Sheridan City Planning Commission
Meeting Agenda
March 25, 2024
7:00 PM, City Council Chamber, City Hall

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

   Motion by:

   Second:

   Vote:

3. Review, correction, and approval of minutes of the March 11, 2024 meeting.

   Motion by:

   Second:

   Vote:

   Old Business

   New Business

4. Consideration of PL-23-50, Resolution 11-24. The Villages Master Plan. The applicant, Stonemill Properties, LLC is requesting master plan approval for 135.3 acres, zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

   Motion by:

   Second:

   Vote:

5. Comments from commissioners and staff.

6. Adjourn

MEMO

TO: Planning Commission
FROM: Thomas Morneau, City Engineer
RE: Review, correction, and approval of minutes of the March 11, 2024 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN

MINUTES OF PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

MARCH 11, 2024

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1. Commission Chair Tod Windsor called the meeting to order at 7:00 PM with a quorum as follows: James Schrodt, Margaret Morneau, Bev Leichtnam, Brandy Campbell and Commissioner Ryan Franklin. Commissioner Daniel Kerbs was absent.

2. Commissioner Windsor moved item #4 to item #2. The amended agenda was approved by unanimous consent.

3. The Chair called for nominations for Chairman. Commissioner Franklin nominated Commissioner Windsor as the Chair of the Planning Commission. Commissioner Leichtnam moved, seconded by Commissioner Schrodt, to cease nominations. Voice vote: unanimous.

   With only one candidate, Tod Windsor was unanimously approved as Chair of the Planning Commission.

4. The Chair called for nominations for Vice Chairman. Commissioner Franklin nominated Commissioner Schrodt. Commissioner Schrodt nominated Commissioner Morneau, but declined the nomination. Commissioner Leichtnam moved, seconded by Commissioner Schrodt, to cease nominations. Voice vote: unanimous.

   With only one candidate, James Schrodt was unanimously approved as Vice Chair of the Planning Commission.

5. The minutes of the February 12, 2024 Planning Commission meeting were approved by unanimous consent with the correction of Commissioner Windsor's name.

6. Consideration of PL-24-2, Ordinance 2280. City initiated annexation of various parcels located at; 447 Canfield, 1872 Fairway ln, 1305 Leopard St., 1814 KROE Ln and 1738 KROE Ln. PIN 56841531300120, 56842820000433, 56843310001233, 56842530100333, 56842530100433.

   Public Works Director Hanns Mercer presented information regarding the annexation.

   The Chair called for consideration of PL-24-2, Ordinance 2280. City initiated annexation of various parcels located at; 447 Canfield, 1872 Fairway ln, 1305 Leopard St., 1814 KROE Ln and 1738 KROE Ln. PIN 56841531300120, 56842820000433, 56843310001233, 56842530100333, 56842530100433.

   Commissioner Franklin moved, seconded by Commissioner Leichtnam, to approve a positive recommendation to the City Council for PL-24-2, Ordinance 2280.

   The motion carried to provide a positive recommendation to City Council.

7. Recommendation of PL-24-6, ORD 2278. The applicant, Story House Property Company, LLC. is requesting to rezone 44.86 acres from B-2 Business District to a Planned Unit Development, PUD. Located at 2323 E 5th St. PIN 568410000333.

   Public Works Director Hanns Mercer presented information regarding the rezone.
   The Chair called for consideration of PL-24-6, ORD 2278. The applicant, Story House Property Company, LLC. is requesting to rezone 44.86 acres from B-2 Business District to a Planned Unit Development, PUD. Located at 2323 E 5th St. PIN 568410000333.

   Commissioner Franklin moved, seconded by Commissioner Schrodt, to approve the following recommendation to the City Council for PL-24-6, ORD 2278:

   1. City Utilities, Streets and Fire Department provide assurance that a 100' turn radius located on the east portion of Phase I is sufficient for City vehicles and emergency response vehicles.

   2. 36' roads must be increased to 39'.

   3. Establish language in the Developers Agreement that would allow the City to request a Sewer capacity analysis as lots are sold to ensure adequate space exists within the sewer plant cells. Should their sewer analysis show that there was not sufficient capacity, the Developer is prohibit from further sales until the cells have been installed.

   4. Sidewalks be included on the center lots in Block 7. The right of way in Block 7 be reduced to 50'.

   5. All other variances requested be approved with no additional amendments.

   The motion carried to provide the requests to the City Council for consideration.

8. Comments from commissioners and staff.
   A. Commissioner Leichtnam stated that the City Council will consider Story House at noon this Friday, and that representatives from the Planning Commission should be there.
   B. Commissioner Windsor reminded the relevant Commissioners that next week there will be meetings held on M1/M2 and Downtown Zoning next Wednesday at 1 pm.

9. The meeting was adjourned at 9:00 PM.

_____
Tod Windsor, Planning Commission Chairperson

Attest: _____
Cecilia Good, City Clerk

MEMO

TO: Planning Commission

FROM: Thomas Morneau, City Engineer

RE: Consideration of PL-23-50, Resolution 11-24. The Villages Master Plan. The applicant, Stonemill Properties, LLC is requesting master plan approval for 135.3 acres, zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. PIN 56840440000300.

Staff Recommendation

Staff recommends the Sheridan Planning Commission (PC) provide a recommendation to the Governing Body on PL-23-50, a master plan application submitted by Tad Rosenlund, PELS, Civil Engineer & Land Surveyor for DOWL (the "Applicant"), on behalf of the property owner, Stonemill Properties, LLC (the "Owner" or "Developer") to amend The Villages Master Plan – Phase Two. The external boundaries of Phase Two coincide with The Villages – Phase 1 Minor Subdivision Final Plat. The total area for the Master Plan Phase Two is 137 acres. Zoned Gateway Master Plan District. Located at 1280 Dovetail Ln. (PIN 56840440000300).

Background

The Applicant is requesting approval of an amended Master Plan. The revised Master Plan provides a greater level of specificity for future land uses in the vicinity of the proposed minor subdivision, describing the areas of the subdivision to eventually be further subdivided for residential, commercial, mixed-use, and open space land uses.

The intent of this Master Plan is "to provide a long-range plan that will encourage carefully planned and orchestrated development of high quality". The combined uses of the Master Plan will complement adjacent land uses and promote development continuity for adjacent undeveloped parcels, including the other Villages Master Plan phases.

Development Agreement

An agreement between the City of Sheridan and the Owner has been created to ensure that certain subdivision requirements are fulfilled before prior subdivision or development on the created tracts. The original parcels are included in the Wrench Ranch Phase Two Master Plan, and the Villages – Phase 1 is subject to the Master Plan agreements. An amended Master Plan has been submitted for approval in conjunction with this minor subdivision, and the Villages – Phase 1 will remain subject to said Master Plan.

Public improvements provided by the Developer for the subdivision shall include site grading and drainage improvements as necessary for the construction of a new access to Tracts 4 and 5. Access to Tracts 4 and 5 off Decker Road is pending approval from WYDOT (Decker Road is a WYDOT-maintained highway). The access easement created for Tracts 4 and 5 will be amended to facilitate creation of a 36' wide city street in a 60' right-of-way providing access to the PUD from Decker Road during a future subdivision development phase. The Developer will also provide financial assurances for public improvements, including a 10% contingency fee.

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Wrench Ranch Phase Two Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to belay such projects until development requiring a Certificate of Occupancy is proposed.

The Development Agreement will be signed and recorded in conjunction with the Master Plan final approval.

Proposed Lot Uses

The Wrench Ranch Phase Two Master Plan designates areas for different development styles. Residential development will be located to the north (near the proposed new school site and Double Day Sports Complex), commercial development will be to the south, and mixed-use and open spaces will form a barrier in the middle of the Phase Two Master Plan area. These land uses will not be developed until subsequent subdivision activities occur.

The table below describes the proposed development types and associated acreage estimations:

Development Type	Size (acres)
Residential	37.0
Mixed Use	30.0
Commercial	57.8
Open Space/City Park	12.2

Roadways

Tracts 4 and 5 of the Villages Phase 1 Minor Subdivision utilize a shared access off Decker Road until further subdivision occurs. The Master Plan proposes establishment of city streets in the minor subdivision area. Streets will range in width from 36’ to 39’, and rights-of-way will range from 60’ to 66’ in width. Where possible, roads in the Master Plan area will be extensions of dead-end roads in adjacent existing subdivisions. **Easements**

The shared access that will serve Tracts 4 and 5 is a 66’ wide access and utility easement. This easement extends 60’ west from the edge of the Decker Road right-of-way. Additionally, 15’ wide utility easements are designated along the south boundary line of Tract 4 and the north boundary line of Tract 5. Unlike the access easement, these utility easements are not designated for removal during a future replat process.

A pre-existing 30’ waterline easement will remain in its originally designated location. Additional subdivision activities following the objectives of the Master Plan may include additional easements as necessary.

Pedestrian Access

Sidewalks installed in the subdivision will conceptually follow the sidewalk and pathway network outlined in the Master Plan. Sheridan Subdivision Regulations require installation of sidewalks; however, because this subdivision is not intended to facilitate land development yet, the Developer will be permitted to belay such projects until development requiring a Certificate of Occupancy is proposed.

At present, sidewalks are installed along Decker Road from the I-90 interchange to a point midway across Tract 5’s shared border with the Decker Road right-of-way.

Sewer Improvements

No sewer improvements are proposed at this time. Future development proposals will be required to install sewer improvements.

Open Space and Landscaping

The Master Plan includes several recommendations for placement of public open spaces and parks in

the area. The Villages Master Plan shows open space for Phase Two to exist primarily on an east-west strip between the proposed Mixed-Use and Residential areas.

Developments in the Sheridan Gateway District - a zoning designation intended to facilitate creation of mixed-use areas that preserve character, natural space, and scenic vistas - can only be submitted after a development Master Plan has been submitted to the Sheridan Planning Division for review. Appendix A, §9C.B includes several requirements for designated Open Space in the Gateway District, with which the Applicant's amended Master Plan is compliant.

The City will construct the pathways in the dedicated park per the Master Plan.

Staff Comments

Staff sent out 32 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press and a sign posted on the property. Staff has not received any inquiries. Staff has no further comments at this time.

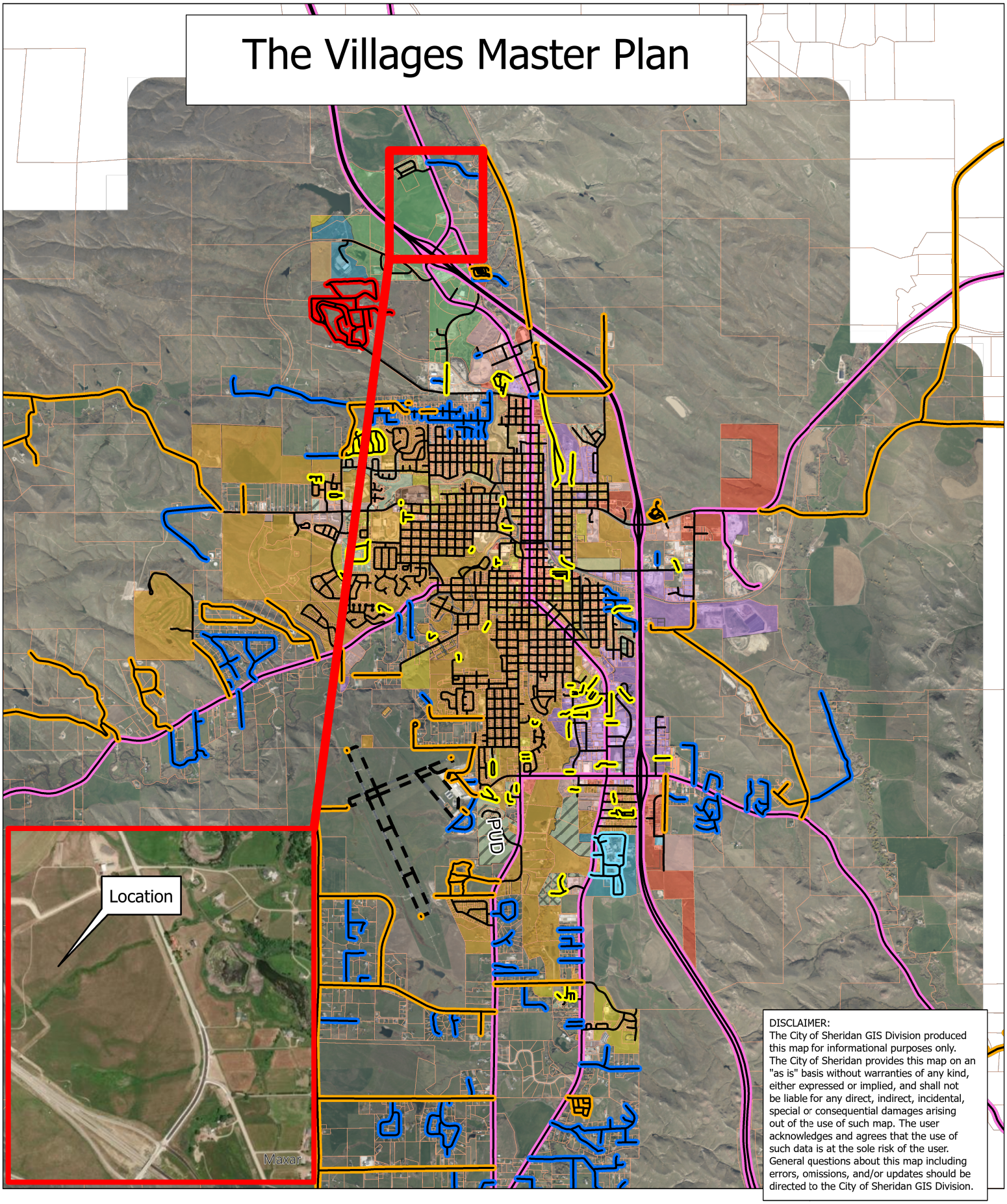
Attachments

aerial

resolution

Villages Master Plan

The Villages Master Plan



DISCLAIMER:
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CITY OF Sheridan WYOMING

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Date: 3/7/2024 3:08 PM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 11-24

A RESOLUTION approving PL-23-50, the The Villages Master Plan, a master plan for 135.3 acres zoned Gateway Master Plan District. Located at Tracts 1, 3, 4 and 5 of The Villages - Phase 1 Minor Subdivision, PIN 56840440000300.

WHEREAS The Villages Master Plan has been reviewed for consistency with Appendix A (Zoning Ordinance) of the Sheridan City Code including the provisions of the Gateway District found in Sheridan City Code Appendix A 9C and applicable planning documents adopted by the City Council; and

WHEREAS, all applicable requirements for a master plan in a Gateway District have been met and all documents meet the applicable requirements in Appendix A (Zoning Ordinance) of the Sheridan Municipal Code.

Now, therefore, be it resolved by the City Council Governing Body:

The Villages Master Plan, a master plan for 135.3 acres zoned Gateway Master Plan District. Located at Tracts 1, 3, 4 and 5 of The Villages - Phase 1 Minor Subdivision.

PASSED, APPROVED, AND ADOPTED this 1st day of April 2024.

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

State of Wyoming
SS
County of Sheridan

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2024 by _____.

_____
Notary Public
My commission expires _____.

THE VILLAGES MASTER PLAN REPORT

The Villages Master Plan
5028.28016.01

Prepared for:
StoneMill Properties LLC
1150 Dovetail Lane
Sheridan, WY 82801

StoneMill

Prepared by:

DOWL

1833 S. Sheridan Ave
Sheridan, WY 82801

March 2023

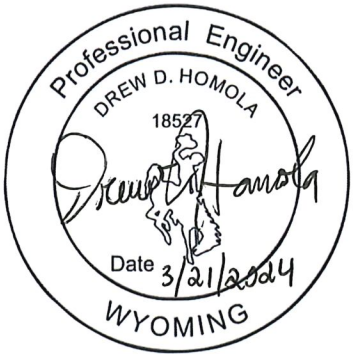


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1.0 INTRODUCTION

The purpose of developing a comprehensive master plan for the Villages area is to create a framework that strategically guides and shapes the way Sheridan develops into the subject area in a cohesive and sustainable way. We feel that the recommendations of this master plan balance the needs and interests of the community members, the City, and the developers, to create a vibrant extension of our community that enhances the quality of life for all of us.

