feet to the Section corner common to Sections 14, 15, 22 & 23; thence S.89°59'14"W. along the south line of said Section 15, a distance of 5330.06 feet to the Point of Beginning.

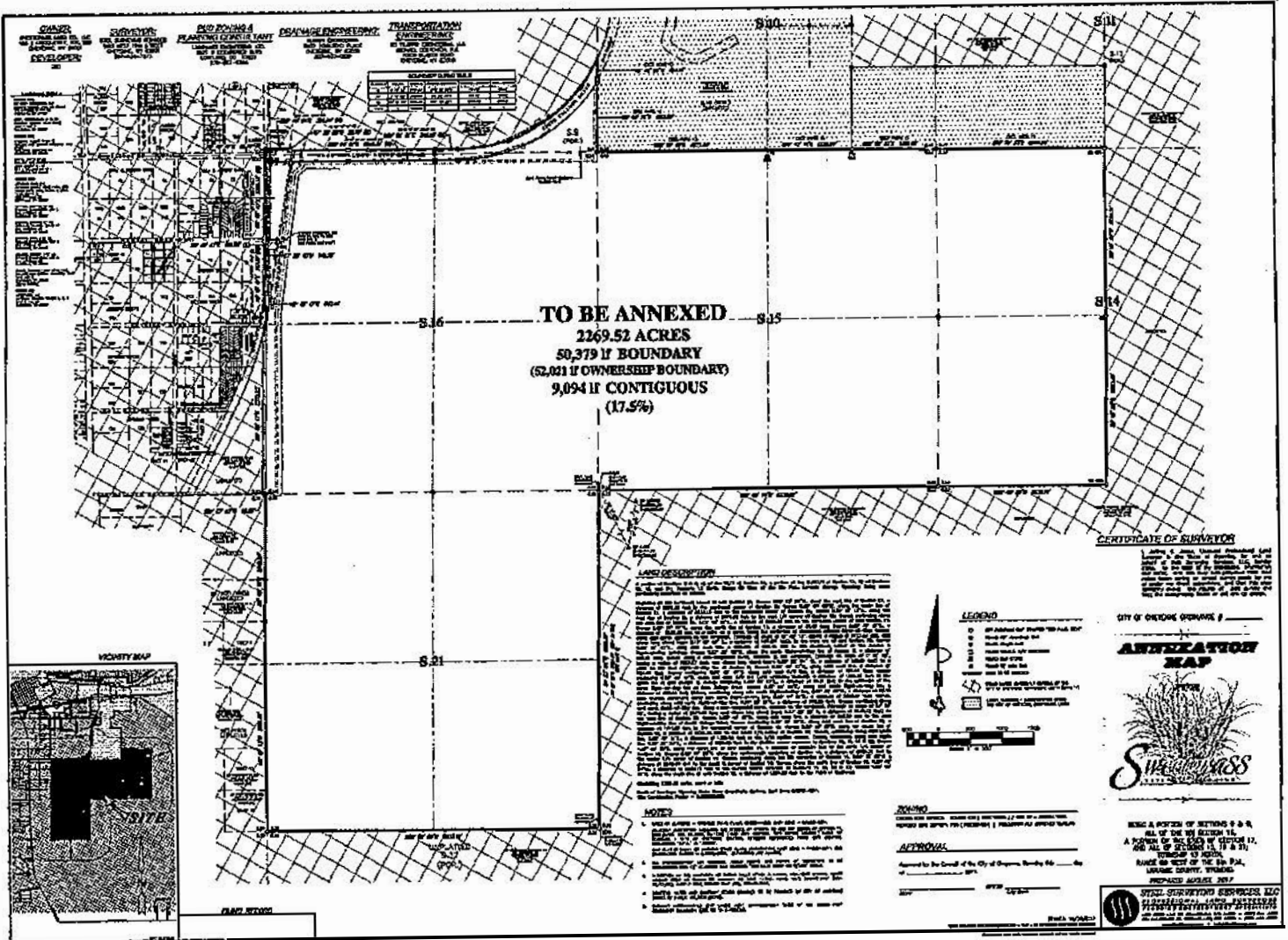
Containing 2269.52 acres, more or less.

Basis of Bearings: Wyoming State Plane Coordinate System, East Zone NAD83-2011.

Site Combination Factor (to City of Cheyenne Control Datum)= 0.999665203.



EXHIBIT B - SWEETGRASS PROPERTY ANNEXATION MAP



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**Planned Unit Development Preliminary Plan
Standards and Guidelines**

Submitted to the City of Cheyenne on August 12, 2016

Approved by the Cheyenne City Council on October 10, 2016

Prepared for:

Sweetgrass Ranch, LLC
1825 Campstool Road
Cheyenne, Wyoming 82007
Attn: Mr. Del Lummis

FINAL


Landmark
Engineering
Loveland, CO 80537
(970) 667 - 6286
Attn: Lee Martin, RLA



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Table of Contents

Section 1: General Provisions	Page 1
Section 2: Definitions	Page 4
Section 3: Development Standards & Guidelines	
A. Residential Parcels	Page 7
1. Applicability	Page 7
2. Street and Building Orientation around Neighborhood Parks and Schools	Page 7
3. Anti-Monotony Criteria	Page 8
4. Neighborhood Edges	Page 8
5. Exterior Materials	Page 8
6. Roof Design	Page 9
7. Front Porch Requirements	Page 9
8. Garages and Driveways	Page 10
9. Residential Lighting	Page 10
10. Internal Parks and Open Space	Page 11
11. Fences, Entry Monuments and Retaining Walls	Page 11
12. Common Recreational Vehicle Storage and Screening	Page 12
B. Non-Residential Parcels	Page 12
1. Applicability	Page 12
2. Landscape Design	Page 13
3. Lighting	Page 16
4. Signs and Entry Monuments	Page 18
5. Parking Requirements	Page 18
Section 4: Land Use Regulations	
A. Residential Parcels	Page 20
1. Intent	Page 20
2. Residential Building and Lot Standards	Page 20
3. Streets within Residential Parcels	Page 20
4. VLDR – Very Low Density Residential	Page 20
5. LDR – Low Density Residential	Page 21
6. MDR – Medium Density Residential	Page 21
7. HDR – High Density Residential	Page 22
8. Single Family Attached and Multifamily Supplementary Design Standards	Page 22
B. Non-Residential Parcels	Page 25
1. Retail / Commercial	Page 25
2. Village Center	Page 26
3. Hospitality and Event Center	Page 26
4. Medical Office Campus	Page 26
5. Golf Course Clubhouse	Page 27
6. Office / Research Campus	Page 27
C. Park, School, and Open Space Tracts	Page 28
1. Community Park	Page 28
2. Schools	Page 28
3. Open Space	Page 29



List of Tables

Table 1: Minimum Plant Quantities for Naturalized Landscapes	Page 14
Table 2: Recommended Plant Species for Naturalized Landscapes	Page 15
Table 3: Recommended Plant Species for Irrigated Landscapes	Page 16
Table 4: Residential Building and Lot Development Standards	Page 19
Table 5: High Density Residential SFA and MF Building	Page 20
Table 6: Landscape Design Standards for SFD Lots	Page 23
Table 7: Allowed Residential Land Uses by Category	Page 24
Table 8: Non-Residential Building and Lot Standards	Page 25
Table 9: Allowed Non-Residential Uses by Category	Page 30

List of Acronyms

CC&Rs	Codes, Covenants, and Restrictions
CMU	Concrete Masonry Unit
DU	Dwelling Unit
FAR	Floor Area Ratio
HOA	Home Owners' Association
LCCC	Laramie County Community College
MF	Multifamily
PL	Property Line
PUD	Sweetgrass Planned Unit Development
ROW	Right of Way
SF	Square Feet
SFA	Single Family Attached
SFD	Single Family Detached
UDC	City of Cheyenne Unified Development Code



Section 1: General Provisions

A. Statement of Purpose

1. Sweetgrass is proposed as a ±2,349.5-acre community envisioned as a distinctive mixed-use master planned village, integrating retail, entertainment, lodging, employment opportunities, and variety of intimately scaled residential neighborhoods. All of these will be unified and connected through a comprehensive open space network with a variety of recreational amenities.
2. The Lummis family, historically cattle ranchers, have been good stewards of their land and ranching operations and are prepared to make the same commitment to the development of the Sweetgrass community.
3. The goals of the Sweetgrass Planned Unit Development (PUD) are as follows:
 - a. Create a community design that embraces the ranch's natural features, particularly its short grass prairie;
 - b. Promote a community vision committed to lifestyle and quality of life;
 - c. Create smaller residential planning areas with a variety of residential products and density, creating a rich community texture and diversity, meeting the needs of students, singles, families, empty-nesters, and retirees;
 - d. Develop an intimately scaled, pedestrian friendly Village Center that provides shopping and commercial development opportunities to complement the surrounding residential and employment communities, as well as serve as a focal point for the community;
 - e. Incorporate a landmark golf course and destination resort and conference facility;
 - f. Allow opportunities for the development of upscale commercial, retail, lodging, and entertainment venues along College Avenue;
 - g. Provide a variety of recreational amenities;
 - h. Incorporate an open space theme, focused on as many homes as possible being located on greenbelts or natural areas with a comprehensive hierarchy of pedestrian connections;
 - i. Encourage the clustering of residential neighborhoods to reduce the impact of development;
 - j. Incorporate community design principles to encourage sustainability and environmental stewardship; and,
 - k. Enrich the residential, commercial and institutional resources of the City of Cheyenne and surrounding region.

B. Application

1. The regulations following in this PUD shall apply to all property contained within the "Sweetgrass Planned Unit Development," except as provided herein, and shall run with and bind all landowners of record, their successors, heirs, or assigns.
2. This PUD both references and diverges from the regulations contained in the Cheyenne Unified Development Code (UDC).
3. When the UDC is referenced herein, those sections of the UDC are shown in Exhibit B to this PUD document.
4. Portions of the PUD are more stringent than the UDC; others are less stringent and/or provide a different approach. If the PUD does not address a specific item, the most current edition of the Cheyenne UDC shall govern.
5. The Sweetgrass PUD map sheets are exhibits that accompany this PUD, and area a part of these regulations.
6. Should any portion of this PUD be found to be invalid following its adoption, the remainder of the document shall continue to be in effect.



C. Maximum Density and Floor Area Ratio Standards

1. The maximum density permitted in any residential parcel and Floor Area Ratio in any non-residential parcel shall apply to the entire parcel and shall not be specifically applicable to any portion thereof.
2. The maximum density of any residential parcel shall be computed by dividing the total number of dwelling units in the parcel by the gross acreage of the parcel.
3. The maximum floor area ratio shall be computed by determining the gross footprint of the building, multiplied by number of stories (or any fraction thereof), divided by the gross acreage of the parcel.

D. Density Variations and Transfers

1. Density transfers are permitted without amending this PUD. In no event shall the total number of 5,000 residential dwelling units be exceeded.
2. Residential parcels may receive up to an additional ten percent (10%) of the maximum number of units allowed, as set forth in this PUD.
3. The total number of dwelling units actually developed in a Parcel may be less than the minimum established in this PUD.
4. Any decrease in units may be transferred to other parcel(s) in whole or in part without amending this PUD.
5. An increase of dwelling units within a receiving parcel by more than 10% beyond the maximum described in the PUD may be accomplished through an Administrative Adjustment, as described in UDC Section 2.3.4, so long as the increase does not adversely affect the delivery of public services or substantially change the character of the PUD.

E. Community Parks and Neighborhood Parks

1. Based on the maximum number of units allowed in this PUD (capped at 5,000 units), to maintain the desired Level of Service of 5.8 acres of Community Parks per 1,000 residents (at 2.25 residents per unit), the Sweetgrass PUD is required to set aside a minimum of 67.2 acres of usable land.
2. Because much of the identity of Sweetgrass is based upon the golf course and wide open spaces, the location of the Community Park makes the most sense at the southeast corner of the intersection of College Drive and Avenue C.
3. The entire proposed dedication is 100.0 acres, is within or immediately adjacent to the first phases of development, and will be easily accessible by the greatest number residents in Sweetgrass without creating a potential conflict with the golf course. The location is within 1.5 miles of more than 90% of the dwellings proposed in this PUD.
4. While a portion of the Community Park dedication is in a floodplain and encumbered by easements, 68.6 acres are unencumbered by oil and gas pipeline easements, are above the flood plain, and are at least 200' in width.
5. Private neighborhood parks are required within residential parcels. Because of the extensive open space network, the proposed golf course, the typical profile of those purchasing land adjacent to a golf course, the proximity of the proposed Community Park to the majority of future residents in Sweetgrass, and the large lots planned generally in the southern and eastern portions of Sweetgrass, less stringent private park requirements are planned to be imposed as part of this PUD. Please refer to Section 5A of this PUD for neighborhood park requirements within individual parcels.

F. Underground Utility Requirements

1. All new electrical and communications distribution lines shall be placed underground.



G. Ownership and Maintenance of Common Areas

1. One or more homeowners associations, architectural review board(s), and/or similar entities ("The Committee") shall be established to own, develop, improve, manage, and/or maintain common areas and amenities, as well as areas reserved for future development, throughout Sweetgrass following the adoption of this PUD.
2. Such common areas may include (but not be limited to) private parks and open space, the golf course and clubhouse, trails, private streets, common landscaped areas outside of publicly maintained parks, and similar facilities. These common areas will exclude any lands dedicated or otherwise transferred to other entities, including school tracts and the Community Park.
3. The composition of the Committee, its roles and responsibilities, and other critical details, will be determined through the Conditions, Covenants and Restrictions (CC&R) document.
4. The Committee reserves the right to prepare and enforce additional covenants, codes, and restrictions supplemental to this PUD, as well as act as a liaison between builders, other developers, and the City of Cheyenne as the Sweetgrass PUD develops.

H. PUD Amendments

1. From time to time, this PUD may require an amendment as conditions in the area evolve or other changes occur. The Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Director to make minor amendments to this PUD, subject to the procedures outlined in UDC Section 2.3.4 – Administrative Adjustment.
2. In the event that the Director finds that a proposed amendment is outside of the minor adjustments described within UDC Section 2.3.4.b.2, the Committee is authorized to act on behalf of Sweetgrass owners and residents to petition the Planning Commission for an amendment to this PUD pursuant to UDC Sec. 5.6.2.h.

I. Ranching / Agricultural Uses

1. The property to be developed as the Sweetgrass PUD is a working ranch.
2. Therefore, ranching and agricultural activities and uses, and all accessory structures and uses which are customarily incidental or appropriate to farming and ranching, shall be permitted to continue on undeveloped lands throughout the Sweetgrass PUD prior to their development.
3. Public access to lands, including those lands planned to be dedicated to the City as Community Park, may be restricted prior to the construction of trails and other public amenities, the timing of which shall be determined through a Development Agreement with the City. Fencing adjacent to the Community Park shall not be barbed wire; smooth wire is acceptable.

