

A. INTRODUCTION

1. COMMUNITY VISION

The Wrench Ranch Annexation extends the northern boundary of the City of Sheridan. The Vision of the Annexation includes the creation of a visually cohesive, integrated pattern of development that is both northern gateway to Sheridan, an extension of the a city thoroughfare and an understandable northern terminus of the city. The Wrench Ranch Phase I Master Plan will create an identifiable retail shopping area, a clear and understandable boundary to the industrial area on the north end of Sheridan, and a healthy, mixed-use development including office, retail and residential development.

2. MASTER PLAN GOALS

- Long Range Planning. The intent of the Master Plan is to provide a long-range plan for the future that will encourage carefully planned and orchestrated development of high quality.
- Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks. Incompatible uses will generally separated and/or buffered with landscaping.
- Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.
- Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed-use district within Sheridan.
- Continuity. The Master Plan is to provide for a logical extension of North Sheridan, including Industrial Drive and Sheridan's parks, open spaces, and trails systems.

B. GENERAL PROVISIONS

1. PURPOSE AND INTENT

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

2. RELATIONSHIP TO THE CITY OF SHERIDAN MUNICIPAL CODE

The Guidelines, Standards and Regulations of this Master Plan contain most of the information needed for Development within the Wrench Ranch Phase I Master Plan area. 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 regards 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 Wrench Ranch Master Plan Phase I shall be fully compliant with the City of Sheridan Municipal Code.

3. FUTURE APPROVALS

This Master Plan will be exempt from future modifications to the Sheridan Municipal Code as it pertains to setbacks, building height, and density.

4. 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 Sheridan Municipal Code, the Terms and Definitions of this Document shall take precedence.

5. 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.

C. GENERAL MASTER PLAN CRITERIA

1. ALLOWED USES

Each of the (4) defined planning areas shall include a list of permitted, conditional, limited and accessory uses unique to that planning area.

2. DEFINED PLANNING AREAS

- MU - Mixed Use
- LI - Light Industrial
- OS - Parks & Open Space
- C - Commercial

3. DENSITY AND FLOOR AREA RATIOS (F.A.R.)

Each of the (4) 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.

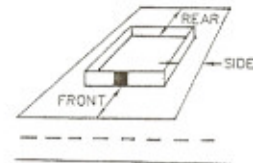
4. OPEN SPACE

The Common Open Space provided within the Wrench Ranch Phase I is not less than 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

- Configuration: The open space areas and landscaping shall be configured in such a way as to protect viewsheds from public roads and recreational areas. Open space shall buffer existing uses to help ensure compatibility with future development.
- Dedication & Easements: All open spaces and recreational areas shall be dedicated to the City of Sheridan or placed in a permanent easement that precludes its use for anything other than agricultural, recreational, or open space uses.
- Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.
- Area Restrictions: Areas occupied by drainage channels, drows, cliffs, easements and land areas with grades in excess of six percent shall not compromise more than fifty percent of the required open space area.
- All open spaces are accessible to the general public.

5. SETBACKS

Each of the (4) 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.



6. 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.

7. SIGNS

All signs within the Wrench Ranch Phase I 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.

8. BUILDING HEIGHT

Building Height will be measured as follows:

- a. 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.
- b. 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.
- c. 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.

9. DIMENSIONAL STANDARDS

Each of the (4) defined planning areas shall include specific dimensional standards.

10. DESIGN STANDARDS

Each of the (4) defined planning areas shall include Design Guidelines and Standards. These will be in harmony with the Junction Corridor Requirements and the Gateway Ordinance.

D. NOTES AND PROVISIONS

- 1. TOTAL ACREAGE: 180 +/- acres
- 2. EXISTING ZONING: City of Sheridan Gateway District
- 3. The Wrench Ranch will be developed in phases. This Master Plan covers only Phase I. See Phasing Diagram (Sheet P-1).
- 4. PARKING REQUIREMENTS

USE	SPACES	UNIT
Churches	1	Per five seats
Single Family	2	Per dwelling unit
Two Family	2	Per dwelling unit
Multi-family	1.5	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 200 SF
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
Hotel	1	Per bedroom
Retail	1	Per 200 SF

- a. Parking shall be accessed by alleys or rear lanes, when such are available.
- b. Open parking areas shall be masked from the street frontage by a building or plantings. See Landscape Standards (Sheet L-2).
- c. Residential garage parking spaces shall count towards meeting the parking requirement.
- d. All uses not covered in the above parking table shall follow the standards established by the City of Sheridan's zoning ordinance.
- e. Bicycle racks shall be provided for 5% of all building users.
- f. 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.

5. 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.

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

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

8. The Light Industrial zone will be used as a transition between the existing Heavy Industrial property along Industrial Drive and the Mixed Use zone to the North. The Light Industrial zone will be buffered from the Mixed Use zone by specific setback, screening and landscaping requirements that will be subject to review at the time of Subdivision submittal or development approval process.

9. 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.

10. The developer is responsible for providing conduit crossings of the roadways, detached walks, and other surface features, including ditches. Specific crossing locations will be determined when system design is complete and provided at the time of final plat.

11. Per the Gateway Ordinance, detention areas with the intent of continuation of historic drainage routes and flows will be dedicated to the City of Sheridan.

12. 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 rate per City of Sheridan Standards.

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

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

15. PROCEDURES FOR DESIGN REVIEW

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 Planning Commission of the City of Sheridan prior to building permit approval for any such project.

- a. Project review shall undergo the review process described in City of Sheridan Ordinance, Appendix A 'Zoning', Section 15.
- b. Documents to be reviewed must include: Site plan, Building Plans, Building Elevations, Landscape Plan, & Grading Plan.

16. SPECIFIC SUPERSEDES THE GENERAL

The Table of Permitted Principal Uses identifies uses both specifically and generally. 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.

17. 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.

19. All sketches provided on sheets LU-1 through LU-5 are purely conceptual and should not be considered a limiting factor in design.