StoneMill Properties is planning on subdividing and developing a 137.0-acre tract, in the City of Sheridan. Prior to development, StoneMill wanted to do a master plan of the area. The total area for this master plan is 137.0 acres.

1.1 Master Plan Goals

A. Long Range Planning

The intent of this Master Plan is to provide a long-range plan that will encourage carefully planned and orchestrated development of high quality. The goal is to have a cohesive plan for the various types of development.

B. Balance of Uses

This Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, mixed use, open space, and parks.

C. Gateway/Entry to Sheridan

This Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.

D. Understandable District of Sheridan

This Master Plan is intended to provide an understandable and distinct residential, commercial, and mixed-use district within Sheridan.

E. Continuity

This Master Plan is to provide for continuous and uninterrupted extension to the North Main corridor, and Sheridan's parks, open space, and trails systems.

1.2 Purpose and Intent

This Master Plan contains information that is necessary for the planning of development within The Villages area. The purpose of this Master Plan is to provide in one location all the Principles, Guidelines, Standards, and Regulations to be used in preparing a development proposal in the The Villages.

1.3 Relationship to the Wrench Ranch 2 Master Plan.

The Wrench Ranch Properties Master Plan – Phase Two, also referred to as The Wrench Ranch 2 Master Plan, was approved by the City in July of 2015. This master plan was conducted by Wood Group PSN – Northern Business Unit of Sheridan, WY. The client for this master plan was John E. Rice & Sons, Inc DBA Wrench Ranch.

This master plan was conducted to provide a general plan for the development of this area. This master plan assisted the design and construction of utilities in this area that were built under the North End Utilities project by the City of Sheridan.

The Villages Master Plan is a revision of the Wrench Ranch 2 Master Plan that pertains to only The Villages area, further described in Section 3.0. The requirements set forth in The Villages Master Plan shall take precedence over the Wrench Ranch 2 Master Plan for this area as this is a more detailed and in-depth report.

The Wrench Ranch 2 Master Plan was broken out into four parcels. The Villages Master Plan is an in-depth master plan for a portion of Parcel 1 of the Wrench Ranch 2 Master Plan.

Majority of the principles, guidelines, and standards set forth in Wrench Ranch 2 Master Plan remain in The Villages Master Plan.

Some changes have been made from the Wrench Ranch 2 Master Plan Phase 2. These are the major changes:

- **Section 6.1 General**
  - **1. General Master Plan Criteria, d. Open Space**
    Modified this section to reference the new Section 11.0 Open Space, Parks, and Pathways.
  - **2. Notes and Provisions, g**
    Modified this section to clarify the responsibility of the developers for design and construction of infrastructure to follow this master plan.
  - **Table 6.1 Parking Requirements**
    Changed the Residential Multi-Family Parking Requirements from 1.0 spaces per dwelling unit, to 0.75 spaces per dwelling unit, to match the *City of Sheridan Municipal Code* multi-family parking requirements.
  - **2. Notes and Provisions, m. Procedures for Design Review**
    The below portion was removed.

    > "All new development and redevelopment that meets the criteria for Substantial Improvement per City of Sheridan Zoning Ordinance shall be required to submit site plan and detailed façade drawings. Requests for building and site review shall be reviewed and approved by the Building Department of the City of Sheridan prior to building permit approval for any such project."

    Added a note below this section:

    > Note: Variances to this master plan need to go before the Governing Body and variances to the Entryway Corridor need to go before the Planning Commission.

- **Section 6.2 Residential**
  - **C. Accessory Uses**
    Added this section to define and clarify "Accessory Uses" and "Accessory Dwelling Units", and their associated requirements.
  - **Table 6.3 Residential Permitted Accessory Uses**
    Added this table to allow and define what Accessory Uses are permitted in the Residential Areas.
  - **Table 6.4 Residential Setback and Height Standards**
    Modified this table to clarify the setbacks for single family attached and multifamily shared "Party Walls".
  - **F. Site Planning Guidelines and Definitions, 4. Affordable Housing, c. Uses allowed by right, iii.**
    Changed the maximum gross density from 8 units per acre to 10 units per acre.
  - **F. Site Planning Guidelines and Definitions, 5. Multi-Family Housing, c. Uses allowed by right, ii.**
    Changed the maximum gross density from 20 units per acre to 25 units per acre.

- **F. Site Planning Guidelines and Definitions, 5. Multi-Family Housing, c. Parking**
  Modified the parking requirements for Multi-Family to match those of Educational. WR2 master plan had these requirements the same as single family residential.

- **Section 6.3 Mixed Use**
  - **Table 6.5 Mixed Use Permitted Uses**
    Added “Single-Family Residential” and “RV Park” to the “P” permitted uses. Changed “Two, three, and four family dwellings” to “Multi-Family Residential”.
  - **6.6 Mixed Use, C. Accessory Uses**
    Modified this section to include definitions and requirements for “Accessory Structures” and “Accessory Dwelling Units”.
  - **Table 6.6 Mixed Use Permitted Accessory Uses**
    Changed the “Incidental household storage buildings” from “X” not permitted, to “P” permitted.

    Storage sheds should be allowed in the Mixed-Use areas due to the permitted residential uses. This should not be more stringent than the Residential requirements.

    Added “Animal Boarding” to the “X”, not permitted uses.
  - **Table 6.4 Mixed Use Setbacks and Height Standards**
    Modified this table to clarify the setbacks for shared “Party Walls” and for Residential Uses within the Mixed Use areas.

- **Section 6.4 Commercial**
  - **J. Architectural Guidelines, 2. Roof Caps, 2, vi.**
    Changed the length requirement of this statement, from 50 feet to 100 feet:

    “Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:…”

    This length of 50 feet is too small and this causes unnecessary, costly, and atypical changes to smaller buildings. Under this master plan this was changed to 100 feet.
  - **J. Architectural Guidelines, 5. Building Materials, d., I.**
    Changed the percentage of allowable metal use from 15% to 75%:

    With the development of more decorative metal options, this value should be increased to 75%. The intent is to not have large, unappealing metal buildings but increasing this to 75% metal would allow more options for economical building design and construction and with decorative metal options, architectural appeal can still be obtained.
  - **Table 6.10 Commercial Setback and Height Standards**
    Modified this table to clarify the setbacks for shared “Party Walls”

- **Section 7.0 through 10.0**
  With the in-depth look at The Villages a Utilities Design Report, Drainage Report, and Traffic Report were developed. These sections were added to this master plan. These

sections and reports provide the necessary requirements for the infrastructure and access needed for The Villages. The associated reports are included in the appendix.

- **Section 11.0 Open Space, Parks, and Pathways**
  Section 11.0 was added. The open space requirements have been studied in detail and requirements have been set for various areas within The Villages. This is detailed in Section 11.1. Section 11.2 discusses the City Park. Section 11.3 discusses the pathways. Park and pathway conceptual plans are included.

1.4 Relationship to the City of Sheridan Municipal Code

The requirements of The Villages Master Plan contain most of the information needed for development within the master plan area.

The Villages Master Plan Guidelines, Standards and Regulations comply specifically with the City of Sheridan Gateway Ordinance contained within the City of Sheridan Municipal Code. However, topic areas not specifically covered here are governed by the equivalent provisions contained within the City of Sheridan Municipal Code.

The provisions of this Document, when in conflict, shall take precedence over all other codes, ordinances, regulations, and standards except as specifically noted within this Document. The City of Sheridan Municipal Code continues to be applicable only to issues not contained herein.

1.5 Future Approvals

Future site or development plans will be governed by this master plan, and the standards of the Sheridan Municipal Code in effect at the time of the approval of this master plan. The Villages Master Plan will be exempt from future modifications to the City of Sheridan Municipal Code.

1.6 Terms and Definitions

Terms used throughout this document shall take their commonly accepted meanings and as herein defined. In the event of conflicts between these definitions and those of the *City of Sheridan Municipal Code,* the Terms and Definitions of this Document shall take precedence.

1.7 Height and Bulk Standards

All buildings constructed within this Master Plan will be subject to the specific height and bulk standards set forth in this Master Plan.

1.8 Location

The Villages is located in Section 9 and Section 10, of Township 56 North, Range 84 West of the 6th P.M. in Sheridan County, Wyoming. The development is located between interstate I-90 and Highway 338 (on the north end of Sheridan within the city limits) and is undeveloped. Figure 1.1 shows the location of The Villages area. The parcels in the new development will be a mix of residential, commercial, and mixed-use areas.

1.9 Existing Land Use

The master plan area identified in Section 3.0 has most recently been used for agriculture. This area was previously irrigated by a center pivot which has since been removed.



The Villages Location

The Villages Master Plan

DOWL

October 25, 2023

Figure 1.1

K:\63\28016-01\60GIS\Carto\The Villages.aprx Oct 25, 2023 1:40 PM User: dhomola

2.0 APPROVAL

The following signatures and stamps serve as record that The Villages Master Plan, a revision of the Wrench Ranch Phase II Master Plan has been reviewed and approved:

StoneMill Properties LLC Approval

Reviewed by StoneMill Properties this _____ day of _____, 2023, by:

_____
Attest: Owner

Planning Commission Approval

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2023, by:

_____ _____
Attest: Vice-Chairman Chairman

City Council Approval

Reviewed by the City Council of the City of Sheridan this _____ day of _____, 2023, by:

_____ _____
Attest: City Clerk Mayor

Director of Public Works Approval

This Master Plan has been proposed in accordance with the requirements and procedures outlined in the subdivision regulations of the City of Sheridan and Certified this _____ day of _____, 2023, by:

_____
Director of Public Works, City of Sheridan

3.0 BOUNDARY, PLATS, AND LEGAL DESCRIPTION

The boundary of The Villages Master Plan is shown in Figure 3.1. This boundary was based on the larger parcel being developed with modifications to the boundary adjoining the Sheridan County School District 2 parcel. This revised school parcel, designated as “Tract 2”, under the recent subdivision, *The Villages Phase I Minor Subdivision*, is excluded from this Master Plan.

3.1 The Villages Phase I Minor Subdivision

The Villages Phase I Minor Subdivision is to be completed prior to this master plan approval. This minor subdivision will adjust the parcel of land owned by School District 2 and split off three parcels to be sold in the near future, Tract 3, Tract 4, and Tract 5. These three parcels will have to adhere to The Villages Master Plan requirements. The final plat is included in the appendix.

3.2 Legal Description

A portion of the Tract of land described in the warranty deed recorded as Document #2022-777448 in the Sheridan County Clerk’s office, LOCATED IN A PART OF THE NE1/4 AND THE N1/2SE1/4, SECTION 9 AND A PART OF THE W1/2NW1/4 AND THE NW1/4SWI /4, SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, and being more particularly described as follows:

Commencing at the northeast corner of Section 9; then S 12°28'59" E, 329.96 feet, to a point on the west Right-of-Way line of State Highway 338 (AKA Decker Road) and the south Right of Way line of Dovetail Lane, the True Point of Beginning;

Thence along said west Right of Way, S 22°22'10" E, 1798.69 feet; thence S 67°38’05" W, 35.01 feet; thence S 22°22'02" E, 247.69 feet to the northeast corner of Lot 1, Wrench Ranch Properties Third Development, Phase One; thence leaving said Right of Way along the north line of said Lot 1, S 73°59’33" W, 528.28 feet, to the northwest corner of said Lot 1; thence along the west line said Lot 1 through a non-tangent curve to the right, having an arc length of 546.00 feet, a radius of 600.00 feet, a chord bearing of S 03°42'03" W, and a chord length of 527.35 feet; thence along the west line of Lot 2 of said subdivision, S 29°46'09” W, 686.75 feet, to a point on the east Right Of Way of Interstate 90; thence along said Right of Way, S 17°35'40" W, 29.97 feet; thence N 72°23'12” W, 317.23 feet; thence continuing along said east Right of Way, through a curve to the right having an arc length of 668.94 feet, a radius of 2400.00 feet, a chord bearing of N 64°24'06" W, and a chord length of 666.77 feet; thence N 53°43'25" W, 938.67 feet; thence through a curve to the right having an arc length of 919.04 feet, a radius of 5549.58 feet, a chord bearing of N 48°58'45" W, and a chord length of 917.99 feet; thence leaving said Right of Way, N 46°57'09" E, 639.11 feet along the south boundary line of the City of Sheridan’s Doubleday Sports Complex; thence North 1007.12 feet along said Sports Complex east boundary line; thence N 89°25'35" E, 383.38 feet; thence through a curve to the right having an arc length of 156.24 feet, a radius of 140.00 feet, a chord bearing of S 58°36'08" E, and a chord length of 148.26 feet; thence S 26°37'51 " E, 97.62 feet; thence through a curve turning to the right having an arc length of 47.12 feet, a radius of 30.00 feet, a chord bearing of S 18°22'09" W, and a chord length of 42.43 feet; thence S 26°37'51" East, 60.00 feet, to a point on the south Right of Way of Dovetail Lane; thence along said Right of Way, N 63°25'53" E, 150.00 feet, to the northwest comer of a Tract of land belonging to Sheridan County School District Number Two; thence along the west line of said School District Tract S 26°37'51" E, 830.73 feet; thence along the south Line of Said School District Tract, N 63°22'09" E, 524.36 feet; thence N 26°37'51" E, 830.73 feet to a point on the south Right of Way of Dovetail Lane; thence along said Right of Way, N 63°22'05" E, 212.91 feet; thence through a curve turning to the right having an arc length of 177.40 feet, a radius of 250.00 feet, a chord bearing of N 83°34'52" W, and a chord length of 173.71 feet; thence S 76°02'08" E, 117.09 feet; thence S 13°57'52" E, 5.00 feet; thence through a curve turning to the left having an arc length of 207.36 feet, a radius of 315.00 feet, a chord bearing of N 86°29’26" E, and a chord length of 203.64 feet; thence N 67°37'56" E, 197.56 feet, more or less, to the Point Of Beginning.

Containing 137.00 acres, more or less.