J. Temporary Uses

1. Residential dwelling unit(s) may be utilized as model homes and/or sales and information offices within all residential parcels. The use shall be discontinued when all comparable dwelling units within the property have been sold or leased.
2. Mobile sales and information units may be utilized in any parcel, provided no such units are erected until a site plan for such has been approved by the City of Cheyenne.
3. Construction offices and material storage shall be permitted in all planning areas during, and for a period of ninety days after cessation of actual construction in these areas being served by such construction office or materials storage area.
4. The temporary uses permitted by City of Cheyenne as allowed with a "Temporary Use Permit" issued by the City of Cheyenne, pursuant to UDC Section 2.2.6.

K. Golf Course Routing and Safety

1. The golf routing in this PUD Land Use Plan is illustrative in nature and subject to change following the adoption of this PUD and recordation of final plat(s).



2. Every effort has been made to provide generous golf safety corridors to maximize the architect's flexibility and allow field adjustments to the ultimate course layout, specifically taking into account the high elevation, grade changes and prevalent wind conditions unique to the Sweetgrass PUD in southeastern Cheyenne, Wyoming.
3. Prior to submitting a subdivision application to the City for the construction of homes and other structures adjacent to the golf course, a qualified golf course architect hired by the Committee must evaluate the layout as constructed as it relates to the final plat and/or site plans on adjacent parcels and tracts to ensure that proposed uses adjacent to and within the golf corridor do not encroach within golf safety zones, or are appropriately mitigated. The Committee shall submit a letter to the Applicant stating their approval or conditional approval on the plat. The Applicant shall submit this letter to the City in the plat application packet.
4. Recreational trails passing through the golf course, including trails that do not pass within golf safety zones, shall include prominent warning signs notifying users of the potential hazards of using the trail prior to entering the golf corridor.

L. Applications, Phasing, and Process

1. Following PUD adoption, the owners of PUD parcel(s) may submit site plans and/or plats for approval by the City of Cheyenne, as applicable. Such applications shall include a letter of endorsement from the Committee to be considered by the City. To receive a letter of endorsement, the applicant shall demonstrate to the satisfaction of the Committee that the applicant's plans and building concepts coincide with the goals and standards described within this PUD and the UDC, as applicable.
2. The PUD Map Exhibits include a Phasing Plan Exhibit (Sheet 6 of 6). At this time, Sweetgrass is intended to be built out over eleven phases, with an assumed five years per phase; however, the pace of development and sequencing will almost certainly change due to market forces and the timing of infrastructure improvements beyond the Applicant's control. Therefore, updated Phasing Plans may be provided periodically for the purposes of coordination between the Committee, the City, and other interested parties. The timing of such revised Phasing Plans will be determined through the Development Agreement.
2. Development Agreement: Certain phased infrastructure improvements will be necessary for the development of the project. A Development Agreement between the PUD Applicant(s) and the City of Cheyenne outlining the timing of needed improvements, the construction phasing of those improvements and the complexity and the extent of those improvements shall be entered into prior to the approval of the first plat or permit application within the Sweetgrass PUD.

(End of Section)



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RECP #: 729644

Section 2: Definitions

A. Purpose

1. It is the purpose of this Article to define words, terms and phrases contained within this PUD Development Guide.
2. Refer to the current Cheyenne Unified Development Code for other definitions not defined herein.

B. Word Usage

1. In the interpretation of this Planned Unit Development, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise. For definitions not found below, refer to Section 1.4 of the Cheyenne Unified Development Code; otherwise, the accepted dictionary definition in normal context shall apply.
2. The particular controls the general.
3. In the case of any difference of meaning or implication between the text of this document and any caption or table, the text shall control.
4. Words used or defined in one tense or form shall include other tenses and derivative forms.
5. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
6. The word "shall" is mandatory.
7. The word "may" is permissive.

C. Definitions

1. City: City of Cheyenne
2. Committee: Collective reference to any Homeowner's Association(s) and/or Architectural Review Committee(s) established to oversee development within Sweetgrass.
3. Community Park: Also referred to as "Tract 1." The approximately 100-acre tract of land at the southeast corner of Avenue C and College Drive to be owned and maintained by the City of Cheyenne as a public park.
4. Director: Development Department Director, City of Cheyenne, or representative within the Development Department, as appropriate.
5. Dwelling Unit, Clustered: A type of single-family detached or attached dwelling unit development that combines reduced lot size with compensating amounts of open space within the proposed development.
6. Dwelling Unit, Patio Home: A single-family detached unit in which the private individual yard area associated with each dwelling unit is consolidated into a garden or patio area commonly located toward the side or rear of the lot. Generally each lot incorporates a use easement on the adjacent lot creating a larger side yard and/or rear corner patio and/or yard space, thereby increasing its outdoor living space. Maintenance of the exterior space is provided by a common entity, such as a homeowner's association or similar.
7. Dwelling Unit, Zero Lot Line: An alternative type of single-family detached dwelling unit which is situated on a lot so that one or more sides rest directly on the boundary line of the lot. Also referred to as a "Z-Lot" if the property line jogs. A use and/or maintenance easement is typically required on the adjacent lot for maintenance, drainage, and roof overhangs.
8. Dwelling Unit, Multifamily: For the purposes of this PUD, a multifamily dwelling unit shall be within a residential building comprised of 3 - 24 units, either for sale or rent.
9. Garage, Parallel (or Side-Facing): A garage, attached or detached, oriented such that vehicles entering the garage do so while substantially parallel to the street.
10. Garage, Perpendicular (or Front-Facing): A garage, attached or detached, oriented such that vehicles entering the garage do so while substantially perpendicular to the street.



11. Open Space: For the purpose of this PUD, Open Space is defined as lands owned and maintained by the HOA or similar entity. Open space may include buffers, trails, golf courses, and other similar uses.
12. Parcel: For the purposes of this PUD, Parcels are real property to be platted exclusive of collector or arterial street right of way, intended to be developed for residential or non-residential uses as defined in Table 7 and Table 9, and are lettered from A through CC. Uses such as open space, parks and/or schools may be allowed in a Parcel, but are not the principal use of the Parcel (see "Tract" below).
13. Ranching Operations, Ongoing: For the purposes of this PUD, the existing ranching operations within the PUD that are planned to continue in undeveloped portions of the PUD as the property develops. Generally, these ranching operations include livestock grazing, haying, and maintenance (e.g., installation of barbed wire fences, etc.) related to the above allowed to continue following adoption of this PUD (See PUD Section 1.H).
14. Single Family Attached Lot: A fee-simple residential lot sharing at least one wall with an adjacent fee-simple residential lot.
14. Tract: For the purposes of this PUD, Tracts are real property to be platted exclusive of collector or arterial street right of way for open space, parks, utilities, schools, or other community facilities. Tracts are numbered from 1 through 13. Limited development may occur within Tracts, such as golf course maintenance, community park facilities, trails, utility conveyance, and other community facilities as defined in Table 9 (see also "Parcel").

(End of Section)



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Section 3: Development Standards & Guidelines

A. Residential Parcels

1. Applicability

- a. The following standards apply to the principal structure and any accessory buildings, including detached garages, within residential parcels, or any portion of a parcel proposed to be developed as residential.
- b. It is envisioned that builder(s) within each residential neighborhood within Sweetgrass will create a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective development parcel or portion(s) thereof; however, any supplemental guidelines shall be within the parameters set forth below. A specific criteria established in this document may not be waived by a less stringent supplementary document without amending this PUD.
- c. Additional standards and guidelines, so long as they are more restrictive, may be included within each Parcel.

2. Street and Building Orientation around Neighborhood Parks and Schools (Corresponding UDC requirement: N/A)

- a. Intent: The goal of this section is to avoid the creation of "no-man's land" between residential lots and public spaces, particularly schools and neighborhood parks.
- b. Schools:
 - i. To the maximum extent possible, the front and/or side façades of residential homes will face the school across public right of way ("Preferred", below)
 - iii. Under no circumstance shall a private property line be adjacent to a school without a minimum 50' width open space buffer separating the two ("Not Preferred," below)
 - iv. The buffer zone is to be owned, operated and maintained by the applicable HOA.

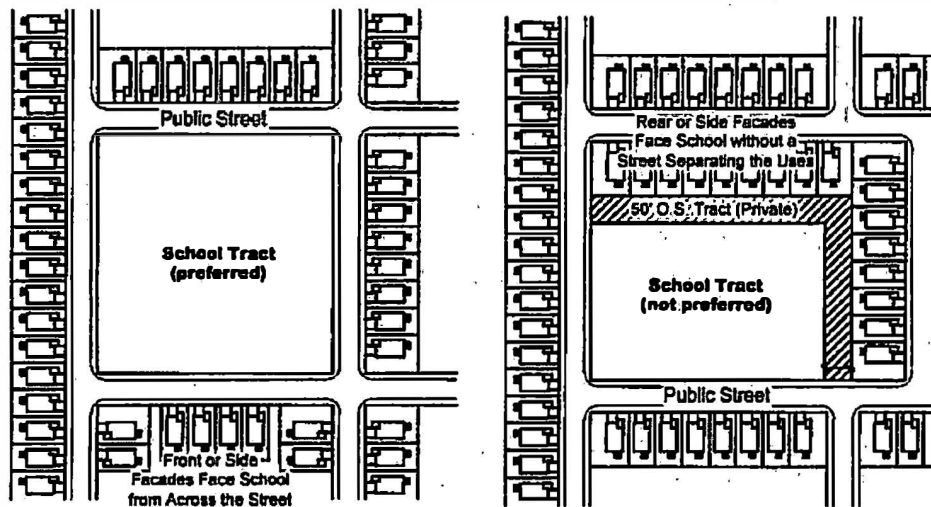


Figure 1: Neighborhood Layouts Adjacent to School (not to scale)

- c. Neighborhood Parks: A minimum of 50% of the neighborhood park perimeter shall be public right of way.



RECP #: 729644
RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1945
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 32 OF 64

3. Anti-Monotony Criteria (Corresponding UDC Requirement: replaces UDC Section 6.6.3.b.2 - Model Variations)
 - a. Intent: Monotonous design of homes detracts from the quality of life in a neighborhood by lowering aesthetic and economic values and reducing pride of ownership. Therefore, all proposed models within each SFD neighborhood shall provide a minimum level of variability between front building elevations.
 - b. A minimum of four "distinctly different" home models shall be provided along each residential street with ten or more homes facing the street. In the event that fewer than ten homes are platted facing a street, only the remaining standards below shall be in effect.
 - c. The front elevation of each model must meet at least two of the following criteria to be considered "distinctly different":
 - i. Different number of stories;
 - ii. Different entry treatment and location, including porches, columns, etc.;
 - iii. Different façade composition consisting of different window / door style and placement, as well as different garage / entryway placement; and/or,
 - iv. Different roof form (slopes, lines, profiles, etc.).

(Note: changing roof colors and materials, changing paint color, adding a garage or garage bay, mirroring an elevation, etc., are not "distinctly different.")
 - d. In no case shall a single family detached unit failing to meet the above criteria be built adjacent to or directly across the street from a similar model or elevation.
 - e. In addition to the above, the front setbacks of homes on adjacent lots along the same street shall be staggered a minimum of 5' relative to the adjacent structure. Lots facing cul-de-sacs, bulbs, and streets with a centerline radius of less than 500 feet are exempt from this requirement.
 - f. Enforcement: to be certified by the Committee prior to issuance of building permit. The Applicant shall provide a map and written statement from the Committee detailing conformance to this Section.

4. Neighborhood Edges (Corresponding UDC Requirement: N/A)
 - a. Intent: Neighborhood edges, which are highly visible from arterial and collector streets, parks, the golf course, and major trail corridors, shall maintain a high level of architectural character as seen from such adjacent public spaces. Therefore, the following criteria are applicable to lots defining the edge of any residential parcel.
 - b. Building elevations adjacent to neighborhood edges (including side and/or rear elevations, as applicable) must incorporate a minimum of 25% masonry (excluding windows and doors). Masonry shall wrap at least 2' on adjacent elevations for continuity.
 - c. Setbacks adjacent to the neighborhood edge must vary by a minimum of 5'. Lots on cul-de-sacs, bulbs, or similar curving streets (defined as a radius of less than 500') are exempt from this requirement.
 - d. Side- or rear-yard landscaping shall include one evergreen tree per 30' of lot frontage or fraction thereof, in addition to the plant material requirements in individual districts.

5. Exterior Materials (Corresponding UDC Requirement: Supplements UDC Section 6.6.3.b.3)
 - a. Intent: Homes constructed within Sweetgrass are to be durable and of high quality.
 - b. Exterior materials may be natural wood, stucco, brick, or stone (including high quality faux brick / stone), in addition to lap siding. The Director may approve other materials if used creatively.
 - c. Lap siding, if used, shall have a maximum 6" exposed board face, and shall include at least a 25-year warranty.



- d. Building colors should be subdued to blend with the colors of the natural landscape, although accent colors may be used with restraint. The use of highly chromatic, bright colors should be avoided, except in limited accent applications (e.g., doors and trim).
- e. Exposed concrete blocks, painted concrete, unnaturally colored masonry, mirrored glass, prefabricated metal buildings, highly reflective materials, and unfinished aluminum door / window frames are prohibited.

6. Roof Design (Corresponding UDC Requirement: None)

- a. Intent: Roof form and materials will be an important design element related to the character of residential neighborhoods in Sweetgrass, both internally from within Sweetgrass and its external edges. The goal of this section is to ensure a varied and appealing streetscape.
- b. A roof pitch of 5:12 or greater shall be provided on all buildings.
- c. All roofs shall include a minimum 12" overhang.
- d. Exceptions may be made at the Director's discretion for unique architectural designs or accents.
- e. Quality roof materials shall be used on all buildings, to include tile, concrete tile, slate, architectural metal, dimensional composition, board & batten, or fiberglass shingles. Three-tab asphalt and cedar shake materials are not allowed.
- f. Building roofs shall be broken into smaller planes or roof elements. A minimum of two roof breaks (roofs that turn a corner or change elevation) shall be provided on all homes. Large expanses of roof surfaces and long, uninterrupted ridge or eave lines shall be avoided. Dormers, cupolas, or other features shall be employed to mitigate roof lines exceeding 50 feet in length.
- g. Mansard or large flat roofs are not permitted.
- h. Rooftop mechanical equipment or ventilation pipes should be aggregated in a chimney stack with a screening canopy to the extent allowed by code, or placed out of view to the extent possible from public streets and major open space trails.
- i. Exposed rooftop vents, flashing, sheet metal, etc., shall be painted with a color compatible with the underlying roof material. Exposed gutters and downspouts shall be designed as a continuous architectural feature and painted to match the adjacent roof or wall material.
- j. Chimneys must be clad in the same brick or stone material as used on the front elevation of the building.

7. Front Porch Requirements (Corresponding UDC Requirement: Replaces UDC Section 6.6.4.b.1 - Entrance Features)

- a. Intent: To encourage social interaction between neighbors and passive surveillance of the public right of way, this section requires that a usable front porch be included with each single family detached home.
- b. No single family detached home shall be constructed without a covered front porch as an integral part of the front elevation.
- c. Front porches with a minimum area of 80 square feet and a minimum unobstructed depth of 6' shall be provided on each front elevation.
- d. The porch may wrap to the side, particularly on corner lots.
- e. Porch materials shall be the same as those used on the remainder of the structure, and be an integral part of its design.