THE VILLAGES MASTER PLAN BOUNDARY

LOCATED IN THE E½ OF SECTION 9 AND THE W½ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

S 89°18'07" W
5356.34

RIVERSTONE PARK SUBDIVISION
BK:R PG:18

CITY OF SHERIDAN
BK:563 PG:35

Δ=35°11'54"
R=5549.58'
AL=3409.25'
CB=S26°38'08"E
CL=3355.89'

N89°25'35"E
383.38'

Δ=63°56'34"
R=140.00'
AL=156.24'
CB=S58°36'08"E
CL=148.26'

S26°37'51"E
97.62'

Δ=90°00'00"
R=30.00'
AL=47.12'
CB=S18°22'09"W
CL=42.43'

S26°37'51"E
60.00'

N00°00'00"E
1007.12'

N46°57'09"E
639.11'

Δ=9°29'18"
R=5549.58'
AL=919.04'
CB=N48°58'45"W
CL=917.99'

Δ=40°39'30"
R=250.00'
AL=177.40'
CB=N83°34'52"E
CL=173.71'

N67°37'56"E
197.56'

S13°57'52"W
5.00'

S12°28'59"E
329.96'

POINT OF BEGINNING
MASTER PLAN BOUNDARY

N63°22'05"E
212.91'

S76°02'08"E
117.09'

Δ=37°43'01"
R=315.00'
AL=207.36'
CB=N86°29'26"E
CL=203.64'

Dovetail Lane
60' ROW
65' ROW

TRACT 1
TRACT 2
TRACT 3
TRACT 4
TRACT 5

N26°37'51"W
830.73'

S26°37'51"E
830.73'

N63°25'53"E
150.00'

N63°22'09"E
524.36'

S22°22'10"E
1798.69'

Existing 45 ft Waterline & Sewer Easement

30' Waterline Easement BK 574, PG. 540

Wyoming State Highway 336 (AKA Decker Road)

ACCESS AND UTILITY EASEMENT

UTILITY EASEMENTS

THE VILLAGES
137.00 Acres

S67°38'05"W
35.01'

S22°22'02"E
247.69'

S73°59'33"W
528.28'

Δ=52°08'20"
R=600.00'
AL=546.00'
CB=S3°42'03"W
CL=527.35'

LOT 1 WRENCH RANCH THIRD DEVELOPMENT PHASE ONE BOOK W, PAGE 72

LOT 2 WRENCH RANCH THIRD DEVELOPMENT PHASE ONE BOOK W, PAGE 72

66 Foot City Street Easement

S29°46'09"W
686.75'

S 00°18'56" E
5338.93

Δ=15°58'11"
R=2400.00'
AL=668.94'
CB=N64°24'06"E
CL=666.77'

N72°23'12"W
317.23'

S17°35'40"W
29.97'

N53°43'25"W
938.67'

WYDOT
I 90 Easement
BK 117, PG. 385

Interstate 90

W RESERVOIR

9

SENW NENW NWNE NENE SWNE SENE NESW NWSE NESE SWNW NWSW

PL

Professional Engineer & Land Surveyor
TAD R. ROSENLUND
15057
Date 10/25/23
WYOMING

N

200 0 200 400
SCALE IN FEET

REV	DATE	DESCRIPTION	BY
1	10/11/23	MASTER PLAN	DH

DOWL
WWW.DOWL.COM
1833 S. Sheridan Avenue
Sheridan, Wyoming 82801
307-672-9006

THE VILLAGES MASTER PLAN
SHERIDAN, WYOMING

MASTER PLAN BOUNDARY

PROJECT 5063.28016.01
DATE 10/11/2023

© DOWL 2023

SHEET
3.1

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4.0 ZONING

4.1 Gateway District

Gateway Districts purpose is:

> "To create a mixed-use district that constitutes a natural social and economic part of the community and encourages development that preserves community character, natural space, and scenic vistas of gateway areas by requiring adequate open space, context sensitive design, and appropriate land use. are subject to the design standards contained within the approved master plan for the property."
>
> - Sheridan Municipal Code, Appendix A Zoning, 9C GD Gateway District -

Gateway District zoned areas require a master plan, approved by the City. The Villages area currently resides in the Wrench Ranch 2 Master Plan. This master plan is a revision of the Wrench Ranch 2 Master Plan. Requirements set in The Villages Master Plan take precedence over the requirements set forth in the City of Sheridan Municipal Code, Appendix A Zoning, Section 9C GD Gateway District.

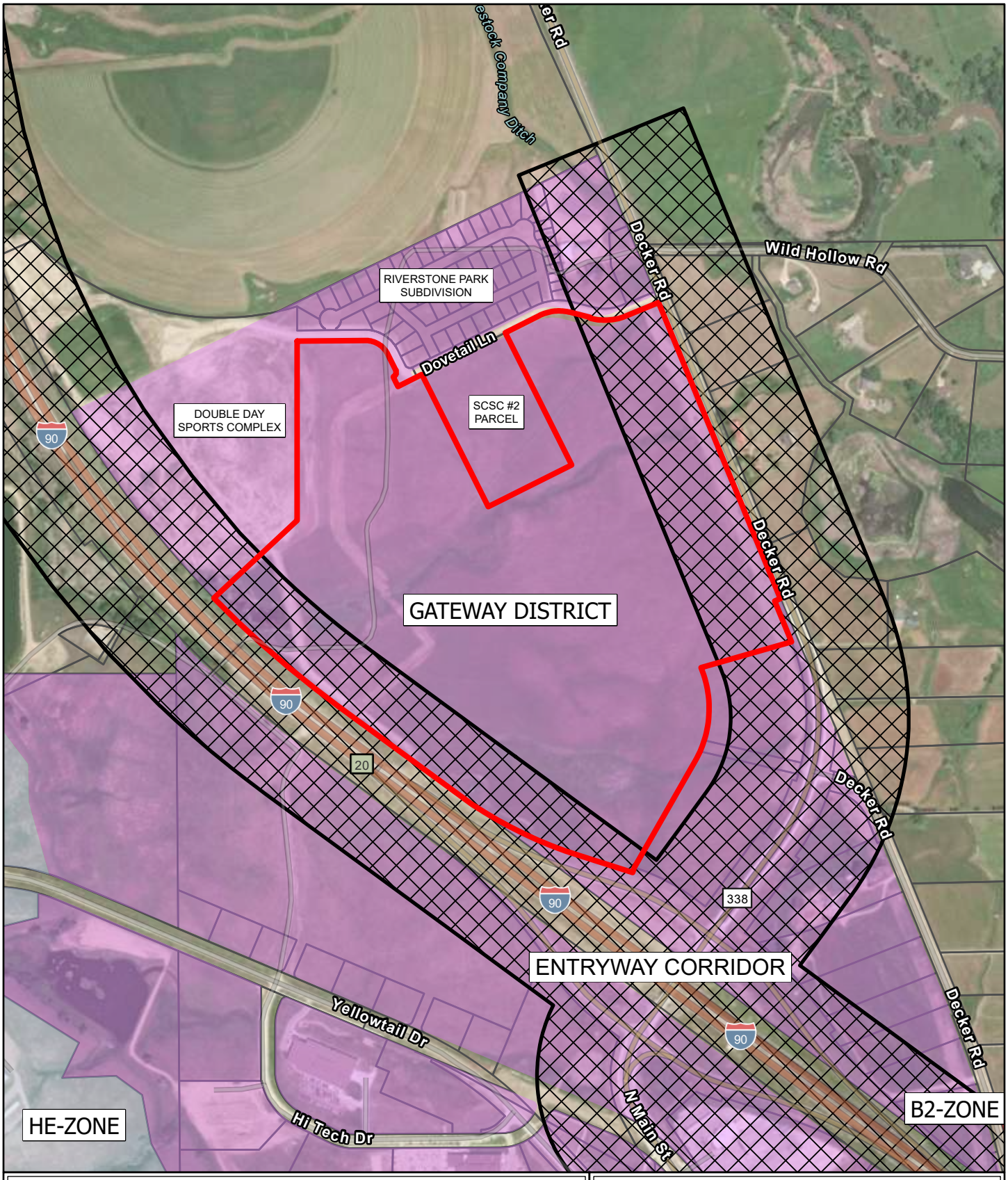
4.2 Entryway Corridor

The Entryway Corridor Design Standards and Guidelines were established in 2012. The purpose of these standards and guidelines are to:

1. Provide compatibility and consistency of site features and landscape in order to create discernible character and harmonious whole for the Entryway
2. Create a pleasant aesthetic environment for occupants, visitors, and motorists along I-90 with an overall character

The Entryway Corridor includes the portions of The Villages area alongside Highway 338 and Interstate I-90. Along Highway 338, the Entryway Corridor extends perpendicular from the centerline of the right-of-way 500 feet into The Villages area. Along Interstate I-90 the Entryway Corridor extends perpendicular from the centerline of the right-of-way 500 feet into The Villages area.

Development within The Villages area that is included in the Entryway Corridor shall meet the requirements of the Entryway Corridor. In any case where The Villages Master Plan is silent on a requirement, the requirement of the Entryway Corridor shall apply.



City of Sheridan Zoning

The Villages Master Plan

DOWL

October 25, 2023

Figure 4.1

K:\63\28016-01\60GIS\Carto\The Villages.aprx Oct 25, 2023 1:42 PM User: dhomola

5.0 FUTURE LAND USE AND CONCEPT PLAN

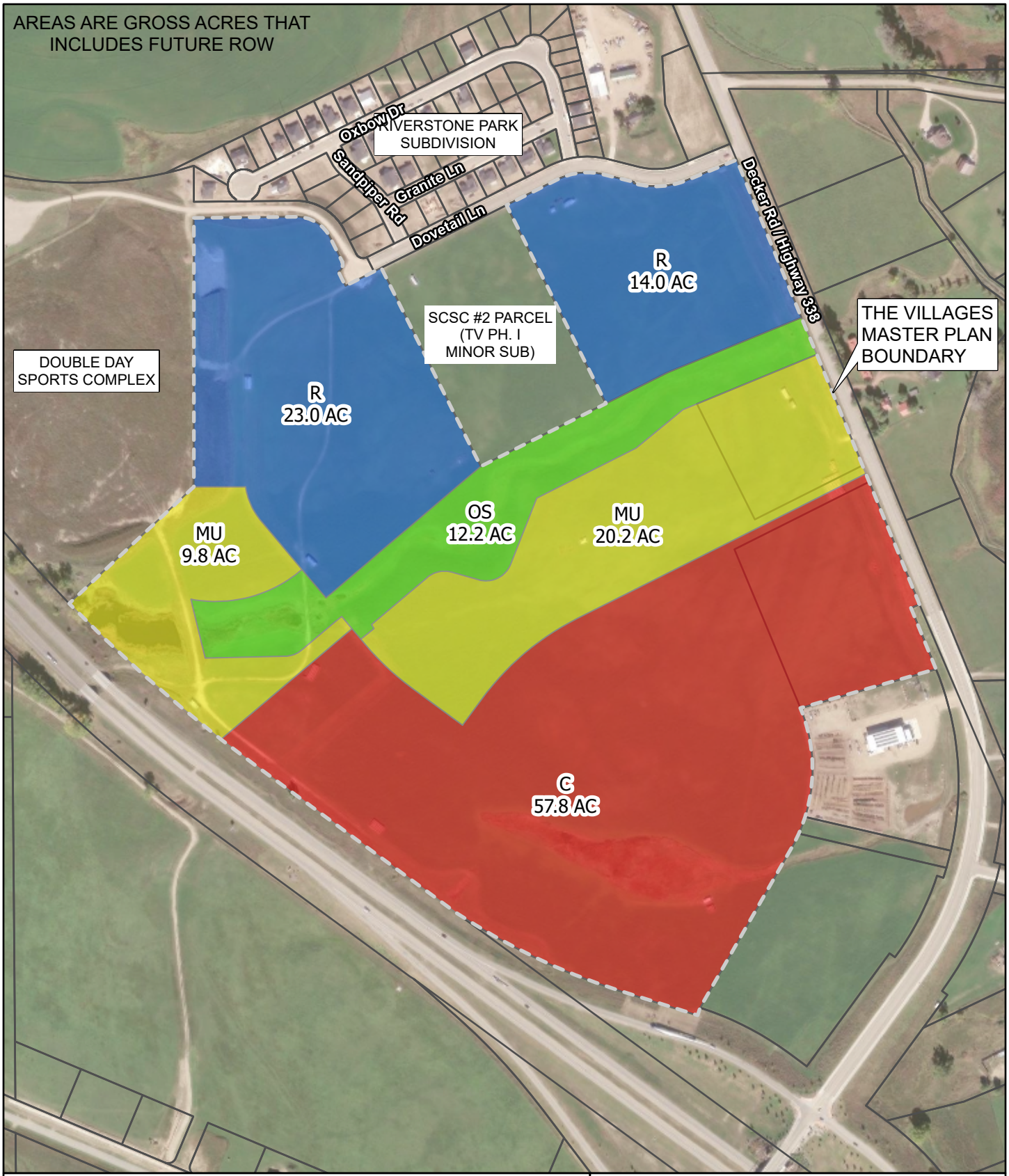
The designated land use areas developed in this master plan shall follow the gross acreage shown below:

- Residential – 37.0 acres
- Mixed Use – 30.0 acres
- Commercial – 57.8 acres
- Open Space – 12.2 acres

These acreages include future right-of-way. The actual developed acreages may differ.

The boundaries of the land uses are not defined as individual development of parcels or subdivisions may warrant slight changes to these property lines. The land uses are shown in Figure 5.1.

A conceptual plan of The Villages area was developed to provide an insight to how this area may develop. This conceptual plan provides a basis for the infrastructure needed to serve this area. This infrastructure includes some of the water system, sanitary sewer system, street network, and the drainage and storm systems. The conceptual layout shown in Figure 5.2 shows potential buildings, parking lots, landscaping, and internal streets, but these are strictly conceptual. The actual layouts will vary.



Future Land Use

The Villages Master Plan

DOWL

March 21, 2024

Figure 5.1

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POND
OXBOW DRIVE
RIVERSTONE PARK SUBDIVISION
SANDPIPER ROAD
GRANITE LANE
DOVETAIL LANE
HIGHWAY 338 (DECKER RD)
CITY STREET 36' STREET 60' ROW
FUTURE DOUBLE DAY SPORTS COMPLEX
CITY STREET 39' STREET 60' ROW
RESIDENTIAL
FUTURE SCSD 2 SCHOOL
RESIDENTIAL
MIXED USE
T.V. PH I MINOR SUB TRACT 4 5.0 AC
CITY PARK
CITY STREETS 36' STREET 60' ROW
CITY STREET 36' STREET 60' ROW
POND
MIXED USE
MIXED USE
MIXED USE
CITY STREET 39' STREET 60' ROW
CITY PARK
CITY STREET 36' STREET 60' ROW
T.V. PH I MINOR SUB. TRACT 5 8.8 AC
THE VILLAGES MASTER PLAN BOUNDARY
CITY STREET 39' STREET 66' ROW
MIXED USE
ROUNDABOUT
COMMERCIAL
CENTAUR CAPITAL LLC
COMMERCIAL
CITY STREET 39' STREET 66' ROW
POND
COCHRAN PROPERTIES LLC

LAND USE AREAS
- RESIDENTIAL (R)
- MIXED USE (MU)
- COMMERCIAL (C)
- CITY PARKS

REVISIONS

REV	DATE	DESCRIPTION	BY
1	03/13/24	MASTER PLAN	DH

DOWL
WWW.DOWL.COM
1833 S. Sheridan Avenue
Sheridan, Wyoming 82801
307-672-9006

THE VILLAGES MASTER PLAN
SHERIDAN, WYOMING

CONCEPT PLAN

PROJECT 5063.28016.01
DATE 03/13/2024

© DOWL, 2024

SHEET
Figure 5.2

C:\dowl_pw\d0407463\SC_MP_CP_28016.dwg PLOT DATE 2024-3-18 17:59 SAVED DATE 2024-03-18 15:54 USER: dhomola

6.0 PRINCIPLES, GUIDELINES, AND STANDARDS

6.1 General

1. General Master Plan Criteria

a. Allowed Uses

Each of the (3) defined planning areas shall include a list of permitted, conditional, limited and accessory uses unique to that planning area.

b. Defined Planning Areas

i. Residential (R) – 37.0 acres

ii. Mixed Use (MU) – 30.0 acres

iii. Commercial (C) – 57.8 acres

c. Density and Floor Area Rations (F.A.R.)

Each of the (3) defined planning areas shall include specific limitations on the number of dwelling units and/or building area. The dwelling unit and floor area limitations and definitions contained within this Master Plan take precedence over the City of Sheridan Municipal Code and all other codes, ordinances, regulations, and standards.

d. Open Space

The open space is further described in Section 11.0.

e. Setbacks

Each of the (3) defined planning areas shall include specific setback standards. The setbacks established as part of this Master Plan take precedence over all other codes, ordinances, regulations, and standards, including the Sheridan Municipal Code.

f. Limits on Lot Coverage

The Mixed-Use Area includes specific residential lot coverage standards. The lot coverage standards established in this Master Plan take precedence over all other codes, ordinances, regulations, and standards, including the Sheridan Municipal Code.

g. Signs

All signs within The Villages shall comply with the City of Sheridan Municipal Code. Layout, dimensions, and materials shall be submitted for review as part of all future development applications.

h. Building Height - Building Height will be measured as follows:

i. Building height is measured from the average of finished grade at the center of all walls of the building to the top of the parapet or highest roof beam (whichever is higher) on a flat or shed roof, to the top of the parapet or deck level (whichever is higher) of a mansard roof, or the average distance between the highest ridge and its eave of a gable, hip or gambrel roof.

ii. Structure height (not including buildings) is measured from the average of finished grade of each support of the structure to the highest point of the structure.

iii. Finished grade shall be consistent with an approved grading and drainage plan, as applicable and best management practices and shall be consistent and compatible with surrounding properties.

iv. All open spaces are accessible to the general public.

i. Dimensional Standards

Each of the (3) defined planning areas shall include specific dimensional standards. The dimensional standards contained within this Master Plan take precedence over all other codes, ordinances, regulations, and standards, including the City of Sheridan Municipal Code.

j. Design Standards

Each of the (3) defined planning areas shall include Design Guidelines and Standards. These take precedence over all other codes, ordinances, regulations, and standards including the City of Sheridan Municipal Code.

2. Notes and Provisions

a. Total acreage: 137.00 +/- acres

b. Existing Zoning: City of Sheridan Gateway District

c. Landscaping will meet or exceed the City of Sheridan Municipal Code Landscaping Standards. Final Landscape Design will be submitted for approval as part of a subdivision submittal or development approval process.

d. Landscape buffers and setbacks will be provided throughout the Master Plan and will be subject to review at the time of subdivision or development approval process.

e. Setbacks, screening, landscaping and berming will be used to buffer development.

f. North Main/Decker Road is Wyoming State Highway 338 and is under the jurisdiction of WYDOT and is anticipated to be developed in compliance with WYDOT standards.

g. The developer is responsible for providing the infrastructure design and construction in accordance with this master plan and the associated reports. With phased development, each phase shall build the required infrastructure up to the boundary of that specific phase or development. More specifically:

i. Water and Sanitary Sewer Systems – The water and sewer mains to be installed shall follow *The Villages Master Plan Utilities Design*

Report. The main sizing and capacities shall not be reduced to accommodate a specific phase, development, or subdivision.

ii. Stormwater System – The stormwater system for The Villages includes storm pipe, storm manholes, storm inlets, detention ponds, and drainage swales. The stormwater system(s) within the streets/right of way, and downstream of the development shall be installed with each phase of development or subdivision.

iii. Dry utility conduit crossings, detached walks, and other surface features, including ditches for future development, shall be installed, or extended to the extents of the development with each phase.

h. Detention ponds shall be owned, maintained, and operated by the City of Sheridan.

i. Parking Requirements

i. Residential garage parking spaces shall count towards meeting the parking requirement.

ii. On-street parking that is directly adjacent to the lot frontage may be counted as part of the parking provision.

iii. Bicycle racks shall be provided.

iv. Mixed Use Shared Parking: The standard calculations for a Mixed-Use development may be reduced by up to 15% with a Shared-Parking agreement approved by the City of Sheridan.

v. See Table 6.1 for requirements.

Table 6.1 Parking Requirements

Use	Spaces	Unit
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	0.75	Per dwelling unit
Medical Facilities including but not limited to: urgent care, Out-patient, medical and dental clinics	1	Per bed or 100 SF
Convalescent, nursing and other health homes and institutions, homes for aged, one additional space children's homes and welfare or correctional institutions	1	Per three beds, plus one additional space per employee
Bed and Breakfast	1	Per unit
Veterinary Clinic	1	Per 200 SF
Commercial	1	Per 100 SF
Colleges and Universities	1	Per 5 seats
Recreation Facilities	1	Per 250 SF
Private club	1	Per 10 members
Office and Institution	1	Per 350 SF

Restaurant or Bar	1	Per 2.5 seats
Banks, post office, business, and professional and government offices	1	Per 300 SF
Light Industrial	1	Per 750 SF
Hotel	1	Per bedroom
Retail	3.5	Per 1000 SF

j. Drainage will be conveyed to detention ponds throughout the Master Plan area through a combination of surface and underground facilities. Surface water will be detained and released at the historic rates per *City of Sheridan Storm Drainage Manual. 2016*. See *The Villages Drainage Report* in the appendix for more detail.

k. Final street names will be provided at the time of final plat.

l. All activity within the Master Plan shall meet applicable City noise standards for the appropriate planning area at the boundary of the Master Plan.

m. Procedures for Design Review:

   i. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.

   ii. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

   Note: Variances to this master plan need to go before the Governing Body and variances to the Entryway Corridor need to go before the Planning Commission.

n. Specific Trumps the General

   Tables of Permitted Principal Uses identify uses both specific and general. If a use is not specifically identified, then the more general listing of similar uses shall apply. However, if a use is specifically identified, that listing, not the general shall determine the appropriate zone for the use.

o. Accessory Uses Included

   All accessory uses, structures, and activities shall be subject to the general, dimensional, operational, and use-specific regulations stated in the Master Plan, except as otherwise expressly approved by the City for an accessory dwelling unit, no accessory structure or building shall include a dwelling unit.

6.2 Residential Land Use

A. Introduction

1. General Description

The Residential (R) Land Use Area will serve the residential needs of The Villages Master Plan and will serve as a residential hub for the north end of Sheridan. The area will include a mixture of vehicular and pedestrian and educational facilities. The area is intended to be able to be reached by pedestrians from the Mixed-Use (MU) areas of the Master Plan as well as by vehicle from out of the district. The Residential Area is shown on Figure 6.1 and totals 37.0 acres.

B. Principal Uses

In Table 6.2 below, the symbol "P" indicates the uses that shall be permitted in the Residential District. Uses not permitted are indicated with the symbol "X".

Table 6.2 Residential Permitted Uses

USE	PERMITTED
Estate Single Family Homes	P
Single Family Detached Homes	P
Single Family Attached Homes	P
Affordable Housing	P
Multi Family	P
Education	P

C. Accessory Uses

Accessory structures are defined as any building or use which is subordinate in purpose, area, or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principle building or use served and is located on the same parcel or lot as the principle building or use. Accessory structures shall be smaller than the principal building in square footage.

Accessory dwelling unit (ADU) is defined as an additional dwelling unit added to, created within, or detached from dwelling on a parcel or lot, which provides basic requirements for living, sleeping, cooking, and sanitation. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside. The unit shall be 1000 SF or less and the height must be equal to or less than that of the principle dwelling unit.

Accessory structures and ADUs shall have heights less or equal to the principal structure height. Accessory structures and ADUs shall follow the setbacks of the parcel or lot as defined in Section D.

In Table 6.3 below, the symbol "P" indicates the uses that shall be permitted in the Residential District. Uses not permitted are indicated with the symbol "X".

Table 6.3 Residential Permitted Accessory Uses

Uses	Permitted
Accessory dwelling unit	P
Dwelling unit for owner, caretaker, or employee	P
Fences, hedges, or walls	P
Home occupation	P
Playhouses, patios, cabana, porches, and gazebos	P
Incidental household storage buildings	P
Play lots, recreation facilities, on-site management office, laundry facilities for use by residents only	P
Residential garages and carports	P
Swimming pools and hot tubs accessory	P
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. Setback and Height Standards

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regard to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of The Villages shall be fully compliant with the City of Sheridan Municipal Code.

Table 6.4 Residential Setback and Height Standards

	Location	Width/Height
Building Setback	I-90	50'
	Highway 338/Decker Road	50'
	Collector Streets (Ex: Dovetail Lane)	15’
	Local Internal Streets	15'
	Side	5'
	Side “Party Wall”	0’
	Rear	15'
Height Limitations	Principal Use (4 story Max.)	45'
	Commercial Principal Use (4 story Max.)	45'

E. Site Planning Principles

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks and open space.
2. Provide safe and efficient vehicular parking while minimizing the negative visual impacts commonly associated with large, paved areas. Developers are encouraged to provide pedestrian walkways and open space to convey pedestrians.

F. Site Planning Guidelines and Definitions

1. Estate Single Family Homes

    a. To provide high quality housing opportunities for large single family residential lots for the development of custom and semi-custom homes in a planned housing development.

    b. The architectural design of the Estate Single Family homes shall be high quality and shall compliment the architecture of surrounding homes.

    c. Uses allowed by right:

        i. Single family dwellings, with attached or detached garages.

        ii. Gross density shall be 1 unit per acre maximum.

        iii. Home occupations, as defined by City of Sheridan code.

    d. Uses allowed by special review: Other uses may be allowed during the platting process.

    e. Parking will occur on each lot, or on-street as allowed by City code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by City code.

2. Single Family Detached Homes

    a. To provide high quality housing opportunities for single family residential lots for the development of detached single family homes.

    b. The architecture of the single-family homes shall be high quality and shall compliment the architecture of surrounding homes.

    c. Uses allowed by right:

        i. Single family dwellings, with attached or detached garages.

        ii. Gross density shall be 5 units per acre maximum.

        iii. Home occupations, as defined by City of Sheridan code.

    d. Uses allowed by special review: Other uses may be allowed during the platting process.

    e. Parking will occur on each lot, or on-street as allowed by City code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by City code.

3. Single Family Attached Homes

    a. To provide high quality housing opportunities for single family residential lots for the development of attached single family homes.

    b. The architecture of the single-family homes shall be high quality and shall compliment the architecture of surrounding homes.

    c. Uses allowed by right:

        i. Single family attached dwellings, with attached or detached garages.

        ii. Gross density shall be 8 units per acre maximum.

iii. Buildings may have up to 6 units per building.

d. Uses allowed by special review: Other uses may be allowed during the platting process.

e. Parking for residential units occur on each lot, within the boundaries of the parking lots, or on-street as allowed by City code. Guest parking will occur on-street as allowed by City code. Parking will be accommodated with attached or detached, one or two car garages for each unit.

4. Affordable Housing:
    a. To provide high quality housing opportunities for the development of affordable housing.
    b. The architecture of affordable housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
    c. Uses allowed by right:
        i. Single family dwellings, with attached or detached garages.
        ii. Single family attached dwellings, with attached or detached garages.
        iii. Gross density shall be 10 units per acre, maximum.
        iv. Buildings may have up to 6 units per building.
        v. Factory built homes.
    d. Uses allowed by special review: Other uses may be allowed during the platting process.
    e. Parking for residential units occur on each lot, within the boundaries of the site in parking lots, or on-street as allowed by City code. Guest parking will occur on-street as allowed by City code. Parking will be accommodated with attached or detached, one or two car garages for each unit or parking may also be off-street within garages and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site as approved by the City.
5. Multi-Family Housing
    a. To provide high quality housing opportunities for residential lots for the development of multi-family / apartment housing.
    b. The architecture of multi-family housing shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
    c. Uses allowed by right:
        i. Single family dwellings, with attached or detached garages.
        ii. Gross density shall be 25 units per acre gross, maximum.
        iii. Buildings may have up to 12 units per building.
        iv. Factory built homes on permanent foundations.

d. Uses allowed by special review: Other uses may be allowed during the platting process.

e. Parking shall occur within the boundaries of the site in parking lots, or on-street as allowed by City code. Guest parking will occur in designated parking lots and on-street as allowed by City code.

6. Education
    a. To provide a location for the establishment of a future School.
    b. The architecture shall be high quality and shall compliment the architecture of surrounding homes and the City of Sheridan.
    c. Uses allowed by right:
        i. To be determined by Sheridan County School District Two.
        ii. Any use associated with a School.
        iii. Uses allowed by special review: Other uses may be allowed during the platting process.
    d. Parking shall occur within the boundaries of the site in parking lots, or on-street as allowed by City code. Guest parking will occur in designated parking lots and on-street as allowed by City code.



Residential Areas

The Villages Master Plan

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March 21, 2024

Figure 6.1

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6.3 Mixed Use

A. Introduction

1. General Description

The Mixed Use (MU) Land Use Area will serve the business, commercial and residential needs of The Villages Master Plan. The mixed-use areas are shown in Figure 6.2 and this area totals 30.0 acres. The area will include a mixture of housing, businesses, restaurants, and offices. The area is intended to be pedestrian-oriented and to be characterized by buildings with outdoor corridors that lead people through the development.

B. Principle Uses

The following Table 6.5 (Mixed Use Permitted Uses) the symbol "P" indicates the uses that shall be permitted in the Mixed-Use District. Uses not permitted are indicated with the symbol "X".

The principle “Use type” shown in Table 6.5 shall be the only permitted “Use Type” on a specific parcel. For example, if the principle use type is “Consumer Goods and Services”, “Residences & Other Living Accommodation” use is not permitted on the same parcel.

Table 6.5 Mixed Use Permitted Uses

Use Type	Description	Permitted
Residences & Other Living Accommodation	Affordable Housing	P
	Boarding, rooming houses	P
	Family-care homes	P
	Group-care homes	P
	Group-care institutions	P
	Hotel	P
	Multi-Family Residential	P
	Recreational Vehicle Park (In accordance with City Code Chapter 25)	P
	Residential rehabilitation facility	P
	Single Family Residential	P
	Town home dwelling	P
Consumer Goods and Services	Animal Boarding	X
	Bed and breakfast establishments	P
	Commercial Shopping Center	P
	Copy shops and printing services including typesetting	P
	Daycare Centers	P
	Daycare home	P
	Financial Institutions	P
	1 Financial site, drive-up facility not located on same lot as principal use	P
	2 Financial Automatic Teller Machines	P

Consumer Goods and Services (Cont.)	Gasoline sales in conjunction with or without retail use	P
	Hardware, building materials or Garden Stores	P
	Office uses including: Medical or dental offices and clinics, professional offices, & general business use	P
	Personal service shops	P
	Retail sales-General including Food sales	P
	Retail sales-Ambulatory Vendor	P
	Retail sales-Mobile Vendor Cart	P
	Retail sales-Outdoor	P
	Veterinary clinics & hospitals	P
Business-to Business Goods and Services	Business service establishments	P
	Catering establishment	P
	Commercial laundries and linen services	P
	Data, radio, TV, or other broadcasting facilities	P
	1 Without outdoor transmission or receiving facilities	P
	2 With outdoor transmission or receiving facilities	X
	General administrative offices	P
	Medical, dental, and optical laboratories and research facilities	P
Educational, Religious and Cultural Uses	Colleges, universities (Satellite Office)	P
	Convention and Conference Centers	P
	Libraries, museums, or art centers including accessory education facilities	P
	Performing areas centers, auditoriums, and other places of assembly	P
	Places of religious assembly including churches, synagogues, or temples	P
	Schools, daycare center facilities, offices other than the administration of the principal use of commercial activities (e.g., Retail stores)	P
	Public and private schools for kindergarten, elementary or secondary education	P
	Special schools such as martial arts, dance, or other similar personal skills instruction	P
	Trade or vocational schools	P
Recreation, Social and Entertainment Uses	Adult or sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
	Indoor commercial recreation facilities	P
	Live entertainment establishment with indoor and outdoor seating or activity area	P

Recreation, Social, and Entertainment Uses (Cont.)	Private membership clubs for health, recreation, and athletic facilities	P
	Public and private open space	P
	Public and private parks and playgrounds	P
	Public and private play fields, courts, recreation centers and other public recreation facilities with associated dining facilities	P
	Reception/banquet hall	P
	Restaurants	P
	1 Restaurants with outside eating area	P
	2 Restaurants with drive-in facilities	P
	Social, fraternal clubs and lodges	P
Storage, Parking & Transportation Uses	Bus, railroad, public transit terminal	P
	Parking lots to serve another principal use within the district	P
Public and Institutional Uses	Emergency services, rescue squad/ambulance services	P
	Essential municipal, private and public utility uses, facilities, services, and structures	P
	Government administrative and service offices	P
	Medical facilities including but not limited to urgent care, outpatient clinic and medical and dental clinics	P
Agricultural Uses	Continued agricultural production on undeveloped portions of the Master Plan	P

C. Accessory Uses

Accessory structures are defined as any building or use which is subordinate in purpose, area, or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principle building or use served and is located on the same parcel or lot as the principle building or use. Accessory structures shall be smaller than the principal building in square footage.