RECP #: 729644
RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1947
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 34 OF 64

8. Garages and Driveways (Corresponding UDC Section: Replaces UDC Section 6.6.4.a.4 - Front Loaded Garage Limits and Figure 6-7)
 - a. Intent: Due to topographic constraints and the function of neighborhoods, particularly those neighborhoods adjacent to the golf course and open space network, front-loaded and/or side-loaded garages will be permitted on all SFD lots within Sweetgrass.
 - b. Garages may be attached to or detached from the principal structure.
 - c. One-, two-, and three-car garages are allowed on all SFD homes proposed in Sweetgrass, subject to the following:
 - i. If three-car garages are provided, the third space shall have a separate door with a minimum 2 foot separation horizontally behind the two-car garage door.
 - ii. A roof design change may be substituted for the horizontal separation in the third car garage.
 - iii. Windows must be incorporated into the design of each garage door.
 - iv. The garage door may not comprise more than 40% of the front elevation, excluding the roof.
 - v. All models proposed with a three-car garage shall include a side-loaded garage option (applicable to lots 60' width and greater).
 - vi. Corner lots shall employ a side-loaded garage wherever possible, to be accessed via the side street (it is acknowledged that topographic constraints may not allow this to be enforced in every instance).
 - d. Driveway widths (measured at the curb)
 - i. Single-car garage: 10' or less
 - ii. Two-car garage: 18' or less
 - iii. Three-car garage: 27' or less
 - iv. In no event will the curb cut width exceed 27'.
 - e. Alley-loaded garage access is allowed in the MDR and encouraged in the HDR districts, although are not required in all instances (e.g., homes backing up to open space).
 - f. Driveway materials shall be limited to concrete. Concrete may be stamped or stained at the discretion of the homeowner.

9. Residential Lighting (Corresponding UDC Section: None)
 - a. Intent: While it is acknowledged that lighting by homeowners on individual lots is required for safety and aesthetics, the preservation of night sky vistas is of paramount concern. Therefore:
 - i. All residential exterior lighting fixtures shall be fully cut off: no portion of the bulb is visible beyond two mounting heights from the fixture.
 - ii. No exterior light shall exceed 1,260 Lumens (measured on a per fixture basis).
 - iii. Barn lights, exposed bulbs, wall packs, and other lights intended to illuminate large areas are prohibited.
 - iv. Low-level architectural and landscape accent lighting are allowed, so long as the light source is not visible from adjacent properties.
 - v. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line as a direct result of on-site lighting.
 - b. Seasonal lighting displays are allowed and are not subject to the above standards within a month of December.
 - c. Nothing in this section is intended to preclude the installation of street lights in the public right of way by the utility company or in the Community Park.



10. Internal Parks and Open Space (Corresponding UDC Section: Replaces Section 4.4 - Open Space Systems)

- a. Open Space proposed within a residential parcel shall be:
 - i. Privately owned and maintained by an HOA or similar entity;
 - ii. Designed to be an integral feature of the residential parcel and major amenity and visible from neighborhood entry points, not "leftover space;"
 - iii. Platted as a tract (or tracts);
 - iv. Landscaped as a "Naturalized Landscape Area" as defined in Section 3.B.2.e of this PUD;
 - v. Varying in width to avoid long, straight fence runs;
 - vi. A minimum of 40' in width, except for short distances if required (e.g., when connecting to a cul-de-sac bulb);
 - vii. Accessed via a recreational trail with a minimum 5' width;
 - viii. Connected on at least two locations to another trail and/or the public right of way (no dead end trails); and,
 - ix. Fenced adjacent to single-family detached lots per the detail in Section 11 – Fences and Retaining Walls below.
- b. Parks provided within a residential parcel shall be:
 - i. Privately maintained;
 - ii. Centrally located within the residential parcel;
 - iii. Surrounded on all sides by public right of way or platted open space (not private lots);
 - iv. Planned to include amenities such as benches, drinking fountains, trash receptacles, play structures, hard- and/or soft-surface paths, playgrounds, turf practice fields, and/or other items to be determined on a case-by-case basis; and,
 - v. Landscaped as an "Irrigated Landscaped Area" as described in Section 3.B.2.f of this Section.
- c. Any proposed Park design shall be approved administratively by the City of Cheyenne, prior to approval of the final plat of the residential parcel where proposed.
- d. Additional standards for area of private neighborhood park required on a per unit basis and minimum width of open space corridors are included in residential district standards in this PUD.

11. Fences, Entry Monuments and Retaining Walls (Corresponding UDC Section: Replaces UDC Section 5.8.4)

- a. Intent: Sweetgrass is intended to have an open feeling, borrowing heavily from surrounding open lands. An open style of fencing along open space areas contributes heavily to this feeling.
- b. Open rail wood fences, or metal picket fences may occur, and are not required, along College Drive, Avenue C, High Plains Road, Collector Streets, and the golf course. A change in fence type (e.g., metal picket to open rail) shall occur at a masonry column.
- c. Fencing along the above streets, if proposed, must be installed concurrently with the first phase of development in the adjacent residential parcel.
- d. Privacy fencing is not allowed along the side of any residential lot adjacent to public parks, open space, or the public right of way.
- e. Fences in areas of substantial grade change should be level and stair-stepped as required. Do not slope the top rail of any fence at greater than 5% (1 foot in 20 feet).
- f. Fences along internal lot lines are not shown. Fences along internal lot lines shall match the open rail or privacy fence detail on Sheet 4 of the PUD Maps Exhibit.
- g. Dog run fences are permitted within the building envelope (defined by the building setbacks) at least 5' behind the front façade of the home, as constructed. Plastic or vinyl fencing is not allowed for dog runs.



- h. Double fences (constructing a privacy fence adjacent to an open rail fence to circumvent these regulations) are specifically not permitted.
- i. Nothing in this PUD shall preclude the construction and/or maintenance of barbed wire or similar fences for the containment of livestock through ongoing ranching operations.
- j. Entry Monuments and Retaining Walls
 - i. Entry monuments and retaining walls proposed in common open space areas must be approved by the Committee prior to City permitting.
 - ii. Materials shall be compatible with adjacent residential building materials or the Major Entry Monument Detail shown on Sheet 4 of this PUD. Wood, railroad ties, unfinished concrete, and CMU blocks are not permitted as finish materials.
 - iii. One entry monument per Residential Parcel is allowed per public street entry from a collector or arterial street.
 - iv. Illumination is restricted to back-lighting of letters or other obscured locations, and shall be low level.
 - v. Entry monuments may not exceed 8' height.
 - vi. Retaining walls exceeding 5' height will not be permitted without a terrace break and planter area at 3' width.
 - vii. Allowable materials include brick, stone, cultured stone, or stucco.
 - viii. Refer to Sheet 4 of the PUD Map Exhibit for Entry Monument Details. These details may be refined in future applications based on architectural themes to be developed.

12. Common Recreational Vehicle Storage and Screening (Corresponding UDC Section: None)

- a. Intent: The unregulated long-term parking and storage of recreational vehicles in a neighborhood detracts from the quality of the neighborhood and its value, unless space exists for the above, and adequate mitigation is provided.
- b. In certain instances in residential districts, the storage of a single recreational vehicle (e.g., motorhome, trailer, or boat) may be stored on the property, so long as the RV is operational, currently licensed and registered to the property owner, and adequately screened from the public right of way, adjacent open space tracts, adjacent parcels, and adjacent residential properties.
- c. Screening shall consist of, at minimum, a Level 2 Screen, per UDC Table 6-11. If sufficient space for adequate screening does not exist on the lot, particularly as seen from trails within numbered Open Space tracts and arterial street right of way, the use shall not be approved in that location.
- d. The storage or parking of a recreational vehicle in a public street, private street, driveway, or other location not permitted for a period exceeding 24 hours is prohibited.
- e. This section does not preclude recreational vehicle storage within a garage or accessory building constructed to meet the standards of this PUD.

B. Non-Residential Parcels

1. Applicability

- a. The following standards apply to:
 - i. Non-residential parcels;
 - ii. Portions of residential parcels to be developed as Multifamily and Single-Family Attached, including associated clubhouses;
 - iii. Portions of residential parcels to be developed with non-residential uses; and,
 - iv. Parks, Schools, and Open Space Tracts.
- b. Developer(s) within applicable parcels will have the opportunity to create a supplementary, more definitive set of Covenants and Design Guidelines specific to their respective



development parcel or portions thereof; however, those guidelines shall be within the parameters set forth below.

- c. Additional standards and guidelines may be included within each non-residential land use designation:
- d. A specific criteria established in this document may not be waived by a less stringent supplementary document without amending this PUD.

2. Landscape Design (Replaces UDC Section 6.3: Landscape Standards)

- a. The quality and extent of landscape design in non-residential parcels will be of critical importance to the overall identity of Sweetgrass. The extent to which landscaping meets the standards described herein, while unifying the built portions of Sweetgrass, will be a major part of any Site Plan review.
- b. Prior to any development application to the City, the developer shall submit a concept-level landscape plan to the Committee showing proposed landscape treatments in open space areas within the parcel, commonly maintained areas, and the public right of way within and adjacent to the development parcel to ensure substantial compliance, at a preliminary level, with the goals of this section.
- c. Concept:
 - i. The Sweetgrass landscape concept is to establish a series of native and naturalized landscaped areas separated by a series of undisturbed (or restored) high plain prairie grasslands found on the site prior to its development.
 - ii. The naturalized landscape is to be an integral part of developed areas, providing a transition from developed to undeveloped land.
 - iii. A variety of native and non-invasive naturalized trees and shrubs are to be used, and sited informally with the specific goal of minimizing the amount of irrigation water required.
 - iv. Smooth grading and planting transitions will be essential to blending the built and undeveloped portions of the site, as well as for screening undesirable views and framing important vistas.
 - v. To the maximum extent possible, trail corridors and drainages should be treated informally to emulate a more natural character.
 - vi. The use of walls and abrupt grade transitions should be minimized, except as necessary to avoid grading in undisturbed grasslands adjacent to development parcels.
- d. Irrigation Requirements
 - i. All landscaped areas, with the exception of Native Areas, shall be irrigated with a permanent and automatic underground irrigation system designed by a Certified Irrigation Designer.
 - ii. Irrigation systems within Sweetgrass shall include soil moisture and rain detection devices with automatic shutoff switches.
 - iii. It shall be assumed for the purposes of irrigation design that recycled waste water will be available, or will become available, throughout the PUD. Therefore, irrigation systems will be designed to accommodate recycled water, even if not currently available.
- e. Undisturbed or Restored Native Landscapes
 - i. Intent: Nearly half of the Sweetgrass property is expected to remain as open, undeveloped grasslands, which are to remain undisturbed to the greatest extent possible. Aside from the golf course and trail corridors planned to meander through these areas, the existing native grasses are to remain in their current condition.
 - ii. Woody Plant Requirement: No minimum requirement.
 - iii. Recommended Plant Materials: Northern Plains Native Grass Mixture by Applewood Seed Company, or approved equal (contains Blue Wildrye, Slender Wheatgrass, Blue Grama,



Little Bluestem, Indian Ricegrass, Sandberg Bluegrass, Prairie Junegrass, Green Needlegrass and Needle-and-Thread).

- iv. Irrigation: No irrigation, save temporary systems for restoration of disturbed areas, is proposed. Temporary irrigation may consist of below- or above-ground systems, delivery via water truck, or other means.
 - v. Maintenance: Maintenance may include grazing, annual haying, controlled burns, manual removal of invasive species, and/or other means to promote the long-term health of the naturalized landscape.
- f. Naturalized Landscapes
- i. Intent: Naturalized landscapes within Sweetgrass are intended to provide a transition between developed residential and non-residential parcels and undisturbed native landscapes. Landscape within naturalized areas should consist primarily of native grass restoration, with informal naturalistic groupings of native plant material in highly visible disturbed areas, particularly adjacent to major streets and along edges of narrow (i.e., less than 50' width) open space corridors.
 - ii. Woody Plant Requirement: The use of woody plant material in naturalized landscapes should be limited to:
 - (a) Tracts 2 and 3, as well as narrow (i.e., less than 200' across) trail corridors identified within Tracts 4, 8, 11, and 13; and,
 - (b) Disturbed areas adjacent to arterial streets, collector streets, and the golf course.
 - (c) Refer to Table 1 for Minimum Plant Quantities required, based on the width of the Naturalized Landscape.
 - (d) Refer to Table 2 for Recommended Plant Materials within Naturalized Landscapes.

Table 1: Minimum Plant Quantities for Naturalized Landscapes

Open Space Width	Minimum Plant Material Required
< 50'	1 Tree + 10 Shrubs per 1,000 SF
50' to <100'	1 Tree + 10 Shrubs per 2,500 SF
100' to <200'	1 Tree + 5 Shrubs per 5,000 SF
≥ 200'	No minimum requirement

Notes:

1. 50% of trees proposed shall be evergreen (6' ht at planting).
2. Deciduous trees shall be 1.5" caliper minimum.
3. Shrubs shall be #3 container size minimum.
4. One tree may be substituted for ten shrubs, and vice versa
5. No minimum plant material is required for trail corridors located immediately adjacent to the south and east project boundaries (currently these are state lands).



RECP #: 729644
 RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1952
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 39 OF 64

Table 2: Recommended Plant Species for Naturalized Landscapes

Recommended Tree Species	
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Pinus edulis</i>	Piñon Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
Recommended Shrub Species	
<i>Acer grandidentatum</i>	Big-tooth Maple
<i>Amelanchier spp.</i>	Serviceberry
<i>Artemisia spp.</i>	Sage, Tall Western Sage, etc.
<i>Atriplex spp.</i>	Saltbush
<i>Cercocarpus spp.</i>	Mountain Mahogany
<i>Chrysothamnus spp.</i>	Rabbitbrush
<i>Juniperus spp.</i>	Juniper species
<i>Prunus americana</i>	American Plum
<i>Prunus besseyi</i>	Western Sand Cherry
<i>Quercus gambellii</i>	Gambel's Oak
<i>Rhus trilobata</i>	Three-leaf Sumac
<i>Rhus glabra cismontana</i>	Rocky Mountain Sumac
<i>Ribes spp.</i>	Native Currants
<i>Rosa woodsii</i>	Wood's Rose
<i>Shepherdia spp.</i>	Buffaloberry
<i>Yucca glauca</i>	Soapweed
Groundcovers: Northern Plains Native Grass Mixture by Applewood Seed Company or approved equal (contains Blue Wildrye, Slender Wheatgrass, Blue Grama, Little Bluestem, Indian Ricegrass, Sandberg Bluegrass, Prairie Junegrass, Green Needlegrass and Needle-and-Thread).	

iii. Irrigation & Maintenance

- (a) Irrigation is limited to the establishment of new material for two - three growing seasons.
- (b) Irrigation may consist of a temporary above- or below-ground system, water truck, or delivery by other temporary means.
- (c) Maintenance may include grazing, annual haying, controlled burns, manual removal of invasive species, and/or other means to promote the long-term health of the naturalized landscape.

g. Irrigated Landscapes

- i. Intent: Irrigated landscapes include areas within developed residential and non-residential parcels, schools, office campuses, streetscapes, and areas actively used for recreation. Ornamental plants within these areas should be hardy and drought-tolerant species proven to be non-invasive, with irrigated turf grass areas limited to active use areas, athletic fields, or similar. Planting arrangements may be formal or informal.
- ii. Minimum Plant Materials Required:
 - (a) Trees: per UDC Section 6.3 Tree Points, Table 6-8.