Accessory dwelling unit (ADU) is defined as an additional dwelling unit added to, created within, or detached from dwelling on a parcel or lot, which provides basic requirements for living, sleeping, cooking, and sanitation. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside. ADUs shall be 1000 SF or less.

Accessory structures and ADUs shall have heights less or equal to the principal structure height. Accessory structures and ADUs shall follow the setbacks of the parcel or lot as defined in Section D.

The following Table 6.6, Mixed Use Permitted Accessory Uses, the symbol "P" indicates the uses that shall be permitted. Uses not permitted are indicated with the symbol "X".

Table 6.6 Mixed Use Permitted Accessory Uses

Uses	Permitted
Accessory dwelling unit (ADU)	P
Animal Boarding	X
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Domestic animals, provided such household pets and kennels are maintained	P
Dwelling unit for owner, caretaker, or employee	P
Fences, hedges, or walls	P
Home occupation	P
Offices to operate principal use	P
On-premises signs	P
On-site daycare centers (for employee's children)	P
Outdoor sales, display of merchandise or other activity that is part of or related to the principal use, but which is not specifically addressed this matrix, provided such area does not exceed 10% of the gross floor area of the principal structure	P
Outdoor sales with a youth vendors license	P
Outdoor storage	P
Playhouses, patios, cabana, porches, and gazebos	P
Incidental household storage buildings	P
Play lots, recreation facilities, on-site management office, laundry facilities for use by residents only	P
Production of fermented malt beverages, malt, special malt, and vinous and spirituous liquors (brew pub)	P
Recycling collection point	P
Residential garages and carports	P
Restaurants, bars, newsstands, gift shops, clubs, managerial offices, and lounges	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Satellite dish antennas accessory to residential uses	P
Satellite dish antennas accessory to nonresidential uses (not including home occupations)	P
Storage or parking of trucks, cars, or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes, and house trailers	X
Swimming pools and hot tubs accessory to residential uses	P
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. Setback and Height Standards

The standards contained in Table 6.7 are intended to provide minimum standards for development in this planning area. These Standards supersede applicable portions of the City of Sheridan Municipal Code. These Standards shall not be construed to supersede more restrictive development standards contained in the Conditions, Covenants and Restrictions of any property or structure. However, in no case shall private deed restrictions permit a lesser standard in the case of a minimum standard of this section or permit a greater standard in the case of a maximum standard.

Setbacks - all setback are measured from the Property Line/R.O.W.

Table 6.7 Mixed Use Setback and Height Standards

	Location	**Width/Height**
Building Setback	Collector Street (Ex: Dovetail Lane)	15'
	Local-through Street	15'
	Local Internal Streets	15'
	Side – Non-Residential Use	15'
	Side – Residential Use	5’
	Side – “Party Wall”	0’
	Front	15'
	Rear	15'
Height Limitations (varies by location, see Master Plan)	Commercial Principal Use (4 story Max.)	45'
	Residential Principal Use	45'

E. Special Standards – Special development standard related to MU Mixed-Use include the following:

1. Encroachments/Projections into setbacks:

    a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback line.

    b. Open overhead trellises may encroach into a required setback adjacent to a street behind the R.O.W. line.

    c. Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.

    d. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. Site Planning Principles

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.

2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large, paved areas. Developers are encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.

G. Site Planning Guidelines

1. Building Siting and Orientation
    a. Site buildings to face the main street frontage.
    b. Provide clearly articulated pedestrian-oriented entries
    c. It is encouraged that developments include pedestrian spaces such as plazas, squares, and forecourts.
    d. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the street wall.
    e. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
    f. Define urban open space with building masses and pedestrian amenities. The edges of courtyards, plazas and greens should contain residential entrances, retail storefronts, restaurants and/or offices designed to enhance the pedestrian experience. Blank walls and dead spaces without pedestrian interest shall be minimized.
2. Vehicular Circulation and Parking
    a. Segment large parking lots into smaller courts to minimize the perceived scale of the total parking area.
    b. Locate parking areas within internalized parking courts or to the sides or rear of buildings.
3. Service Delivery and Outdoor Equipment Storage
    a. Avoid placing service areas where they are visible from adjacent buildings or streets.
    b. Provide 6' high opaque screen fence or wall around trash/recycling enclosures.
    c. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts.
    d. Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
    e. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
    f. Locate accessory structures behind buildings.

H. Architecture

1. Design clearly articulated human scale buildings.
2. Use tower elements at corners designed to punctuate street intersections.
3. Orchestrate building structural bays to create repetitive building rhythms.

I. Architectural Guidelines

1. Building Massing and Form
    a. Segment buildings into three major components: the ground floor base that anchors the building to the ground; the upper story facade, which provides transparency and the cap that terminates the top of the building
    b. Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion.
    c. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
    d. Design the building masses to provide continuity with adjacent structures.
    e. Terminate the top of the building with a distinctive pitched roof or cornice.
    f. Avoid large, monumental, undifferentiated, and scale-less building masses.
    g. Punctuate the skyline with corner towers. Tower elements provide a proper termination of converging street walls, accentuating the corner.
2. Ground Floor Storefront Base
    a. Use commercial storefront heights to allow natural light to penetrate interiors. Storefront minimum height: 10’.
3. Upper Story Facades
    a. Emphasize horizontal building features such as continuous cornice elements, repetitive window openings and sign bands that provide architectural continuity between neighboring buildings.
4. Roof Cap – Terminate the top of the building with a distinctive roof cap. Design roof caps using the following techniques:
    a. Terminate the top of the flat roof with a distinctive cornice and parapet wall.
    b. Align cornice lines with neighboring buildings to avoid clashes in styles and materials.
    c. Support pitched roof eave overhangs with corbels or brackets
    d. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building.
    e. Avoid radical roof pitches that create overly prominent or out-of-character buildings.
    f. Avoid continuous roof planes. Pitched roof planes exceeding 60 linear feet should incorporate articulated roof elements that include the following:
        - Cross Gables
        - Roof Monitors

- Vertical Tower Elements
- Roof Dormers

g. Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

5. Masonry Base
    a. Define the base of storefront buildings with a masonry base designed to anchor structure to the ground plane, minimum height: 36"
6. Awnings/Sunshades
    a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.
    b. Do not obstruct transom windows with awnings.
    c. Internally illuminated awnings are prohibited. Awnings shall not be back lighted.
    d. Construct awnings of durable material.
7. Building Materials
    a. Use building materials such as brick, stone and wood that help interpret the size of the building.
    b. Avoid large, featureless building surfaces such as large all glass curtain walls.
    c. Avoid an excessive variety of façade materials.
    d. The following building materials are permitted:
        - Building Base and Facades:
            - Concrete, Precast
            - Masonry
                - Brick
                - CMU (Integrally colored)
            - Quality Metal Panels
            - Masonry
                - Stone (i.e., Ashler-laid, broken range work, pitched faced, quarry faced)
                - Masonry, Stone Veneer (i.e., Brownstone, sandstone, slate)
            - Metal, Structural
            - Stucco
            - Metal Wall Panels (Use with discretion)
                - Corrugated
                - Standing seam
                - Ttc
            - Tile
        - Roofs
            - Composite Roofing (Architectural grade dimensional fiberglass mat shingles)

    - Concrete Shakes (Raked to mimic a natural wood shake)
    - Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
    - Rolled metal or single-ply membrane roofing screened from public view by a parapet
    - Slate (real or cultured)
    - Tile, Flat Concrete (Modern Slate)
    - Brackets, Corbels and Beams
    - Wood, Dimensional
- Windows:
    - Glass, transparent or lightly tinted
- Use wall materials based upon the following recommendations:
    - Board and Batten (wood or cementitious)
    - Brick
    - Corrugated Metal (use with discretion)
    - Siding
        - Clapboards (wood or cementitious)
        - Fishscale (wood)
        - Drop (wood or cementitious)
        - Lap (wood or cementitious)
        - Shingle (cedar, redwood or cementitious)
        - Tongue and Grove (wood or cementitious)
    - Stone
        - Natural
        - Cultured
    - Stucco (exterior plaster)



Mixed Use Areas

The Villages Master Plan

DOWL

March 21, 2024

Figure 6.2

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6.4 Commercial

A. Introduction

1. General Description

The Commercial (C) Planning Area will serve the business and commercial needs of The Villages Master Plan and will serve as a commercial hub for the north end of Sheridan. The commercial areas are shown in Figure 6.3. The area will include a mixture of vehicular and pedestrian-oriented businesses, restaurants, and offices. The area is intended to be able to be reached by pedestrians from the Mixed-Use (MU) zone of the Master Plan as well as by vehicle from out of the district. The total area for Commercial is 57.8 acres.

B. Principal Uses

In Table 6.8 below, the symbol "P" indicates the uses that shall be permitted in the Commercial District. Uses not permitted are indicated with the symbol "X".

Table 6.8 Commercial Permitted Uses

Use Types	Description	Permitted
Office	General Offices	P
	Financial Offices	P
	Medical Offices	P
Commercial	Agricultural sales & Service	P
	Animal Boarding	X
	Business Park	P
	Commercial center	P
	Communication services	P
	Construction sales & service	P
	Consumer repair services	P
	Copy shops and printing services including typesetting	P
	Food sales	P
	General retail	P
	Laundry	P
	Liquor sales	P
	Medical clinic	P
	Veterinary clinics	P
	Veterinary hospitals	P
	General administrative offices	P
	Adult or sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
	Indoor commercial recreation facilities	P
	Bus, railroad, public transit terminal	P
	Parking lots to serve another principal use within the district	P
	Other accessory uses as determined by the Planning Director to meet accessory criteria	P

C. Accessory Uses

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use. Accessory structures shall have heights less or equal to the principal structure height. Accessory structures shall follow the setbacks of the parcel or lot as defined in Section D.

In Table 6.9 below, the symbol "P" indicates the accessory uses that shall be permitted in the Commercial. Uses not permitted are indicated with the symbol "X".

Table 6.9 Commercial Accessory Uses

USE	PERMITTED
Automated Teller Machine (ATM)	P
Animal Boarding	X
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges, or walls	P
Nurseries and greenhouses	P
Offices to operate principal use	P
On-premises signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Sale of motor vehicles provided the interior of the lot is appropriately landscaped with areas containing sod, native grasses, shrubs, bushes, and trees	P
Satellite dish antennas accessory to nonresidential uses	P
Screened outdoor storage or sale of construction materials, plants, and gardening materials located adjacent to a retail establishment and not exceeding five percent of the gross indoor floor area of the retail establishment	P
Storage or parking of trucks, cars, or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes, and house trailers	X
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. Other Prohibited Uses – Other prohibited uses are described in Sheridan Zoning Code Zone B-2.

E. Setback and Height Standards

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regard to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of The Villages Master Plan shall be fully compliant with the City of Sheridan Municipal Code.

Table 6.10 Commercial Setback and Height Standards

	Location	Width/Height
Building Setback	I-90	50'
	N. Main/Decker Road/ Highway 338	50'
	Collector Streets (Ex: Dovetail Lane)	15’
	Local Internal Streets	15'
	Side	15'
	Side “Party Wall”	0'
	Rear	15'
	Rear “Party Wall”	0
Height Limitations	Commercial Principal Use (4 story Max.)	45’

F. Special Standards

Special development standard related to Commercial include the following:

1. Setbacks - All setback are measured from the Property Line.
2. Encroachments/Projections into setbacks and offset (yards)
    a. Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
    b. Encroachments and projections into easements must be approved by the basement holder and the City of Sheridan.
    c. Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

G. Site Planning Principles

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
2. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large, paved areas. Developers are encouraged to provide pedestrian walkways or other means to convey pedestrians from the parking lots to the building entries.
3. Locate standalone satellite building at site entrances to "announce" entry.

H. Site Planning Guidelines

1. Building Siting and Orientation
    a. Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the street wall.
    b. Site buildings to concentrate continuous pedestrian activity along the street and within formal open space areas.
    c. Orientate primary building storefront openings towards the street or formal open space areas as opposed to rear parking areas

d. Site buildings to face the main street frontage. Provide clearly articulated pedestrian-oriented entries.

2. Vehicular Circulation and Parking

    a. Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area

    b. Locate parking areas within internalized parking courts or to the sides or rear of buildings

    c. Provide bicycle parking

    d. All parking requirements shall meet or exceed the City of Sheridan Municipal Code

3. Service Deliver and Outdoor Equipment Storage

    a. Avoid placing service areas where they are visible from adjacent buildings or streets

    b. Locate loading docks, trash enclosures and service areas behind buildings accessed from alleys or internal parking courts

    c. Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.

    d. Locate accessory structures behind buildings

    e. Provide 6' high opaque screen fence or wall around trash/recycling enclosures

    f. Provide separate parking areas for delivery trucks and service vehicles located behind buildings

I. Architecture

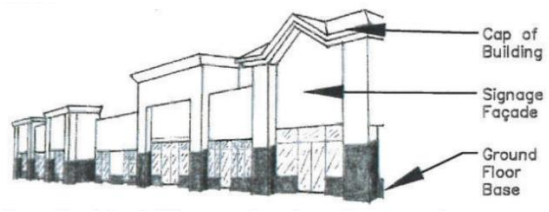
1. Design clearly articulated human scale buildings.

2. Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

J. Architectural Guidelines

1. Building Massing and Form

    a. Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion



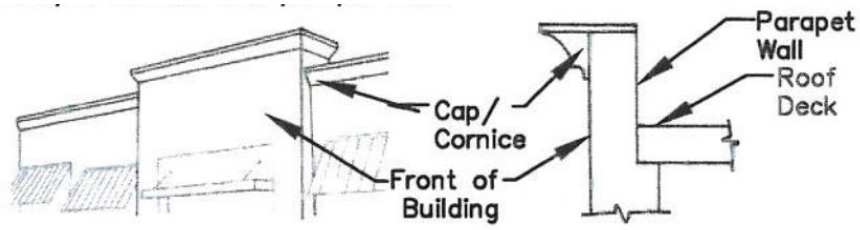
    b. Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design

    c. Avoid large, monumental, undifferentiated, and scale-less building masses

2. Roof Cap

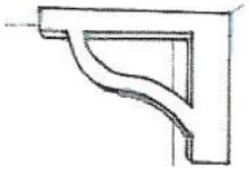
    a. Terminate the top of the building with a distinctive roof cap and/or cornice. Design roof caps using the following techniques:

        i. Terminate the top of the flat roof with a distinctive cap and/or cornice and parapet wall



        ii. Align cornice lines with neighboring buildings to avoid clashes in styles and materials

        iii. Support pitched roof eave overhangs with corbels or brackets

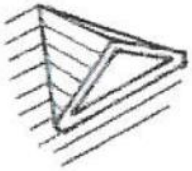


        iv. Sheath sloped roofs with a durable roofing material that is complimentary to the architectural style of the building

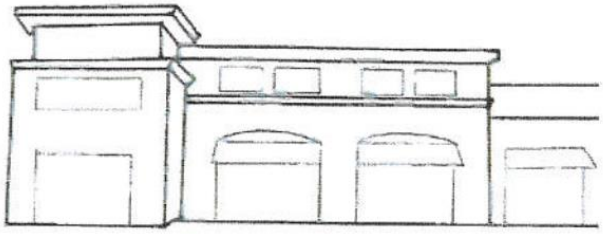
        v. Avoid radical roof pitches that create overly prominent or out-of-character buildings

        vi. Avoid continuous roof planes. Pitched roof planes exceeding 100 linear feet should incorporate articulated roof elements that include the following:

- Gross Gables
- Roof Monitors
- Vertical Tower Elements
- Roof Dormers



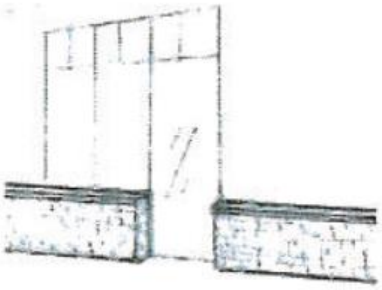
- Vary Roof Lines/Heights



vii. Conceal rooftop mechanical equipment, antenna, satellite dishes, etc. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

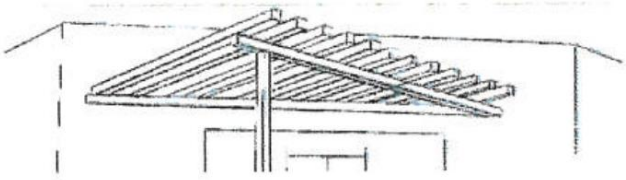
3. Masonry or Stone Base

    a. Define the base of buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. Awnings/Sunshades

    a. Design awnings to compliment the structural framework of the building. Awnings should express the shape and proportion of window openings and structural bays.



    b. Do not obstruct transom windows with awnings.

    c. Internally illuminated awnings are prohibited. Awnings shall not be back lighted.

    d. Construct awnings of durable material.

5. Building Materials

    a. Use building materials such as brick, stone, metal, and wood that help interpret the size of the building.

    b. Avoid large, featureless building surfaces such as large all glass curtain walls, all metal panel walls, or unarticulated tile concrete.

    c. Avoid an excessive variety of facade materials.

    d. Quality metals with earth tone colors and varying textures with no shiny corrugated metal/sheeting. All metal walls/panels require a matte finish.

    e. The following building materials are permitted:

        i. Building Base and Facades:
            - Concrete, Precast
            - Masonry
                - Brick
                - CMU (Integrally colored) (Recommend split face)

        - Stone (i.e., Ashler-laid, broken range work, pitched faced, quarry faced)
        - Stone Veneer (i.e., Brownstone, sandstone, slate)
    - Metal, Structural
    - Metal (Use with discretion) (Less than or equal to 75% coverage)
        - Wall Panels
        - Corrugated
        - Standing Seam
    - Stucco
    - Tile
    - Cultured Stone

ii. Roofs:
    - Brackets, Corbels and Beams
    - Composite Roofing (Architectural grade dimensional fiberglass mat shingles)
    - Concrete Shakes (Raked to mimic a natural wood shake)
    - Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches)
    - Rolled metal or single-ply membrane roofing screened from public view by a parapet
    - Slate (real or cultured)
    - Tile, Flat Concrete (Modern Slate)
    - Wood, Dimensional (Beams)

iii. Windows
    - Glass, transparent or tinted (not mirrored)

iv. Use wall materials based upon the following recommendations:
    - Board and Batten (wood or cementitious)
    - Brick
    - Corrugated Metal (Less than or equal to 75% coverage)
    - Siding
        - Clapboards (wood or cementitious)
        - Fishscale (wood)
        - Drop (wood or cementitious)
        - Lap (wood or cementitious)
        - Shingle (cedar, redwood or cementitious)
        - Tongue and Grove (wood or cementitious)
    - Stone
        - Natural
        - Cultured
    - Stucco (exterior plaster)



Commercial Areas

The Villages Master Plan

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March 21, 2024

Figure 6.3

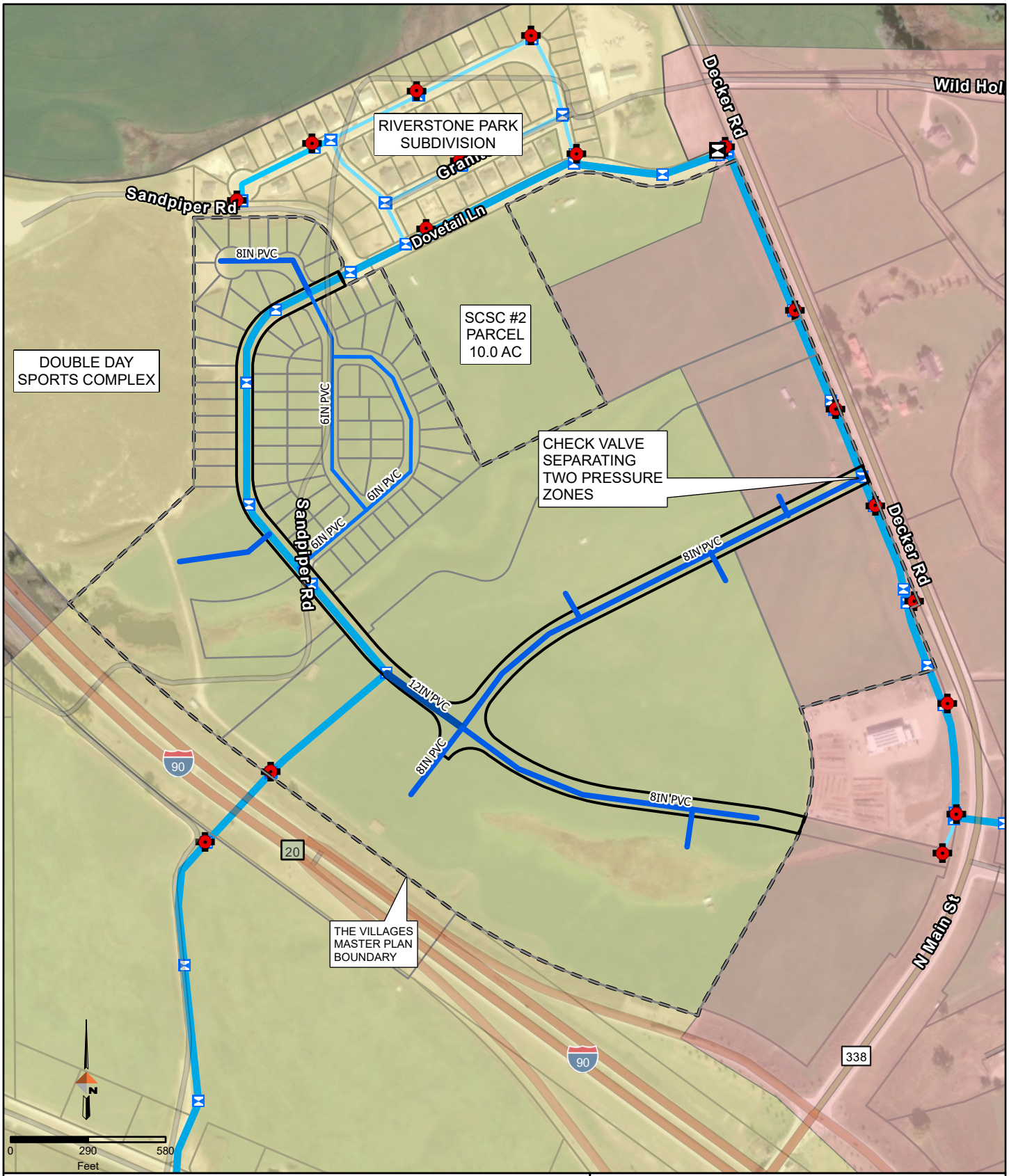
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7.0 WATER SYSTEM

A public water will supply The Villages. This system will be an extension of the City of Sheridan's water system. This system will follow the guidelines of *Wyoming DEQ*, the *City of Sheridan Design Standards*, and previous design reports for this area. The water system extensions needed are outlined in the *The Villages Utilities Design Report* in Appendix A.

The system will consist of extensions from the City's 3952 Pressure Zone in various location, and a back-up connection to the 3890 Pressure Zone with a check-valve near Highway 338. There are several areas that are to be served from the 3890 Pressure Zone. Please refer to *The Villages Utilities Design Report* for more detail.

The Villages Utilities Design Report details various scenarios of mainline to supply fire flows within the Villages. With the proposed connections, 8-inch mains will be installed for the majority of the system with one section of 12-inch main.



Proposed Waterlines
- 6" PVC
- 8" PVC
- 12" PVC

Proposed Pressure Zones
- 3890
- 3952

Existing Water Pipeline
- 6" PVC
- 8" PVC
- 12" PVC

Exisitng Valves
Existing PRV
Existing Hydrant

Master Plan Boundary
Proposed ROW
Conceptual Parcels
Sheridan County Parcels

Overall Water System

The Villages Master Plan

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Figure 7.1

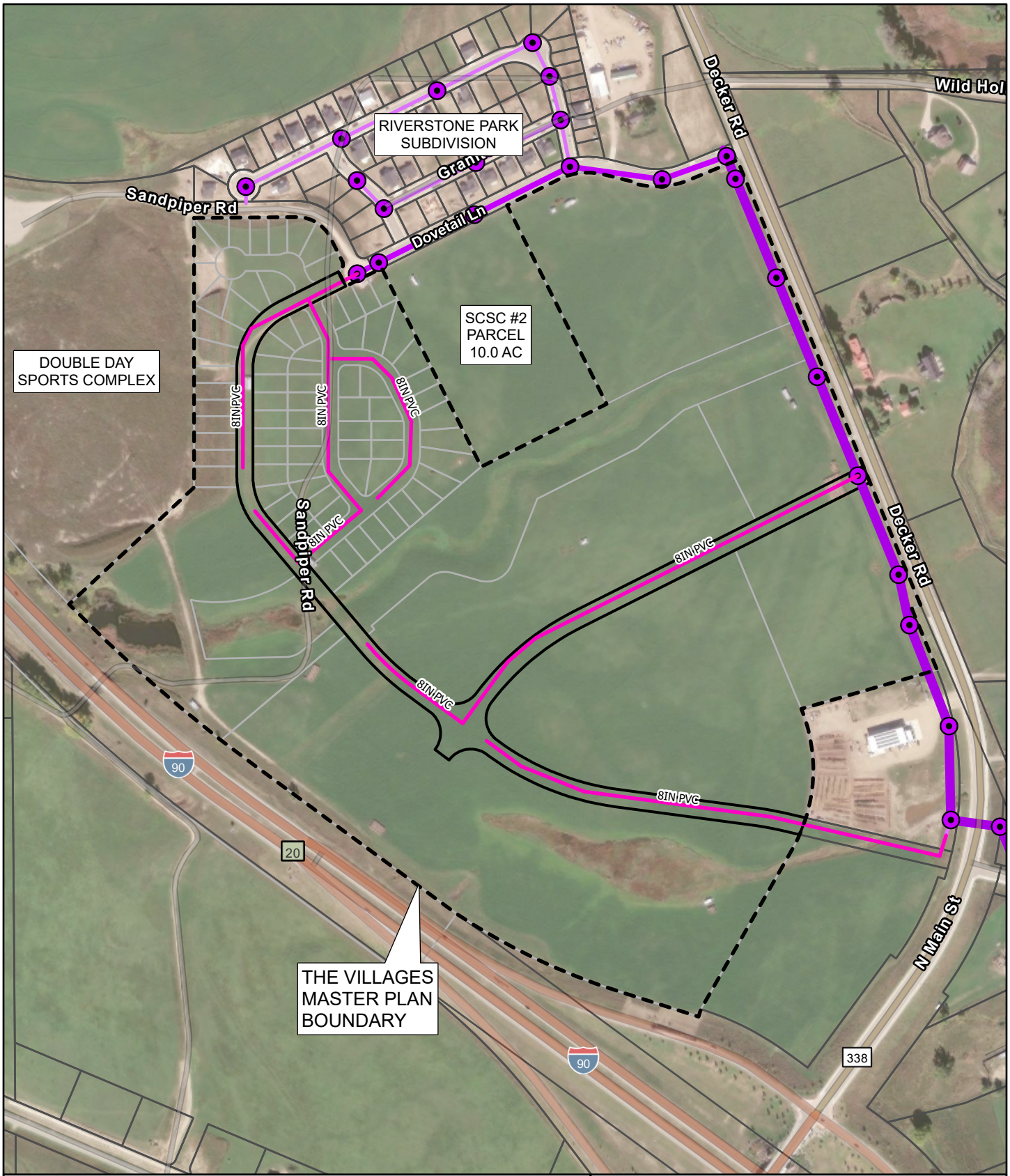
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8.0 SANITARY SEWER

A public sanitary sewer collection system will serve The Villages following the guidelines of the *Wyoming DEQ*, the *City of Sheridan Design Standards*, and previous design reports for this area. The sanitary sewer collection system for The Villages will be extensions of the City of Sheridan's sanitary sewer system. These extensions are outlined in *The Villages Utilities Design Report* in Appendix A.

The system will consist of extensions at the end of Dovetail Lane and alongside Highway 338. Please refer to the *The Villages Utilities Design Report* for more detail.

The design report details various scenarios of mainline to accommodate the sanitary sewer loading within The Villages. With the proposed extensions, 8-inch mains will be installed for serving The Villages.



Overall Sewer System

The Villages Master Plan

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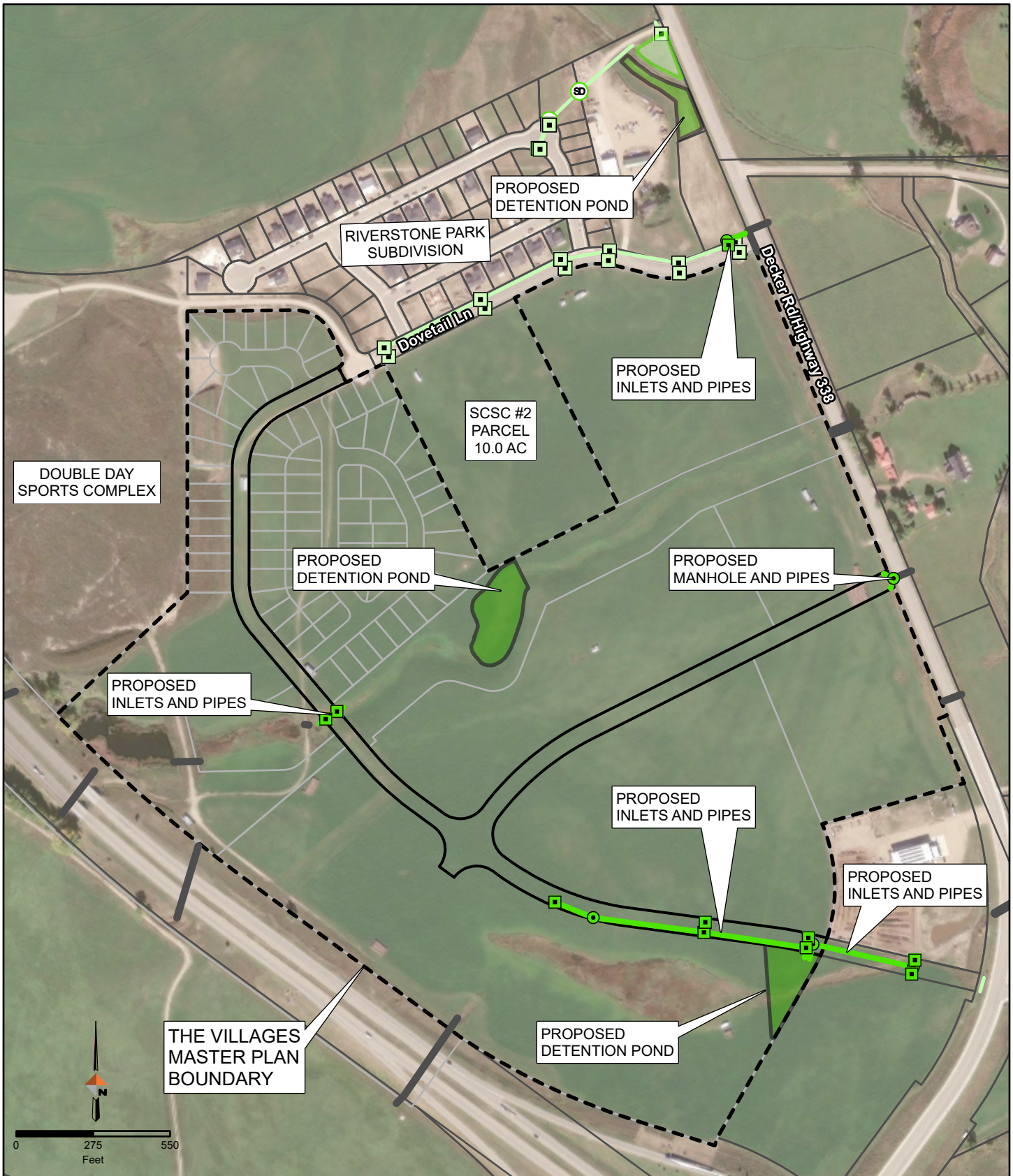
March 21, 2024