- (b) Shrubs & Groundcovers: per UDC Section per UDC Section 6.3, Table 6-9, except that points shall be awarded for only shrubs, flowering perennials, and ornamental grasses.
- iii. Recommended tree and shrub species: All tree and shrub species identified in Naturalized Areas (above) and those identified in Table 3 (below).

Table 3: Recommended Plant Species for Irrigated Landscapes

Recommended Tree Species	
<i>Acer tataricum</i>	Tatarian Maple
<i>Acer negundo 'Sensation'</i>	Sensation Maple (Male clone that does not attract boxelder bugs)
<i>Celtis occidentalis</i>	Hackberry
<i>Crataegus ambigua</i>	Russian Hawthorn
<i>Gymnocladus dioica</i>	Kentucky Coffeetree
<i>Malus spp.</i>	Crabapple (Fireblight resistant varieties only)
<i>Pinus nigra</i>	Austrian Pine
<i>Quercus macrocarpa</i>	Burr Oak
(Other tree species may be proposed, so long as they are drought tolerant, disease resistant, and suitable for the climate in Cheyenne.)	
Recommended shrub species: All shrub species identified in Naturalized Landscapes (above), plus additional shrubs to be approved on a case-by-case basis, so long as they have been identified as being moderately water consumptive or less.	

- iv. Irrigation & Maintenance: per UDC Sections 6.3.7 and 6.3.8, unless modified below.

3. Lighting (Replaces UDC Section 6.4: External Lighting)

- a. Intent: Preservation of night sky vistas is of paramount concern to Sweetgrass, particularly in residential neighborhoods. To that end, the Director may require that a Site Plan application includes a Lighting and Photometric Plan demonstrating compliance with the following requirements.
 - i. Except as otherwise noted, all light fixtures are required to be full cutoff as defined by the Illuminating Engineers Society of North America. Full cutoff light fixtures result in a light distribution pattern where no light is permitted at or above a horizontal plane at the bottom of the fixture.
 - ii. No portion of the bulb or direct lamp image may be visible beyond two mounting heights from the fixture.
 - iii. Light levels shall not exceed 0.1 foot candles at 20' beyond an adjacent property line as a direct result of on-site lighting.
 - iv. Lamps shall not exceed 900 lumens for any single lamp.
 - v. Beacons, search lights, blinking, flashing, or changing intensity lights are prohibited, except for temporary holiday displays.
 - vi. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares.
 - vii. The use of warm temperatures is encouraged throughout Sweetgrass. For fixtures installed outside of the public right of way, light temperature may exceed 3,000 K if such

fixtures are shielded, such that spillover light does not encroach within residential neighborhoods or open space areas.

- b. Sports Fields and Parks
 - i. Sports field lighting is allowed for public parks and outdoor gathering spaces greater than ten acres.
 - ii. All exterior sports field lights used for the purpose of illuminating a playing area must be extinguished by midnight or immediately following the conclusion of the final event.
 - iii. The remainder of facility lighting, except for security lighting, must be extinguished at midnight or within one hour following the event.
 - iv. For security, a maximum level of 1.5 foot-candles at entrances and stairways, and 0.5 foot-candles on the rest of the site is permitted.
- c. Building and Security Lighting
 - i. Non-shielded industrial-type building-mounted floodlights, such as wall-packs, are not permitted.
 - ii. Low-level building-mounted lighting, shielded via architectural sconces, may be used in some situations, although may not be used to illuminate large exterior ground-level areas.
 - iii. Any special security lighting shall be confined to building entries or outdoor pedestrian areas.
 - iv. With the exception of low-intensity fixtures, the lighting source shall not be visible from the public right of way.
- d. Building Façade Illumination
 - i. Illumination of a building façade to enhance architectural features may be permitted if approved on a Site Plan, and not intended to advertise or exhibit buildings or properties.
 - ii. Downlighting is preferred, provided that wall-mounted fixtures are used and illumination is contained completely within the vertical face of the building and does not spill off the building edge.
 - iii. Uplighting may be permitted, providing that no illumination escapes the façade.
 - iv. Building façades may be illuminated to a maximum of 20 foot-candles as measured at any point on the façade.
 - v. Lights mounted on poles for the purpose of illuminating a building façade will not be permitted.
 - vi. All illumination sources must be located within the property boundary and be shielded from public view so that light is controlled within the area to be illuminated.
 - vii. Lamp selection should ensure that the source color is compatible with the building color and theme.
- e. Poles
 - i. The style of light poles must be compatible architecturally with the building design. Poles and luminaires must be uniform in color, anodized or painted to be compatible with the building color theme.
 - ii. Athletic field lighting shall adhere to current National Standards for that type of facility.
 - iii. Poles should be placed in landscape areas whenever possible (vs. parking lot pavement and sidewalks).
 - iv. Poles located adjacent to parking shall be located a minimum of 2.5' back from the face of curb, as measured from the nearest edge of the base.
 - v. Unfinished concrete pole bases may not extend more than 6" above surrounding grade.
- f. Service and Storage Areas
 - i. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
 - ii. No light spillover can occur outside the service or storage area.



- iii. The lighting source shall not be visible from the public right of way.
- g. Landscape and Pedestrian Areas
 - i. Accent lighting of landscape elements is permitted, provided that the lighting is low-level, background in appearance, and uses a concealed source.
 - ii. Colored accent lighting is not permitted.
 - iii. Lighted pedestrian walk and exterior paved areas adjacent to buildings must use low-intensity fixtures, with light color compatible with surrounding area lighting.
- 4. Signs, Fences, and Entry Monuments (Supplements UDC Section 6.5: Signs)
 - a. UDC Section 6.5 (Signs) shall govern, unless superseded by a detailed sign program for the entire PUD and/or specific parcels therein following adoption of this PUD.
 - b. Entry monuments will be permitted at entrances to commercial parcels and residential neighborhoods. As these are intended to be design elements that unify the overall Sweetgrass PUD and not advertise specific private businesses, entry monuments will not count toward the sign face area as defined in the UDC.
 - c. Materials shall be compatible with adjacent building materials or the Major Entry Monument Detail shown on Sheet 4 of this PUD Map Exhibit. Wood, railroad ties, unfinished concrete, and CMU blocks are not permitted as finish materials.
 - d. Except for entry monuments within 700 feet of College Drive, illumination is restricted to back-lighting of letters or other obscured locations, and shall be low level.
 - e. Additional fences and walls within non-residential parcels and tracts, including the golf course clubhouse, conforming to the details on Sheet 4 of the PUD Map Exhibit or similar materials and methods may be approved by the Director for a valid purpose, such as promoting an urban design theme, controlling pedestrian traffic, defining an outdoor seating area, screening undesirable elements, etc.
 - f. A privacy fence matching the detail shown on PUD Map Exhibit Sheet 4 of 4 may be constructed adjacent to the golf course maintenance facility, including adjacent to public right of way.
- 5. Parking Requirements (Supplements UDC Section 6.2: Parking, Lot Access and Circulation)
 - a. Parking shall comply with the standards in UDC Section 6.2.
 - b. Parking setbacks specific to this PUD are in Table 8 of this PUD.

(End of Section)



REC'D #: 729644
RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1956
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 43 OF 64

Section 4: Land Use Regulations

Table 4: Residential Building and Lot Development Standards Summary

District	Building Setbacks by Lot Product Type		Minimum Building Separation	Maximum Building Height	Minimum Lot Size	Maximum Accessory Building Size	Density Range		
VDR	Front Yard	25'	16'	35'	15,000 SF	1,500 SF	0.1-2 DU/Ac		
	Side Yard - Internal / ROW	15'/25'							
	Rear Yard	15'							
LDR	Front Loaded SFD	Front Yard	15'	10'	7,000 SF	1,200 SF	2-4 DU/Ac		
		Front Facing Garage	20'						
		Side - Internal / ROW	8'/20'						
		Rear	15'						
	Cluster / Zero Lot Line SFD	Front Yard	10'	10'	35'	5,500 SF		N/A	
		Front-Facing Garage	18'						
		Side - Internal / ROW	0'/10'						
		Rear	15'						
	Patio SFD	Front Yard	8'	10'	35'	5,500 SF		N/A	
		Front Facing Garage	18'						
		Side - Internal / ROW	5'/15'						
		Rear	15'						
MDR	Front / Alley Load SFD	Front Yard	10'	10'	35'	5,000 SF	4-10 DU/Ac		
		Front-Facing Garage	20'						
		Side - Internal / ROW	5'/15'						
		PL to Alley (w/ Parking)	20'						
		PL to Alley (w/o Parking)	4'						
	Cluster / Zero Lot Line Setbacks: Same as LDR Cluster					4,500 SF		N/A	
	Patio SFD Setbacks: Same as LRD SFD								
HDR	Alley-Loaded SFD Setbacks: Per MDR Alley-Loaded SFD			35'	4000 SF	600 SF	10-24 DU/Ac		
	Duplex & Single Family Attached	Front Yard	15'	Minimum Building Separation Varies by no. of Stories (Table 5)	45' by Right; 60' by Administrative Review	Duplex Unit: 3,500 SF		600 SF	
		Side - Internal / ROW	20'						
		PL to Alley (w/ Parking)	18'						
		PL to Alley (w/o Parking)	4'			SFA Unit: 3,500 SF		N/A	
	Multifamily	Bldg. to Local St. ROW	25'	No Minimum	Detached garages and carports are allowed and are not considered accessory structures in this context.				
		Bldg. to Collector St. ROW	30'						
		Bldg. to Property Line	30'						
		Bldg. to Parking	4'						
		Garage to Private Drive w/o Parking	3'						
	Garage to Private Drive w/ Parking	20'							
	Non-Residential Uses Allowed in HDR District: Standards in Village Center Land Use (Table 8) Apply								
	Notes:								
1. Accessory Buildings: One accessory building is allowed in each single-family detached lot. None are allowed on lots with cluster homes, zero lot line homes, and patio homes. The accessory building shall be set back at least 10' behind the front of the principal structure, as constructed. The side and rear yard setbacks described above also apply to accessory buildings and detached garages.									
2. Front Yard Setbacks on adjacent lots are to be staggered per PUD Section 3.A.3.f.									
3. Encroachments of any part of the building within side yard setbacks are not allowed.									
4. Distance measurements are in feet unless otherwise noted.									



Table 5: High Density Residential SFA and MF Building Setbacks Standards

SFA / MF Building Orientation	1-Story	2-Story	3-Story and Greater	Note: The minimum separation between buildings of varying heights is determined by the taller of the two buildings.
Building Front to Building Front	20'	25'	30'	
Building Side to Building Side	10'	15'	20'	
Building Side to Building Front (or Back)	20'	25'	25'	
Building Back to Building Back	30'	40'	40'	

A. Residential Parcels

1. Intent: The following residential standards are intended to facilitate the orderly development of residential lands within the Sweetgrass PUD in a manner unique to Southeastern Wyoming.
2. Residential Building and Lot Standards: Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
3. Streets within Residential Parcels
 - a. SFD Residential Neighborhoods: Streets shall be dedicated public right of way per UDC "Standard Roadway: Residential."
 - b. Non-SFD Residential Neighborhoods: Streets and drives providing access to internal parking and garages, including alleys, may be privately owned and maintained.
 - c. Any alleys proposed will be constructed to Context-based Roadway: Alley.
 - d. A parcel, or a portion of a parcel, within the district may be gated, subject to the approval of the Cheyenne Fire Department.
 - e. Any gated streets will be privately maintained.
 - f. Alternative street sections may be approved with concurrence by the City Engineer and Fire Chief following the adoption of this PUD.
4. VLDR – Very Low Density Residential
 - a. Intent: The Very Low Density Residential land use categories are located generally east of High Plains Road to transition from greater intensity to less intensity, with generous swaths of native and naturalized open space areas internal to each parcel. Residential uses allow for large lot estate SFD homes, custom SFD homes, and semi-custom SFD homes. Portion(s) of VLDR neighborhoods may be gated.
 - b. Permitted Uses: Per Table 7.
 - c. Streets:
 - i. Streets shall be dedicated public right of way per UDC Standard Roadway: Residential, with the exception of subsection iii below.
 - ii. A parcel, or a portion of a parcel, within the district may be gated, subject to the approval of the Cheyenne Fire Department.
 - iii. Any gated streets will be privately maintained.
 - iv. Alternative street sections may be approved by the Committee with the concurrence of the City Engineer and Fire Chief for private streets following the adoption of this PUD.
 - d. Private Parks and Open Space
 - i. Private Parks are not required.
 - ii. At least 90% of platted lots within an LDR parcel shall abut private open space with a minimum of 50' width.
 - e. Supplementary Design Standards (in addition to Section 3.C above)



- i. Ranch style (single story) homes are strongly encouraged. Should a second story be desired, no more than half of the building footprint (including the garage) may be used for the second story.
- ii. Parallel garages, or garages set at least 20' behind the front façade, are required on all homes proposed within 30' of the front lot line.
- iii. Landscape Design on Individual Lots: per Table 6 below.

5. LDR – Low Density Residential

- a. Intent: The Residential-Low Density land use category is intended to provide for residential development allowing for a variety of single-family detached dwelling units, including but not limited to traditional single-family homes, zero lot line dwelling units, clustered single-family dwelling units and accessory uses. Generous open space areas should be provided internal to each LDR parcel.
- b. Permitted Uses: Per Table 7.
- c. Clustering Incentive: If 50% or more of a LDR parcel is platted open space with all units abutting the open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - i. Minimum lot size may be reduced to 5,500 SF;
 - ii. Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - iii. Rear yard setbacks may be reduced to 10'.
- d. Private Parks and Open Space
 - i. Private parks are not required.
 - ii. At least 75% of platted lots within a parcel shall abut to open space with a minimum of 75' width.
- e. Supplementary Design Standards (in addition to Section 3.C above)
 - i. At least 30% of the front elevation (excluding windows and doors) shall be masonry. Masonry shall wrap at least 2' on adjacent elevations for continuity.
 - ii. Landscape Design on Individual Lots: per Table 6.

6. MDR – Medium Density Residential

- a. Intent: The MDR land use category is intended to provide for residential development allowing for a variety of single-family detached and attached dwelling units, located nearby to schools and commercial centers. An extensive open space network should be provided with within each MDR parcel.
- b. Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
- c. Permitted Uses: Per Table 7.
- d. Clustering Incentive: If 50% or more of a MDR parcel is platted open space with all units abutting the open space, the following incentives shall apply to allow Cluster Homes, Zero Lot Line Homes, and Patio Homes:
 - i. Minimum lot size may be reduced to 4,500 SF;
 - ii. Side yard setbacks may be reduced to 0', so long as a 10' building separation is maintained; and,
 - iii. Rear yard setbacks may be reduced to 10'.
- f. Private Parks and Open Space
 - i. Private parks are required to be developed at the rate of 0.025 acres per unit within a parcel, through the first sixty units. No additional park provision is required in that parcel. (Patio Homes and Cluster Homes are exempt from this requirement).



- ii. At least 80% of platted SFD lots within a parcel shall abut open space with a minimum of 40' width.
 - g. Single-Family Detached Residential Supplementary Design Standards (in addition to Section 3.C above).
 - i. At least 35% of the front elevation (excluding windows and doors) shall be masonry. Masonry shall wrap at least 2' on adjacent elevations for continuity.
 - ii. Landscape Design on Individual SFD lots: per Table 6.
- 7. HDR – High Density Residential
 - a. Intent: The HDR - High Density Residential land use category is located in close proximity to Laramie County Community College and planned retail / commercial development along College Drive. These parcels are intended to provide for residential development to support the student and employee housing needs associated with the community college and surrounding community in the form of apartments, townhomes, and more affordable single family detached dwellings.
 - b. Setbacks, Minimum Lot Sizes, Building Separations, Maximum Building Height, Maximum Accessory Building Size, and Maximum Gross Density: Per Table 4.
 - c. Permitted Uses: Per Table 7.
 - d. Private Parks and Open Space
 - i. Private parks are required at the rate of 0.025 acres per unit within a parcel, either in land or in fee, through the first hundred units. No additional park dedication is required in that parcel. (Patio Homes and Cluster Homes are exempt from this requirement).
 - ii. At least 60% of platted SFD lots within any HDR parcel shall abut to open space with a minimum of 30' width.
 - e. Single Family Detached Residential Supplementary Design Standards (in addition to PUD Section 3.C above): per SFD Residential Supplementary Design Standards in MDR.
- 8. Single-Family Attached and Multifamily Residential Supplementary Design Standards
 - a. Site Design
 - i. The front elevation of each unit shall face either the public ROW, a private drive, or open space (internal to the parcel or as a numbered Tract in the PUD).
 - ii. Garage access shall be from a private drive.
 - iii. At least one third of all parking provided shall be within garages. The remainder of parking requirements shall be per UDC Section 6.2.
 - iv. Both attached and detached garages are allowed. Should detached garages be provided, no more than six vehicle spaces shall be constructed in the same garage structure. Detached garage structures shall have a 10 foot building separation.
 - v. For any SFA neighborhood with more than 100 units, the following will be required:
 - (a) A clubhouse of at least 1,000 SF area; and,
 - (b) A centrally-located landscaped common area of at least 1.0 acre, with age-appropriate play equipment, hard-surface sport courts (i.e., tennis, basketball, etc.), open turf play areas, and/or other amenities to be approved by the Director on a case-by-case basis.
 - vi. Gated communities may be allowed.
 - vii. A covered and lighted structure will be provided over mailbox units, and will match or complement the building architecture.
 - b. Architectural Design
 - i. SFA Buildings shall include no more than eight units in a single building.
 - ii. MF Buildings shall include no more than twenty-four units in a single building.



- iii. Architectural detailing, horizontal offsets, architectural window details, and other features shall be provided to avoid blank walls.
 - iv. All sides of all SFA buildings shall be designed with high-quality materials, as described within UDC Table 6-18 and UDC Section 6.6.3.b.3 (Materials for Multifamily Buildings).
 - v. A specific criteria established in this document may not be waived by a less stringent supplementary document without amending this PUD.
- c. Landscape Design: per Section 3.B.2.f (Irrigated Landscape) of this PUD. SFD.lots shall be landscaped per Table 6.

Table 6: Landscape Design Standards for SFD Lots

Intent:			
1. Minimize water use in private landscapes by limiting turf to the highest use areas;			
2. Visually soften the appearance of architecture in both the front and rear yard landscaped areas by ensuring that a minimum quantity of trees and shrubs are provided.			
Land Use Category	Front Yard Landscape	Side & Rear Yard Landscape	Maximum Area of Irrigated Turf Grass
VLDR	1 Tree + 10 Shrubs / 1000 SF	1 Tree + 50' of Rear Property Line Length, plus 1 Tree per 100' Side Property Line Length	25% of Landscaped Area
LDR	1 Tree + 5 Shrubs / 500 SF	1 Tree + 5 Shrubs per 500 SF	30% of Landscaped Area
MDR & HDR	1 Tree + 5 Shrubs / 400 SF	1 Tree + 5 Shrubs per 400 SF	40% of Landscaped Area
Notes:			
1. Landscaped Area is the gross area of the lot, less building footprint and driveway.			
2. Front Yard Landscape is defined as the landscaped area from the street right of way to the front façade between side property lines. Side and Rear Yard Landscape is the remaining landscaped area.			
3. Trees within the public right of way may count toward the above requirements.			
4. Round fractions of plants up or down to the nearest whole number (0.5 becomes 1).			
5. One tree may be substituted for 10 shrubs or 15 ornamental grasses, or vice versa.			
6. Minimum Planting Size: Trees - 1.5" Caliper; Shrubs - #2 Container; Ornamental Grasses - #1 Container.			



REC# #: 729644
 RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1961
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 48 OF 64

Table 7: Allowed Residential Land Uses by Category

Proposed Land Use		Residential Land Use Categories			
		VLDR	LDR	MDR	HDR
Residential Land Uses	Single-Family Detached Residential (see Note 2 below)	P	P	P	P
	Cluster & Zero Lot Line SFD Residential		P	P	P
	Patio SFD Homes		P	P	P
	Single-Family Attached Homes (Duplexes and Townhomes)		P	P	P
	Single-Family Attached Homes (Duplexes and Townhomes)		P	P	P
	Multifamily Homes (Apartments and Condominiums)			P	P
	Mixed-Use Dwelling				A
	Accessory Dwelling Unit	A	A		
	Accessory Structure	P	P	P	P
	Home Occupation	P	P	P	P
	Live-Work (per UDC 5.7.7)				P
	Personal Recreational Vehicle Storage (on Lots 15,000 SF and greater)	A	A		
Non-Residential Uses	Stormwater Detention Ponds, including Regional Ponds	P	P	P	P
	Utility Conveyance	P	P	P	P
	Public and Private Parks and Open Space	P	P	P	P
	Community Athletic Field	P	P	P	P
	Neighborhood Assembly (up to 350 person capacity): church or clubhouse	A	A	P	P
	Government Facility, such as a Fire Station, Police Substation, or similar		A	P	P
	Adult Care, Assisted Living				A
	Child Care, in Home – Minor		P	P	P
	Child Care, in Home – Major			A	A
	Child Care, Center – Minor			A	A
	Child Care, Center – Major				A
	Utility Stations, such as water wells, pump stations, and similar facilities (not offices or storage yards)	A	A	A	A
	All Permitted Uses by Right in the Village Center Category of this PUD, on up to 15% of the Gross Land Area (see note 4 below)				A
	Legend:				
P Use Permitted by Right					
A Use Permitted by Administrative Review by the Director.					
Blank Not Permitted					
Notes:					
1. Unless modified by Section 2 of this document, the land use definitions in Section 1.4 apply.					
2. See individual Land Use Category Standards and Table 4 for the various types of SFD residential lots and minimum lot sizes allowed in each category.					
3. Screening for Personal Recreational Vehicle Storage is required.					
4. The maximum percentage allowed is defined to be the floor area of all non-residential uses divided by the gross area of the parcels (applicable only to HDR districts)					



B. Non-Residential Parcels

Table 8: Non-Residential Building and Lot Standards

Land Use Category		Minimum Building Setbacks	Minimum Parking Setback	Minimum Distance Building to Private Drive / Parking	Maximum Building Height	Minimum Building Separation	Maximum Floor Area Ratio	Maximum Impervious Lot Coverage
Retail / Commercial	From College Dr. ROW	80'	75'					
	From Collector St. ROW	25'	25'	15'	50'	30'	0.30	75%
	From Parcel Boundary Line	25'	25'					
	From Internal Property Line	0'	0'					
Village Center	From College Dr. ROW	100'	75'					
	From Collector St. ROW	25'	15'	10'	40'	20'	0.40	75%
	From Internal Property Line	0'	0'					
Hospitality / Event Center	From College Dr. ROW	75'	50'					
	From High Plains Rd. ROW	35'	25'	15'	60'	20'	0.50	90%
	From Collector St. ROW	35'	25'					
	From Internal Property Line	0'	0'					
Medical Office	From Perimeter Arterial St. ROW	75'	50'					
	From Collector St. ROW	25'	20'	10'	35'	30'	0.25	80%
	From Parcel Boundary Line	25'	15'					
	From Internal Property Line	0'	0'					
Golf Course Clubhouse	From High Plains Rd. ROW	100'	100'					
	From Collector St. ROW	100'	100'	10'	50'	20'	0.40	75%
	From Parcel Boundary Line	0'	0'					
	From Internal Property Line	0'	0'					
Office / Retail	From Avenue 'C' ROW	100'	100'					
	From Collector St. ROW	25'	20'					
	From Local St. ROW	25'	10'	15'	40'	20'	0.50	90%
	From Parcel Boundary	50'	30'					
	From Internal Property Line	0'	0'					
School	From High Plains Rd. ROW	30'	35'					
	From Collector St. ROW	25'	30'	10'	35'	30'	0.25	40%
	From Local St. ROW	15'	20'					
	From Parcel Boundary	30'	20'					
Park & Open Space Tracts	From College Dr. ROW	100'	75'					
	From Avenue 'C' ROW	75'	50'		Park: 50'		Park: 0.40	Park: 15%
	From High Plains Rd. ROW	75'	50'	10'		20'		
	From Local St. ROW	50'	50'				OS: N/A	OS: 5%
	From Parcel Boundary Line	50'	30'		OS: 35'			
	From Collector St. ROW	25'	20'					

Ongoing Ranching Operations in the PUD shall be set back at least 200' from platted residential lots and at least 100' from non-residential buildings.

1. Retail / Commercial

- a. Intent: The intent of Parcels A and B is to promote the development of retail and commercial stores, such as grocery stores and/or supermarkets, as well as big box retail development, to serve the greater southeastern Cheyenne area. Architectural design is intended to be prominent, particularly as seen from College Drive.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design: The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply.



- e. **Landscape Design:**
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 80%.
 - iii. Landscape design of regional detention ponds shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD
 - iv. The western 30' of Parcel A and the southern 30' of Parcels A and B shall be landscaped as a Naturalized Landscape per Section 3.B.2.e of this PUD, subject to the standards described for a Level 2 Buffer in UDC Table 6-11. The intent of this buffer is to reduce the visual impact of the allowed uses on adjacent residential parcels, public parks and open space tracts.

2. Village Center

- a. **Intent:** The Village Center intended to be the heart of the community, adjacent to the main entrance from South College Drive and directly across from a main entrance to the Laramie County Community College. The Village Center is intended to provide a broad range of retail goods and services, as well as business and professional offices, to Sweetgrass residents, students, and employees. The site design of the buildings and parking shall have a village character and be pedestrian-oriented. Outdoor seating will be an integral part of restaurants, coffee-shops, etc. A large central open space will be a major focal point for surrounding buildings and a community gathering space for outdoor activities. Such activities may include summer concerts and fairs, farmers' markets, ice-skating, and other similar activities.
- b. **Permitted Uses:** Per Table 9.
- c. **Building and Lot Standards:** Per Table 8.
- d. **Architectural Design:** The Building Design standards in UDC Section 6.7.5 and 6.7.6 (Small Scale Commercial and Mixed-Use Design Standards) shall apply.
- e. **Landscape Design:**
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. For the purposes of UDC landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 60%.
 - iii. Landscape design of regional detention ponds shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.

3. Hospitality and Event Center

- a. **Intent:** The intent of the Hospitality & Event Center district is to provide indoor and outdoor entertainment venues to local residents, college students, and visitors, as well as hotel and convention facilities conveniently located adjacent to the Laramie County Community College. In addition, upscale restaurants, specialty retail, and signature office space will be provided. The intersection of College Drive and High Plains Road will be the primary entrance to Sweetgrass; as such, large-scale monuments and prominent landscape design are planned for the southwest and southeast corners of the intersection.
- b. **Permitted Uses:** Per Table 9.
- c. **Building and Lot Standards:** Per Table 8.
- d. **Architectural Design:** The Building Design standards in UDC Section 6.8.4 and 6.8.5 (Large Scale Commercial Design Standards) shall apply.
- e. **Landscape Design:**
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.



- ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 80%.

4. Medical Office Campus

- a. Intent: The intent of the Medical Office Campus use on Parcel F is to allow for the development of a medical office campus in an easily accessible location convenient to the Laramie County Community College, with the potential for other related uses.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design: The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
- e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. Landscape design of naturalized landscapes and/or areas in close proximity to the golf course shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.

5. Golf Course Clubhouse

- a. Intent: The intent of the Golf Course Clubhouse District is to allow the development of an upscale resort and convention center focused on the golf course, tennis facilities, swimming pool, and equestrian facilities. Guest facilities may be stand-alone suites or attached villas, within a traditional hotel, or a combination thereof. The tennis club and/or equestrian arena may include stadium seating. Portions of the site may host outside events, such as weddings, parties, and other gatherings. Clubhouses will include food and beverage service, as well as locker rooms, swimming pool(s), golf cart storage and maintenance, and other uses commonly found in such. A portion of the Parcel may be developed as High Density Residential, depending upon market conditions.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8. Note that the setbacks in the HDR district will apply for any residential development proposed in Parcel J.
- d. Architectural Design: The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
- e. Landscape Design:
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. Landscape design of naturalized landscapes and/or areas in close proximity to the golf course shall be treated as a Naturalized Landscape per Section 3.B.2.e of this PUD.
 - iii. Adjacent non-compatible uses shall be separated at minimum by either: a Level 2 landscape buffer as described within UDC Table 6-11; or, by dedicated public right of way; or, by a private street corridor at least 50' in width.

6. Office / Research Campus

- a. Intent: The Office / Research Campus land use parcels are located along the western property boundary adjacent to the future extension of South Avenue C and in close proximity to State Highway 85 (South Greely Highway). This land use category is intended to provide a broad range of employment opportunities and business uses ranging from corporate campus, multi-tenant office buildings, research and development consistent with light industrial land uses, a potential extension of a college or university, as well as retail uses to support the above.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.



- d. Architectural Design: The Building Design standards in UDC Section 6.9.4 and 6.9.5 (General Commercial Design Standards) shall apply.
- e. Landscape Design
 - i. Landscape design adjacent to buildings and parking lots shall be treated as an Irrigated Landscape per Section 3.B.2.f of this PUD.
 - ii. The eastern 30' of Parcels CC and DD shall be landscaped as a Naturalized Landscape per Section 3.B.2.e of this PUD, subject to the standards described for a Level 2 Buffer in UDC Table 6-11. The intent of this buffer is to reduce the visual impact of the allowed uses on adjacent residential parcels and open space tracts.