Figure 8.1

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9.0 STORM SEWER AND DRAINAGE

A drainage report titled *The Villages Master Plan Drainage Report* has been completed for The Villages area. The drainage report was prepared in accordance with the *City of Sheridan Storm Drainage Design Criteria Manual (SDDC)* dated August 2016. This drainage report compares the pre-development and post-development runoff amounts and the proposed infrastructure to handle the increase in runoff. Detention ponds and outlet control structures have been sized and designed under this drainage report. As stated in the *Wrench Ranch Master Plan Phase II*, detention ponds are to be owned, operated, and maintained by the City of Sheridan. This will be the case with the exception of the north detention pond. This detention pond is offsite and will be placed in a drainage easement. Storm sewer infrastructure will be required in portions of The Villages area to adhere to the *SDDC* requirements for street overtopping. See the drainage report in Appendix B of this master plan report. The overall storm system is shown in Figure 9.1



Proposed Storm Inlets
Proposed Storm Manholes
Proposed Storm Pipe
Proposed Detention Ponds
Existing Detention Ponds
Existing Storm Pipe
Existing Storm Manholes
Existing Storm Inlets
Existing Culverts
Master Plan Boundary
Proposed ROW
Sheridan County Parcels
Conceptual Parcels

Overall Storm System

The Villages Master Plan

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Figure 9.1

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10.0TRAFFIC AND TYPICAL SECTIONS

A traffic report was completed for The Villages area and can be found in Appendix C. Trips were generated for the existing and proposed development. Traffic volumes were estimated and the Level of Service for the main roads were analyzed. The overall traffic plan is shown on Figure 10.1 and more detail can be found in *The Villages Traffic Report*.

10.1 Accesses

There are three existing access from Highway 338 onto The Villages Area. Dovetail Lane to the north, a field access that will be removed, and a future major access at the south end of the parcel. The south access was approved by WYDOT as a City of Sheridan Access. A right-of-way easement through the neighboring parcel gives access to The Villages parcel.

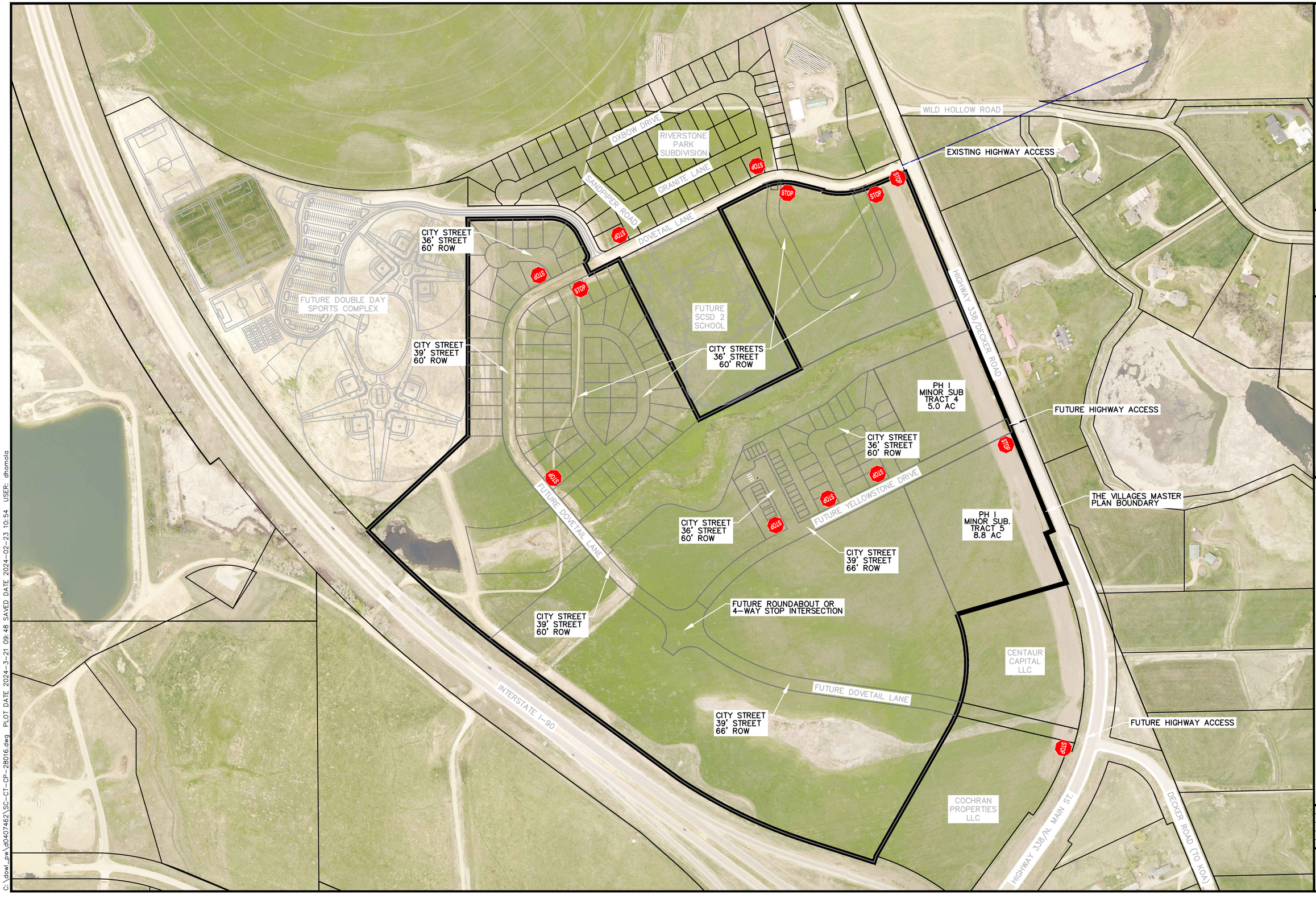
One new access onto Highway 338 was conceptually approved by WYDOT. The letter of approval from WYDOT is included in the traffic report.

10.2 Typical Sections

There are 2 typical sections that will be used in The Villages area. These are shown in Figure 10.2.

The first is for the major streets Dovetail Lane and the unnamed street that runs east-west connecting Dovetail Lane to the proposed major access. This section is a 39-foot street measured from back-of-curb to back-of-curb. This has a 5-foot boulevard and a 5-foot sidewalk. The right-of-way for these streets will be 66-feet wide.

The second typical section is for internal streets serving residential areas and mixed-use areas that are developed into residential areas. This section is a 36-foot street with attached 5-foot sidewalk and a 60-foot right-of-way.



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SHERIDAN, WYOMING

OVERALL TRAFFIC PLAN

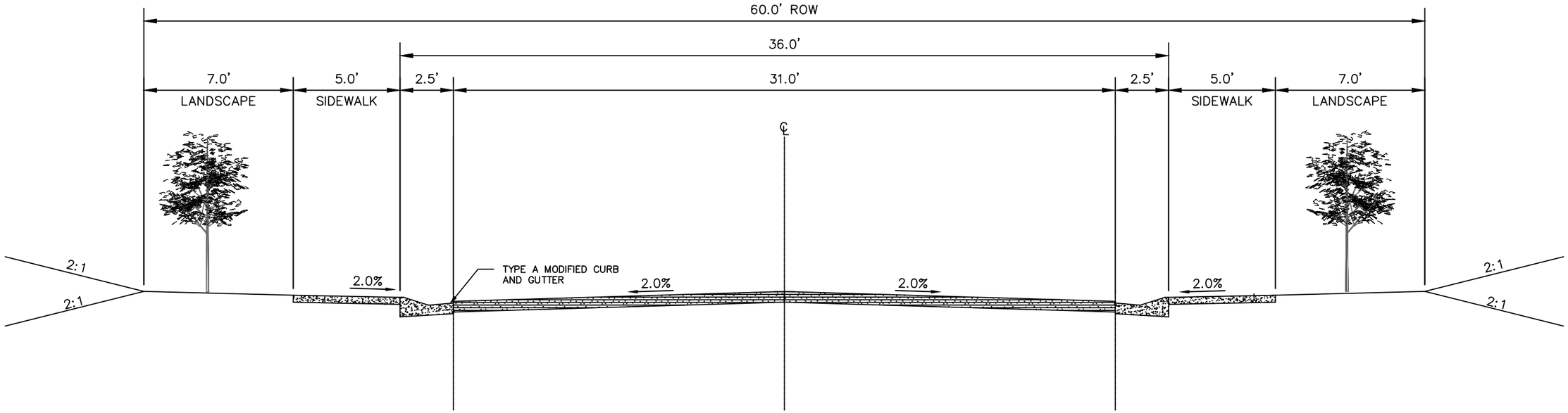
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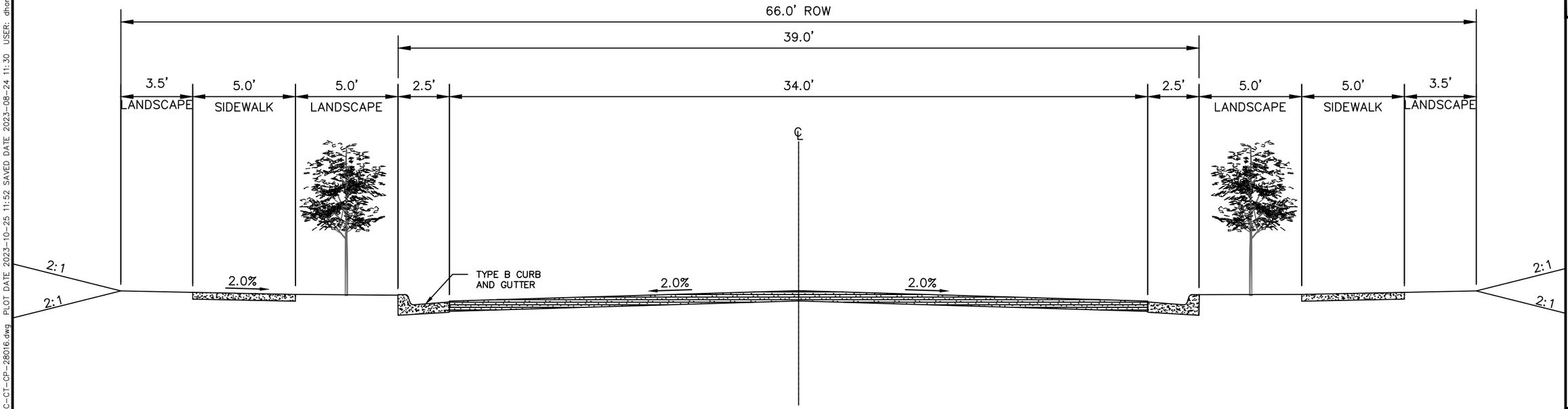
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Figure 10.1

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TYPICAL LOCAL STREET SECTION
ATTACHED SIDEWALK



TYPICAL COLLECTOR STREET SECTION
DETACHED SIDEWALK



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TYPYCAL SECTIONS

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Figure 10.2

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11.0 OPEN SPACE, PARK, AND PATHWAYS

11.1 Open Space

Open space is an important aspect of every development and should protect and conserve resources and provide passive or active recreation. The Villages open space meets the intent of the above statement. The open space requirements in this Master Plan, takes precedence over the City Code, and Gateway District requirements.

As part of this master plan, the open space requirements, designation, and future open space for The Villages have been spelled out in greater detail and are shown in Tables 11.1, 11.2 and 11.3 below. The open space plan is shown in Figure 11.1

Table 11.1 Required Open Space

Area	Size (Acres)	Open Space Required (Acres)
The Villages Master Plan Area	**137.0**	**23.3**
City Park (12.0 acres * 17%)	12.0	-2.0
Total Open Space Required		**21.3**

Table 11.2 Designated Open Space

Area	Size (Acres)
City Park Area 1	9.5
City Park Area 2	2.5
Remaining Open Space Required	9.3

Table 11.3 Future Open Space

Area (Includes Future ROW)	Net Size (Acres)	Min. Open Space Required (Acres)
Residential Area 3 (Phase I – Tract 3)	14.0	1.0
Mixed Use Area 1	9.5	2.0
Mixed Use Area 2	5.23	0.5
Mixed Use Area 3	2.75	1.3
Mixed Use Area 5 (Phase I – Tract 4)	5.0	0.5
Commercial Area 1	27.7	2.0
Commercial Area 2 (Includes Phase I – Tract 5)	26.0	2.0
	Total	**9.3**

The net areas shown above do not include ROW or parks. Table 11.3 shows the minimum acreages of open space required. As these areas develop, if there is more open space designated than the required acreages, the required open space for the remaining undeveloped areas shall be reduced. Open spaces must be within an easement to qualify towards this reduction.

These future open spaces may be private open space, public open space. Easements or dedication is required on all open spaces that prohibits its use for anything other than agricultural, recreational, or open space uses. Open space areas may include drainage areas, and areas with underground utility easements (e.g. fiber optic, waterlines, and sewer lines). Areas under surface utility easements (e.g., transmission line), existing conservation easements, or road easements shall not be acceptable as open space.

AREAS ARE NET AREAS THAT EXCLUDE ROW

RIVERSTONE PARK SUBDIVISION

HIGHWAY 338 (DECKER RD)

RESIDENTIAL AREA 1
6.3 AC
NO OPEN SPACE (ACCOUNTED FOR IN CITY PARKS)

RESIDENTIAL AREA 2
15.0 AC
NO OPEN SPACE REQ (ACCOUNTED FOR IN CITY PARKS)

RESIDENTIAL AREA 3
TRACT 3 – MINOR PH. I
14.0 AC
OPEN SPACE REQ.
1.0 AC

CITY PARK
9.5 AC

MIXED USE AREA 1
9.5 AC
OPEN SPACE REQ.
2.0 AC

CITY PARK
2.5 AC

MIXED USE AREA 2
5.23 AC
OPEN SPACE REQ.
0.5 AC

MIXED USE AREA 3
2.75 AC
OPEN SPACE REQ.
1.3 AC

MIXED USE AREA 4
5.42 AC
NO OPEN SPACE REQ.
(ACCOUNTED FOR IN CITY PARKS)

MIXED USE AREA 5
5.0 AC
OPEN SPACE REQ.
0.5 AC

COMMERCIAL AREA 1
27.7 AC
OPEN SPACE REQ.
2.0 AC

COMMERCIAL AREA 2
26.0 AC
OPEN SPACE REQ.
2.0 AC

THE VILLAGES MASTER PLAN BOUNDARY

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OPEN SPACE PLAN

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SHEET
Figure 11.1

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11.2 City Parks

The city park areas are to be designated as a City Park prior to Final Acceptance of all the adjacent areas within The Villages area. These properties shall be dedicated to the City of Sheridan.

Upon dedication to the City, this park will have public access, via easements and public right of way. The detention facilities and grading needed for proper drainage within the park shall be completed by the developer. All final grading, landscaping, tree planting, sidewalks, pathways, park features, and parking facilities within these City Parks are to be built by the City of Sheridan. Figure 11.2 shows a conceptual plan of the park space and pathways.