C. Park, School, and Open Space Tracts

1. Community Park

- a. Intent: The Community Park is to be dedicated to the City of Cheyenne and developed as a community park with athletic fields and associated amenities (e.g., picnic pavilions, restrooms, playgrounds, parking areas, etc.) serving s Cheyenne, along with stormwater detention facilities and regional trails to serve the Sweetgrass PUD connecting to Laramie County Community College. A detailed program and design for the Community Park will be determined separately by the City.
- b. Permitted Uses: Per Table 9.
- c. Alternative Uses: In the event that Tract 1 or portion(s) thereof are not accepted by the City of Cheyenne for the purposes of a Community Park, the list of permitted uses in the portion(s) not acquired may expand to include those allowed in the MDR – Medium Density Residential District as described within Table 9.
- d. Building and Lot Standards: Per Table 8 and the following:
 - i. Athletic fields, stands, and other gathering areas shall be located a minimum of 100' from any platted residential lot.
 - ii. Parking lots and drives shall be located a minimum of 50' from any platted residential lot.
- e. Landscape Design: Naturalized landscaped within the Community Park shall be consistent with the PUD naturalized areas.

2. Schools

- a. Intent: The intent of the district is to provide centrally located parcels to be acquired by the Laramie County School District and/or private school operators for the purpose of constructing elementary schools and a middle school.
- b. Permitted Uses: Per Table 9.
- c. Alternative Uses: In the event that Tracts 6, 10, and/or 12 are not acquired by a public school district or private educational provider within fifteen years of the adoption of this PUD, the list of Permitted Uses in this District will expand to include also those allowed in the MDR district described within Table 9. The maximum number of units allowed in Sweetgrass will remain unchanged.
- d. Building and Lot Standards: Per Table 8.
- e. Fences: Alternative fence designs, including chain link fences, are allowed. Chain link fences may not be within 5' of the public right of way.
- f. Architectural Design
 - i. The Building Design standards in UDC Section 6.9.4 and 6.9.5 shall apply to private schools.
 - ii. Buildings not meeting the above standards shall be screened from public right of way and adjacent residential properties with a an additional 10' width landscape buffer and landscape as described in UDC Table 6-11 (Level 1 buffer).
- g. Landscape Design:



- i. Landscape design shall meet the standards described within Section 3.B.2.f (Irrigated Landscapes) of this PUD.
- ii. For the purposes of landscape point calculations to determine minimum landscape material required, the impervious area shall be considered to be 90%.

3. Open Space

- a. Intent: The intent of Open Space tracts are to provide expanses of native prairie grasses, public trails, the continuation of existing ranching operations, stormwater conveyance and detention facilities, an eighteen hole golf course and practice facilities for public and/or private use, and golf maintenance facilities.
- b. Permitted Uses: Per Table 9.
- c. Building and Lot Standards: Per Table 8.
- d. Architectural Design: Per standards in UDC Section 6.9. Buildings not meeting the standards within UDC Section 6.9 shall be screened from public right of way and adjacent residential properties with a 10' width landscape buffer and landscape as described in UDC Table 6-11 (Level 1 buffer).
- e. Landscape Design: Per Section 3.B.2.d (Native Landscapes) and Section 3.B.2.e (Naturalized Landscapes) of this PUD, as applicable. Irrigation and landscape design of the golf course are not subject to the standards within this PUD.



RECP #: 729644
RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1967
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 54 OF 64

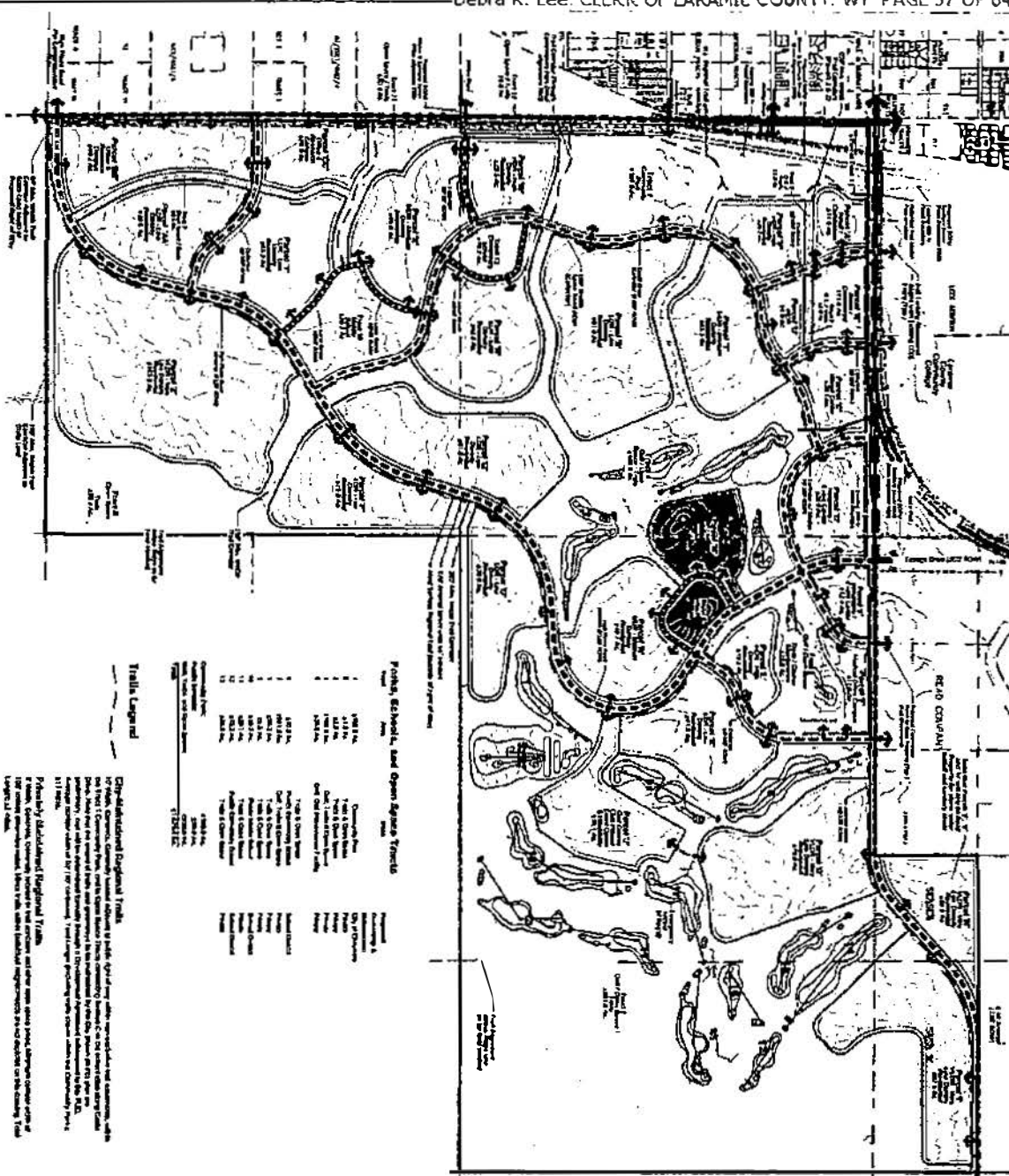
Table 9: Allowed Non-Residential Uses by Category

Proposed Land Uses		Retail / Commercial District	Village Center	Hospitality / Event Center	Medical Office	Golf Course Clubhouse	Office & Research Campus	Community Park	Elementary & Middle School	Open Space
Civic Uses	Neighborhood Assembly (< 350 person capacity)	P	P					P	P	
	Community Assembly (350-1000 person capacity)	P	P					P	P	
	Primary & Secondary Schools	A							P	
	Educational Facilities	P					P		A	
	Community Athletic Field							P	P	P
	Park Maintenance Facilities & Associated Offices							P		
	Developed Athletic Field / Stadium					P		P	P	
Service Uses	Service Businesses – Limited and General	P	P		A					
	Adult Care, Assisted Living and/or Nursing Home				P					
	Animal Care, Kennel				A					
	Animal Care, Hospital/Clinic	P	P		P					
	Child Care Center – Minor	P		P	P	P	P			
	Child Care Center – Major	P		P	P	P	P			
	Entertainment, Indoor Recreation Facility	A	P	P				P		
	Entertainment, Outdoor Recreation Facility (Golf)					P				P
	Entertainment, Outdoor Recreation Facility (non-Golf)			P				P		
	Entertainment Venue			P				P		
	Lodging, Hotel or Motel			P		P				
	Medical Care, Clinic				P					
	Medical Care, Office		P		P					
Employment	Office – Limited (<3,500 SF)	P	P				P			
	Office – General (3,500 – 20,000 SF)	P	P				P			
	Office – Major Complex (>20,000 SF)	P					P			
Industrial	Limited Industrial						P			A
	Moderate Industrial						A			
	Limited Outdoor Storage						A	P		A
Notes:		1. Unless modified by Section 2 of this PUD, the land use definitions in UDC Section 1.4 apply. 2. Nothing in this PUD shall prohibit alcohol sales as a part of the golf course liquor license (i.e., beverage cart sales, etc.) subject to additional conditions outside of the scope of this PUD. 3. Limited industrial and outdoor storage uses in the OS District land use category are allowed only as part of the golf course maintenance operations.								
		Legend P Use Permitted by Right A Use Permitted by Administrative Review Blank Not Permitted								





Planned Unit Development Land Use Map



Trail Legend

Trail Type	Description
1	Publicly-Adopted Regional Trail
2	City-Adopted Regional Trail
3	Private Trail
4	Proposed Trail
5	Trail Right-of-Way
6	Trail Right-of-Way
7	Trail Right-of-Way
8	Trail Right-of-Way
9	Trail Right-of-Way
10	Trail Right-of-Way
11	Trail Right-of-Way
12	Trail Right-of-Way
13	Trail Right-of-Way
14	Trail Right-of-Way
15	Trail Right-of-Way
16	Trail Right-of-Way
17	Trail Right-of-Way
18	Trail Right-of-Way
19	Trail Right-of-Way
20	Trail Right-of-Way

City-Adopted Regional Trails
City-Adopted Regional Trails are trails that are adopted by the City of Cheyenne. These trails are typically located within the city limits and are used for recreation and transportation. They are shown on this map with a solid line and a dashed line.

Publicly-Adopted Regional Trails
Publicly-Adopted Regional Trails are trails that are adopted by a state or federal agency. These trails are typically located outside the city limits and are used for recreation and transportation. They are shown on this map with a solid line and a dashed line.



Scale: 1 inch = 500 feet
North Arrow

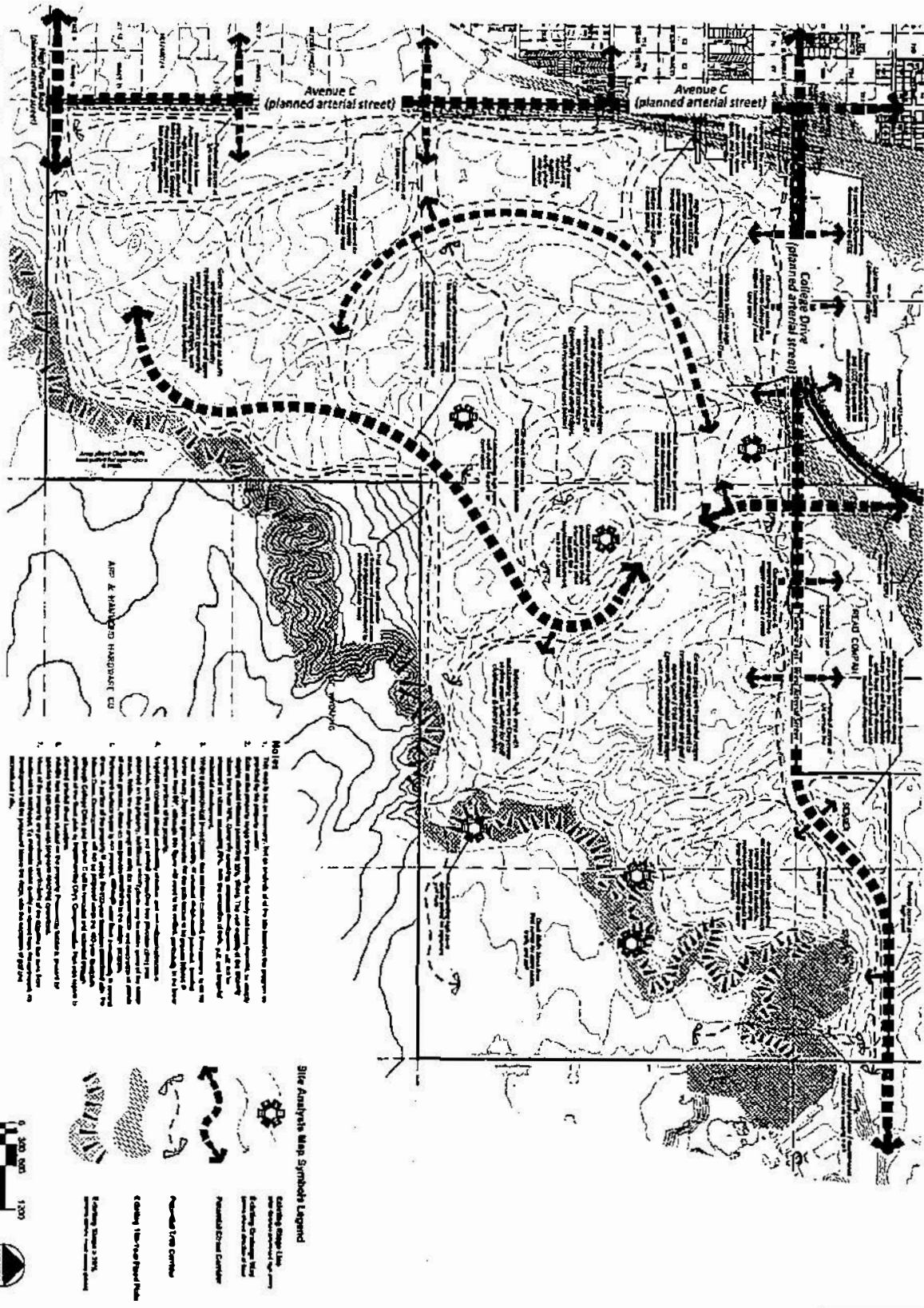
Parcel ID	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
2	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
3	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
4	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
5	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
6	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000
7	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000
8	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
9	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
10	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000



Sweetgrass
Planned Unit Development
Preliminary P.U.D. Map Exhibits
City of Cheyenne, Wyoming



Site Analysis Map



NOTES

1. This map is for informational purposes only. It is not intended to be used as a legal document.
2. All proposed streets are shown for informational purposes only. They are not intended to be used as a legal document.
3. All proposed lots are shown for informational purposes only. They are not intended to be used as a legal document.
4. All proposed buffers are shown for informational purposes only. They are not intended to be used as a legal document.
5. All proposed annotations are shown for informational purposes only. They are not intended to be used as a legal document.