11.3 Pathways

The City of Sheridan has an extensive pathway system which is used by many residents and visitors. With this master plan, this network of pathways is to be continued. The future pathways and sidewalks developed within The Villages area will support pedestrian travel between the land use areas. Figure 11.2 shows the pathway and sidewalk concept plan.

The concept plan includes pathways within the future City Park, as well as within easements on private property, and within the WYDOT right of way alongside Highway 338.

- The pathways within the City park are to be built by the City of Sheridan.
- The pathways within private property located within easements shall be installed by the respective developer prior to final acceptance.
- The pathway within WYDOT right of way is to be built by the developer of Tract 5, provided WYDOT is in favor of the pathway. Right of way construction permits must be obtained through WYDOT.

All pathways shall be connected to the City sidewalk to provide a continuous network throughout The Villages area. Future pathways in the Commercial and Mixed-Use areas may be developed to add to the network. The layouts of these areas have not been determined so conceptual pathways have not been established.

CITY STREETS WITH 5' ATTACHED SIDEWALK ON BOTH SIDES. (TYP)

FUTURE ELEMENTARY SCHOOL PROPERTY

CITY STREET WITH 5' ATTACHED SIDEWALK

10' PATHWAY IN 12' EASEMENT (DEVELOPER)

10' PATHWAY IN 12' EASEMENT (DEVELOPER)

CITY PARK/OPEN SPACE BOUNDARY

CITY BUILT, OWNED, AND MAINTAINED PARK
-CITY TO LANDSCAPE, PLANT TREES,
-CITY TO INSTALL PATHWAYS AND BENCHES

POND

CITY BUILT, OWNED, AND MAINTAINED PARK
-CITY TO LANDSCAPE, PLANT TREES,
-CITY TO INSTALL PARKING LOT, PATHWAY, AND BENCHES

WILDLIFE HABITAT AREA WITH NO PATHWAY

10' PATHWAY IN 12' EASEMENT (DEVELOPER)

10' PATHWAY IN 12' EASEMENT (DEVELOPER)

PARKING LOT
3 REGULAR SPOTS
1 HANDICAP SPOT

10' PATHWAY (DEVELOPER)

10' PATHWAY IN WYDOT ROW (CITY OF SHERIDAN OR OTHERS TO INSTALL)

CITY STREETS WITH 5' DETACHED SIDEWALK ON BOTH SIDES.

CITY STREETS WITH 5' ATTACHED SIDEWALK ON BOTH SIDES.

CONNECT WYDOT PATHWAY TO FUTURE CITY STREET/SIDEWALK (DEVELOPER OF PHASE I TRACT 5)

CITY PARK PATHWAY

INDIVIDUAL DEVELOPMENT PATHWAY

12' PATHWAY EASEMENT

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PARK AND PATHWAY CONCEPT PLAN

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Figure 11.2

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12.0 LANDSCAPING

A. Introduction

1. Landscape Guidelines

   The following is a summary of the Landscape Design Guidelines for The Villages Master Plan. Please also refer to the adopted Gateway Ordinance No. 2056 and the City of Sheridan Municipal Code.

   In any case where there is discrepancy between the landscaping guidelines contained within this master plan and Sheridan City Code, the stricter requirement shall govern, except in the case of a contradictory requirement, in which case Sheridan City Code shall govern.

2. Landscaping Goals These design guidelines were prepared with several goals including:
   a. Provide landscape Guidelines for the Wrench Ranch Annexations: Phase one and to guide future development.
   b. Provide landscape setbacks and standards for Light Industrial, Mixed Use and Commercial land uses.
   c. Minimize water use and promote the use of native and adapted plant materials.
   d. Provide year-round color and interest.
   e. Provide a consistent landscape treatment for adjacent streetscapes throughout the campus.
   f. Minimize long-term maintenance.
   g. Provide conformance with the visual character and design guidelines of the surrounding site.

B. General Landscape Development Guidelines

1. Purpose and Intent

   a. Signed, approved grading plans/permits and all erosion control measures in place are to be submitted for review, prior to earthwork.
   b. Site visibility triangles shall be used at all access intersections for public safety and welfare per the City of Sheridan's Municipal Code.
   c. A plant palette that includes native and/or hardy adapted species will be used. All species will group according to water requirements.
   d. Drip irrigation will be used for all parking lot islands, planting beds and perimeter plant materials.
   e. Irrigated turf shall be a drought-tolerant turf-type.
   f. All native seed grasses will receive a temporary or permanent irrigation system.
   g. Soil preparation for all landscape areas shall include 3 inches of organic soil amendments spread over the top of topsoil and then rototilled into a depth of 6-8 inches. Soil amendments to be rated Class II or greater. If salt conditions exist, only Class I soil amendments shall be accepted.
   h. All trees will receive a 24-inch diameter saucer of shredded bark mulch, 4" deep. All shrub and perennial beds will also receive shredded cedar bark mulch.
   i. A rolled top steel edge shall be placed between all shrub/perennial beds and turf areas, as well as between native grasses and irrigated grasses.

2. Plan Requirements

   Format future landscape plans to a 24x36 or greater page size unless local codes dictate otherwise. Provide a north arrow and bar scale. Show all utility lines, easements, sight triangles and parking lot lighting on landscape plans. Provide provisions on the plan for long term maintenance of all landscaped areas, including buffers as outlined in Section L.

C. Landscape Requirements

1. Street Requirements
   a. Street Tree Types: See recommended Planting List
   b. Evergreen Requirement: Not required along commercial/retail frontage
   c. Notes: Provide large deciduous trees with a minimum 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

2. Internal Roads
   a. Street Tree Types: See recommended Planting List
   b. Evergreen Requirement: 75% evergreen required along Industrial parcels and 50% along mixed-use parcels. No evergreen use/percentage is required along or retail frontage

3. Parking Lots
   a. Screening: Per detail sheet and/or City of Sheridan Municipal Code
   b. Notes: Provide large deciduous trees with a minimum 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

D. Landscape Buffer Setbacks

Unless specified or decided on otherwise, front yard landscape buffers are measured from the right-of-way. If right-of-way is not applicable, it shall be measured from the property line. Rear and side yard landscape buffers are measured inward from the property line.

Details: As measured from the road right-of-way

Additional Landscape Requirements: 1 Tree/100'; 75% evergreen, for front yard (unless covered by roadway requirements), cul-de-sac frontage and for lots adjacent to mixed use and commercial properties. No tree requirement for side and rear buffers for lots adjacent to industrial properties or open space.

1. Commercial:

   15' front, side* and rear* yard landscape buffer setback
   (*Side and rear setbacks not required when adjacent to a shared drive isle or parking lot. In that case, side, and rear setback to equal zero (0).)

   Details: As measured from the road right-of-way. 15' landscape buffer required along the front, side, and rear.

   Notes: Provide large deciduous trees with a minimum 1.5" caliper, branched to a minimum of 6' height adjacent to all public sidewalks.

2. Mixed Use:

   15'-25'* front, 15' rear and 5' side yard landscape buffer setback (*Match landscape buffer for to building setback - see architectural requirements.)

   Street Tree Types: See recommended Planting List

   Additional Landscape Requirements: 1 Tree/100'. (50% evergreen, except for commercial and retail uses). Tree requirements applicable for front and rear buffers (unless covered by roadway requirements for unless a property line falls with a private drive)

   Notes: Provide large deciduous trees branched to a minimum of 6' height adjacent to all public sidewalks.

E. Internal Landscaping

   1. Commercial: 5%

      Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above)

   2. Mixed Use: 5%

      Details: 5% internal landscape area square footage required, excluding the area calculated for the buffer square footage (see section D above)

F. Parking Lot Landscaping and Screening

   1. Parking Lot Screening is required for all parking facing an adjacent roadway or property line.
   2. Parking Lot Screening shall consist of 50% evergreen and/or other screening structure in the form of a screen wall or berm/planting combination.
   3. Single parking lot islands to receive a minimum of 1 tree/6 shrubs per island and double-parking lot islands to receive a minimum of 2 trees/12 shrubs per island.
   4. Storage yards in industrial parcels are exempt from parking lot island tree and shrub requirements.

G. Ground Plain Treatments

   Living ground plain treatments (low water variety sods, seed mixes, ground covers) are encouraged, however organic mulches and aggregates are acceptable. When organic mulches and aggregates are used, it is recommended living ground covers and planting materials cover mulches and aggregates to a 50% coverage: materials shown at mature size. Organic mulches need to be fibrous and wind resistant. Aggregates shall be selected to match building covers and size of aggregates shall be coordinated between sites. Recommended Seed Mixes (Other mixes may be suggested and reviewed)

   Seed Blends: Pure Live Seed Only

   1. Low Grow Prairie Grass Mix
      - Ephraim Crested Wheatgrass 30%
      - Perennial Ryegrass 25%
      - Blue Fescue 20%
      - Canada Bluegrass 15%
      - Chewings Fescue 10%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

2. Tallgrass Prairie

• Big Bluestem	30%
• Little Bluestem	25%
• Switchgrass	20%
• Side oats grama	25%

Rate: 30 Blk. Lbs/acre (PLS) – Irrigated

3. Wetland Mix (For use in detention and riparian areas)

• Reed Canarygrass	45%
• Meadow Brome	25%
• Garrison Foxtail	20%
• Climax Timothy	5%
• Add – Tall Larkspur	5%

Rate: 30 Blk. Lbs/acre (PLS)

H. Recommended Plant Materials

Botanical Name / Common Name	Water Requirement
1. Street Trees (1.5" min. planting size)	
a. Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	Adaptable
b. Sorbus sitchensis Western Mountain Ash	Dry/Adaptable
c. Populus balsamifera ssp. trichocarp Black Cottonwood	Adaptable
d. Populus x deltoides spp. monilifera Plains Cottonwood	Adaptable
e. Populus x acuminate Lanceleaf Cottonwood	Adaptable
f. Celtis occidentalis* Western Hackberry	Dry
g. Fraxinus Americana Autumn Purple Ash	Dry/Adaptable
h. Populus Tremuloides Quaking Aspen	Adaptable
i. Gleditsia triacanthos Honey Locust	Dry/Adaptable
j. Farxinus pennsylvanica spp. Ash species	Adaptable
k. Salix alba Golden Russian Willow (For detention and riparian use)	Moist

*Use in native areas only - 5% max

2. Ornamental Trees (1.5” caliper min. planting size)
    a. Malus species — Adaptable
       Prairifire Crabapple / Louisa Crabapple
    b. Crataegus spp. — Dry to Adaptable
       Hawthorn
    c. Koelreuteria paniculata — Adaptable
       Golden Rain Tree
    d. Pyrus calleryana 'Prairie Gem' — Adaptable
       Prairie Gem Pear
3. Evergreen Trees (6’ height min. planting size)
    a. Picea pungens — Adaptable
       Blue Spruce*
       *At main Entry Locations Only - Preferably located in higher water use areas and outside of visibility triangles and corridors. Dwarf varieties are acceptable.
    b. Pinus flexilis 'Vanderwolf Pyramid' — Dry to Adaptable
       Pyramid Vanderwolf Pine
    c. Pinus ponderosa — Dry to Adaptable
       Ponderosa Pine
    d. Pinus nigra — Dry to Adaptable
       Austrian Pine
    e. Pinus edulis — Dry to Adaptable
       Pinon Pine
    f. Pseudotsuga menziesil — Adaptable
       Douglas Fir
4. Shrubs (5-gallon minimum plating size) Partial Shrub List

   For full shrub list please reference: Natural Resource Conservation Service (www.plant-materials.nrcs.usda.gov/mtpmc).

    a. Buddleja davidii nanhoenisis 'Petite Plum' — Dry to Adaptable
       Compact Purple Butterfly Bush
    b. Comus stolonifera spp. — Adaptable
       Redtwig Dogwood Species
    c. Fallugia paradoxa — Dry to Adaptable
       Apache Plume
    d. Juniperus horizontalis spp — Dry to Adaptable
       Horizontal Juniper species
    e. Juniperus scopulorum 'Rocky Mtn.' — Dry to Adaptable
       Rocky Mtn. Juniper
    f. Pervoskia atriplicifolla — Dry to Adaptable
       Russian Sage
    g. Potentilla fruticosa spp. — Dry to Adaptable
       Potentilla species

h. Prunus tenella — Dry to Adaptable
Dwarf Russian Flowering Almond

i. Rosa x spp. — Dry to Adaptable
Rose species

5. Ornamental Grasses (1 gallon min. planting size)

a. Calamagrostis acu. 'Karl Foerster' — Adaptable
Feather Reed Grass

b. Saccharum ravennae — Adaptable
Silver Plume Grass

c. Schizachyrium scoparium — Dry to Adaptable
Little Bluestem

d. Festuca glauca — Dry to Adaptable
Blue Fescue

6. Perennials

a. Aquilegia caerulea — Adaptable
Rocky Mtn. Columbine

b. Clematis x jackmanii — Adaptable
Purple Clematis

c. Leucanthemum x spuerbum 'Aglaia' — Adaptable
Double Shasta Daisy

d. Clematis temiflora — Adaptable
Sweet Autumn Clematis

e. Wildflowers (Many varieties)

Cultivars of the above noted plant materials are acceptable. The use of Russian Olive and other invasive species will not be allowed.

Note: Additional Plant Materials may be approved per local agency documentation and from the Natural Resource Conservation Service (www.plant-materials.nrcs.usda.gov/mtpmc).

G. Plant Materials & Ground Plane Materials

Plant materials were selected to provide vertical interest and emphasis, texture, and seasonal color. In addition, designers shall consider low maintenance, low water demand plants that once established, will take a minimum of care and maintenance. Many of the plants selected are native or adapted to Wyoming. Plants shall be grouped according to their size and water requirements for maximum benefit. The use of local aggregates and landscape mulches are encouraged.

H. Irrigation

For maximum efficiency and reduction of irrigation water use, it is recommended to install drip irrigation to native plant materials throughout The Villages for an established period, minimum of three growing seasons. Once plant materials are established, it is beneficial to supplement natural rainfall only if extreme drought conditions are experienced. Winter watering is also recommended if the health of the plants is in danger due to lack of winter precipitation. The irrigation system shall be controlled with an automatic controller with a rain sensor/shut-off device installed (ET based systems

are preferred). The irrigation backflow preventer shall be placed in a Protective Box or equal and located in a screened location.

Provide subsurface drip irrigation extending to all hanging baskets, ornamental pots and all trees located in native see areas.

Provide an irrigation plan and install irrigation components per City of Sheridan Municipal Code requirements. Refer to site specific geohazard report of irrigation setback requirements from building foundations.

I. Alternative Compliance

If an applicant needs to deviate from the adopted landscape design standards, the applicant shall provide on their company's letterhead an alternative compliance request. The request shall include the adopted landscape standard, the deviated and proposed standard and justification of the deviation request. The reviewing party shall administratively determine approval or denial of the application request.

J. Maintenance

Public landscaping (including street medians, public right-of-way, and other public dedicated tracts) shall be owned and maintained by the applicable public entity.

Private landscaping (including all landscaping on a private lot and dedicated private easements) shall be maintained by the private property owner or association entity. Private landscaping shall be planted and maintained in a neat, clean, and healthy condition by the owner. This shall include pruning, mowing of lawns, weeding, removal of litter and regular watering of all plantings. Should plant material die, the landscape contractor shall be responsible for the replacement of the plant(s) or tree(s) with two growing seasons after final acceptance and replacement shall be the owner's responsibility thereafter.

To achieve a uniform appearance and to reduce conflict, it is encouraged that one landscape contractor provide maintenance for all common landscape areas thus providing one primary source of contact and eliminating finger pointing if problems occur. The landscape contractor shall be responsible for starting the irrigation system in the spring, for winterizing the irrigation system in the fall and for maintaining the system throughout the year. Plant material shall be hand watered throughout the winter months (minimum watering schedule - monthly or bi-monthly as weather conditions permit).