Site Analysis Map Symbols Legend

- Existing Arterial Street
- Proposed Arterial Street
- Proposed Residential Lot
- Proposed 100-foot Buffer
- Existing 200-foot Buffer
- Proposed 100-foot Buffer
- Proposed Residential Lot
- Proposed Arterial Street
- Proposed Residential Lot
- Proposed 100-foot Buffer
- Existing 200-foot Buffer

Scale: 1" = 200'

North Arrow

DATE	DESCRIPTION
08/11/16	Site Analysis
08/11/16	Site Analysis
08/11/16	Site Analysis
08/11/16	Site Analysis
08/11/16	Site Analysis

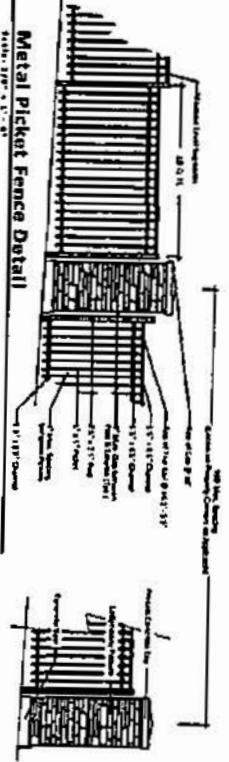
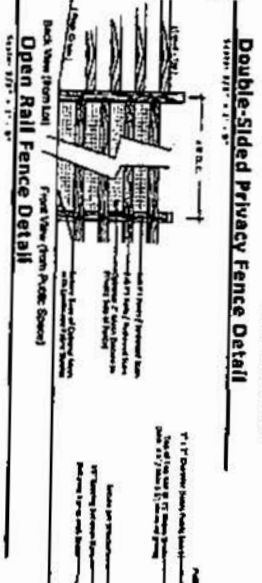
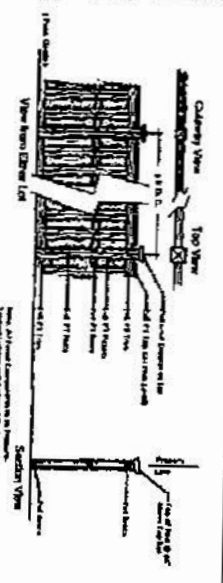
Sweetgrass Planned Unit Development

Preliminary P.U.D. Map Exhibits
 City of Cheyenne, Wyoming

Prepared by
Summit Engineering, LLC
 2000 University Blvd
 Cheyenne, WY 82001

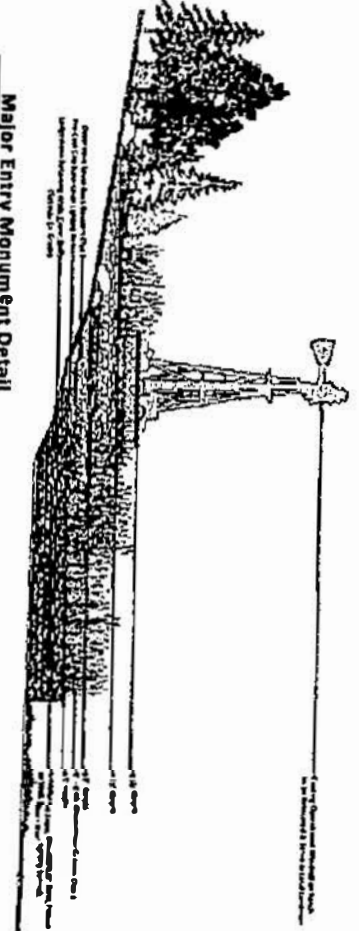
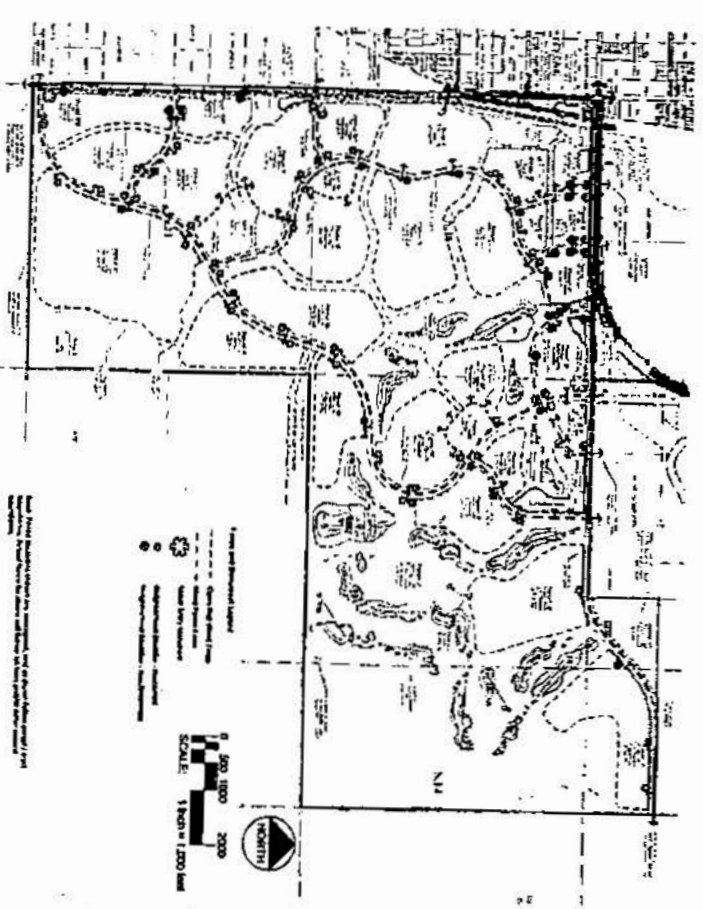
Professional Engineer
 License No. 10000
 State of Wyoming





Residential Neighborhood Identifier			
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME

Non-Residential Neighborhood Identifier			
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME
Business Name	SUBJECT'S NAME	Business Name	SUBJECT'S NAME



NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			



**Sweetgrass
Planned Unit Development**

Preliminary P.U.D. Map Exhibits
City of Cheyenne, Wyoming

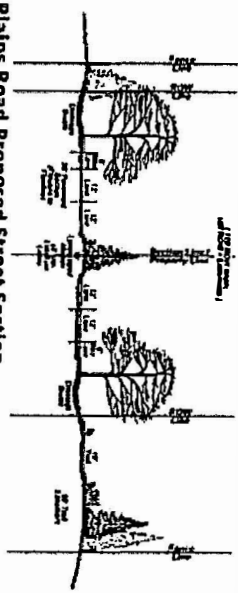




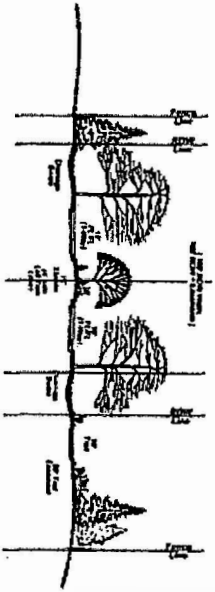
REC# : 729644

RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1973
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 60 OF 64

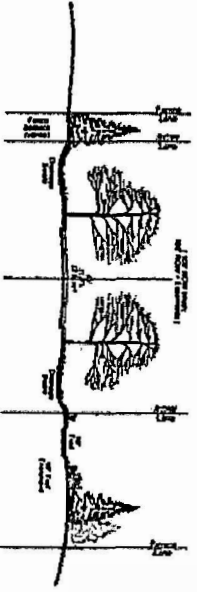
High Plains Road Proposed Street Section
SECTION 1 FROM 0' TO 200'



Collector Street (with Median) Proposed Street Section
SECTION 1 FROM 0' TO 200'

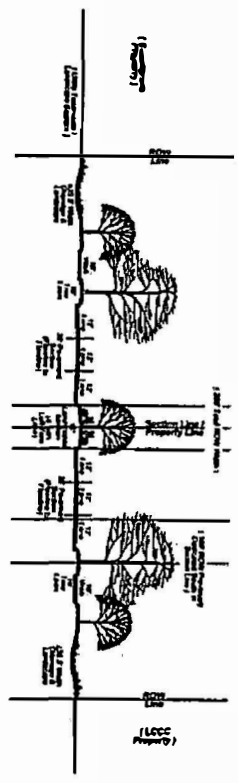


Collector Street (without Median) Proposed Street Section
SECTION 1 FROM 0' TO 200'

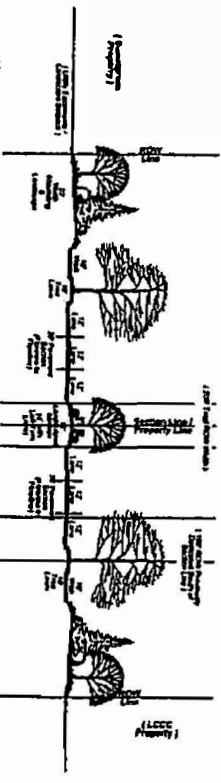


NOTES:
1. Street section shown on this plan is preliminary. Final plan to be provided based on final engineering and construction details.
2. Utility lines shown on this plan are preliminary. Final plan to be provided based on final engineering and construction details.

College Drive (with Drainage) Proposed Street Section
SECTION 1 FROM 0' TO 200'



College Drive (without Drainage) Proposed Street Section
SECTION 1 FROM 0' TO 200'



DATE	5 OF 6
BY	
CHECKED	
APPROVED	
PROJECT	
SHEET	
TITLE	
DATE	
BY	
CHECKED	
APPROVED	
PROJECT	
SHEET	
TITLE	
DATE	
BY	
CHECKED	
APPROVED	
PROJECT	

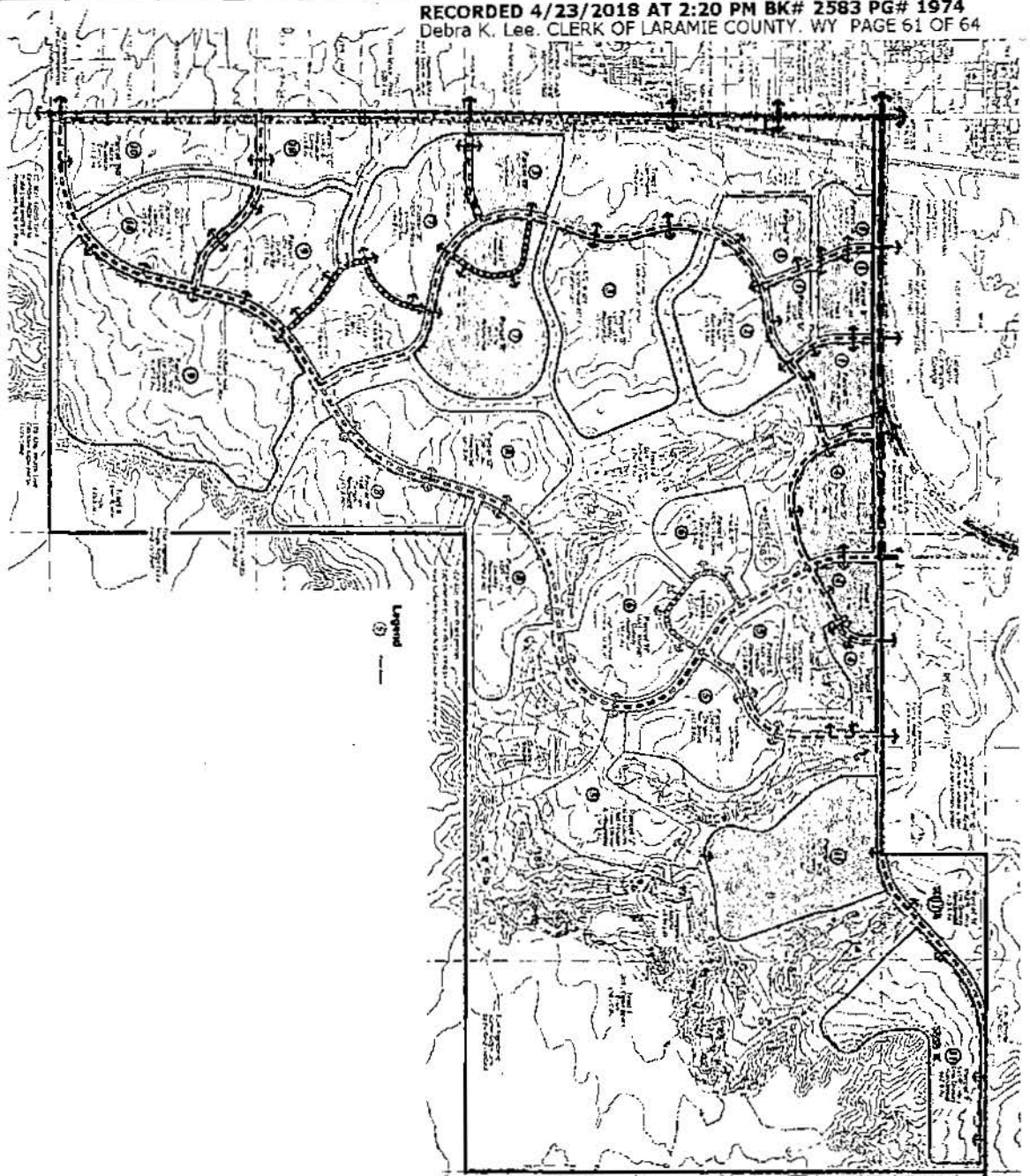


Sweetgrass
Planned Unit Development
Preliminary P.U.D. Map Exhibits
City of Cheyenne, Wyoming

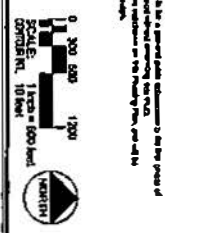
Prepared by
Summit Engineering, LLC
505 West 10th Street
Cheyenne, WY 82001
Landmark
ENGINEERING



Phasing Diagram Exhibit



Phasing Area	Area (Ac.)	Phase	Phase	Phase
1	10.12	1	1	1
2	10.12	1	1	1
3	10.12	1	1	1
4	10.12	1	1	1
5	10.12	1	1	1
6	10.12	1	1	1
7	10.12	1	1	1
8	10.12	1	1	1
9	10.12	1	1	1
10	10.12	1	1	1



DATE	2/1/2018
BY	J. L. SWEETGRASS
CHECKED	J. L. SWEETGRASS
SCALE	1" = 400'
PROJECT	SWEETGRASS PLANNED UNIT DEVELOPMENT
OWNER	CITY OF CHEYENNE, WYOMING
DESIGNER	SWEETGRASS ENGINEERING, L.L.C.
DATE	2/1/2018



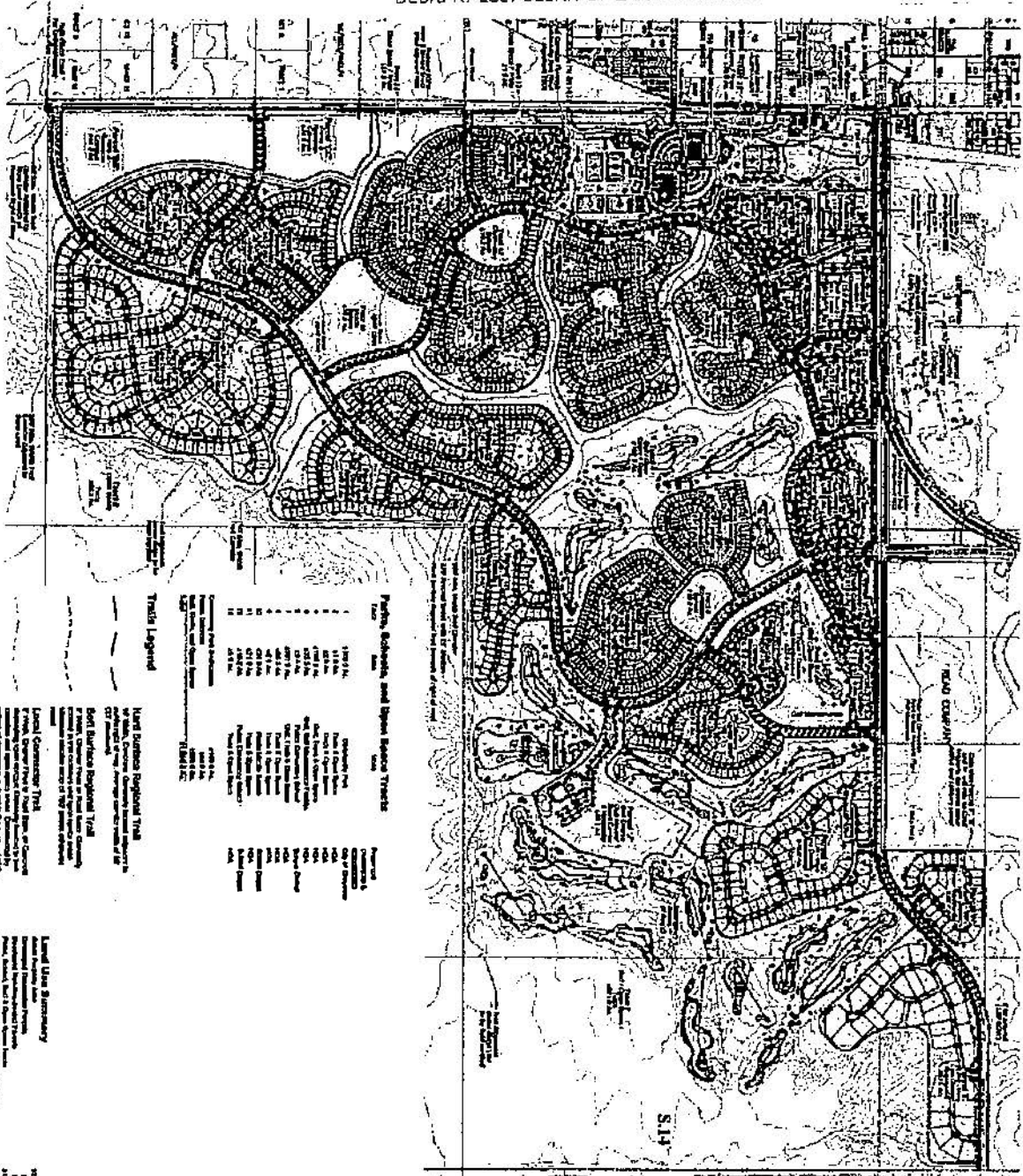
**Sweetgrass
Planned Unit Development**

Preliminary P.U.D. Map Exhibits
 City of Cheyenne, Wyoming

Prepared by
Sweetgrass Engineering, L.L.C.
 1000 W. 10th Street
 Cheyenne, WY 82001
 307.632.1234
 www.sweetgrasseng.com



Sketch Master Plan



Public, Suburban, and Open Space

Item	Area (sq. ft.)	Notes
1. Public	1,100,000	Open Space
2. Suburban	2,500,000	Open Space
3. Open Space	1,500,000	Open Space
4. Total	5,100,000	

Trails Legend

Trail Type	Area (sq. ft.)
1. Multi-Use	1,000,000
2. Equestrian	500,000
3. Bicyclist	500,000
4. Total	2,000,000

Land Use Summary

Category	Area (sq. ft.)
1. Residential	10,000,000
2. Commercial	5,000,000
3. Industrial	2,000,000
4. Open Space	5,000,000
5. Total	22,000,000

Non-Residential Features

Item	Area (sq. ft.)	Notes
1. Office	1,000,000	
2. Retail	2,000,000	
3. Industrial	1,000,000	
4. Total	4,000,000	

Residential Features

Item	Area (sq. ft.)	Notes
1. Single-Family	8,000,000	
2. Multi-Family	2,000,000	
3. Total	10,000,000	

Development Summary

Category	Area (sq. ft.)
1. Residential	10,000,000
2. Commercial	5,000,000
3. Industrial	2,000,000
4. Open Space	5,000,000
5. Total	22,000,000

Site Statistics

Item	Value
1. Total Area	22,000,000 sq. ft.
2. Total Building Area	17,000,000 sq. ft.
3. Total Open Space	5,000,000 sq. ft.

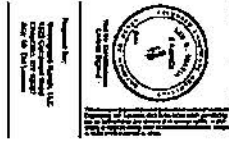


Legend

Symbol	Description
[Solid Line]	Property Boundary
[Dashed Line]	Proposed Road
[Dotted Line]	Proposed Trail
[Hatched Area]	Open Space
[Stippled Area]	Residential
[Cross-hatched Area]	Commercial
[Diagonal Lines]	Industrial



Sweetgrass
Planned Unit Development
- DRAFT -
Preliminary P.U.D.
City of Cheyenne, Wyoming



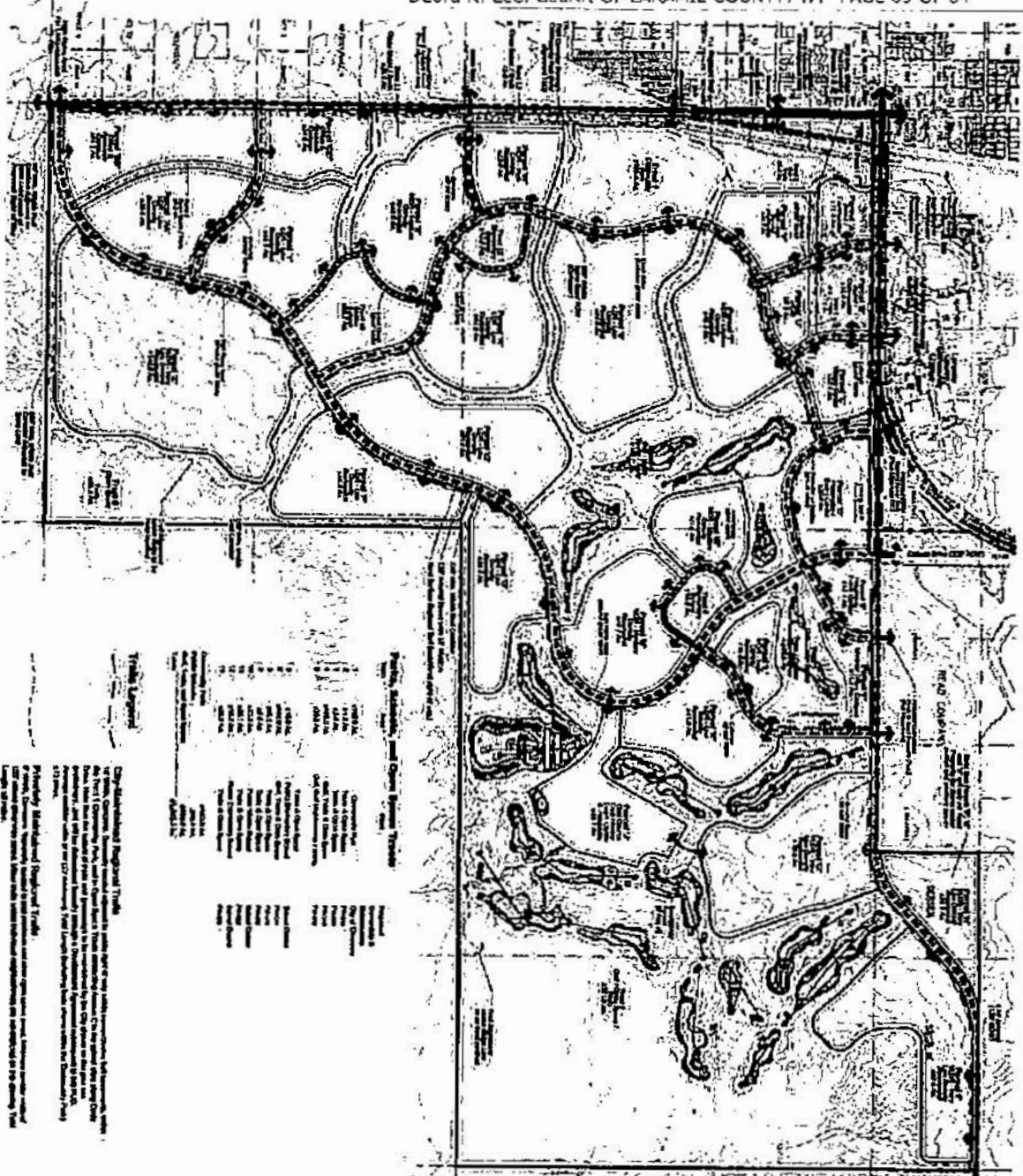


REC# #: 729644

RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1976

Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 63 OF 64

Planned Unit Development Land Use Map



Public, Statewide, and Open Space, Trails

Trails Legend

City-Subdivided Regional Trails

Publicly Subdivided Regional Trails



Scale: 1" = 500'

Legend

Publicly Subdivided Regional Trails

City-Subdivided Regional Trails

Public, Statewide, and Open Space, Trails

Planned Unit Development Use Summary

Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

Planned Unit Development Use Summary

Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

Planned Unit Development Use Summary

Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

Planned Unit Development Use Summary

Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

Planned Unit Development Use Summary

Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

Planned Unit Development Use Summary

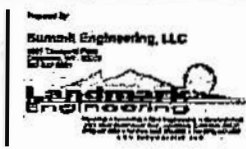
Use	Area (Acres)	Number of Units
Single-Family Detached	1,120.00	112
Single-Family Attached	1,120.00	112
Multi-Family Attached	1,120.00	112
Multi-Family Detached	1,120.00	112
Commercial	1,120.00	112
Industrial	1,120.00	112
Office	1,120.00	112
Public Use	1,120.00	112
Open Space	1,120.00	112
Trails	1,120.00	112
Other	1,120.00	112
Total	11,200.00	1,120

3 of 6



Sweetgrass Planned Unit Development

Preliminary P.U.D. Map Exhibit
City of Cheyenne, Wyoming



SWEETGRASS COMMUNITY PARK CONCEPT

Sweetgrass Planned Unit Development, Cheyenne, WY

Prepared for:

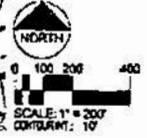
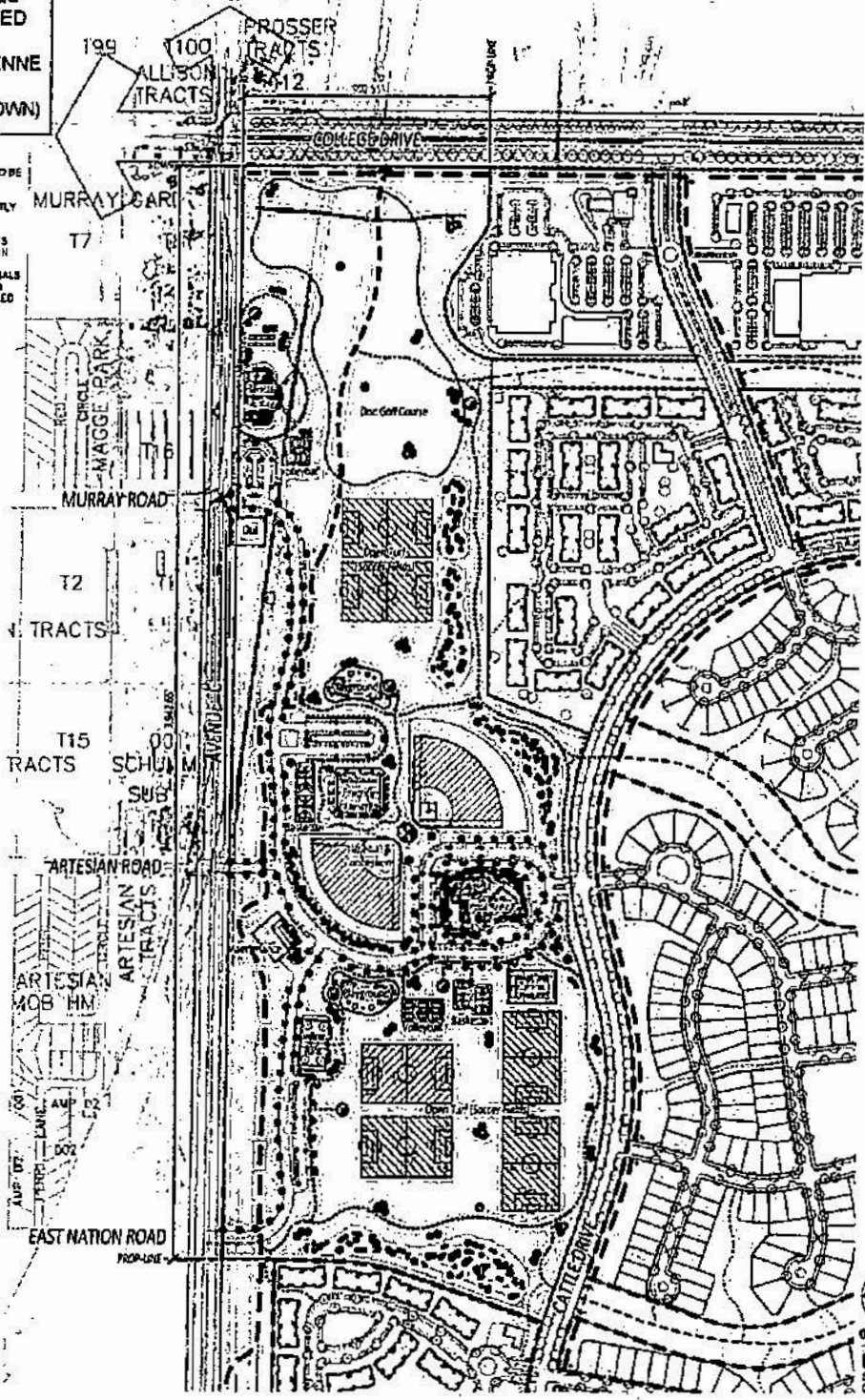
Sweetgrass Land Co., LLC
1825 Campus Road
Cheyenne, WY 82007

info@sweetgrassland.com
(307) 223-1006



±70-100 ACRES
TO BE DONATED
TO THE
CITY OF CHEYENNE
(100 ACRES SHOWN)

NOTE: THE LAND PROPOSED TO BE DEDICATED WITH THE SWEETGRASS PROJECT (BOUNDARY REVISIONS CURRENTLY UNIMPROVED).
FACILITIES AND IMPROVEMENTS SHOWN HEREON ARE BASED ON CHEYENNE CITY PARKS AND RECREATION DEPARTMENT GOALS AND LEVELS OF SERVICE AND ARE NOT CURRENTLY PROPOSED TO BE CONSTRUCTED BY SWEETGRASS LAND CO.



Sketch Plan

RECP #: 729644
RECORDED 4/23/2018 AT 2:20 PM BK# 2583 PG# 1977
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 64 OF 64

Landmark Engineering
Engineering, Planning, Surveying, Construction
1001 West Eisenhower Blvd., Loveland, Colorado 80537
303.641.1222 Fax: 303.641.1223
Prepared: September 1, 2018