

**STORY HOUSE VILLAGE PUD
PHASE 1**

PUD DESIGN REPORT

PREPARED FOR:

CITY OF SHERIDAN

ON BEHALF OF:

STORY HOUSE PROPERTY
COMPANY, LLC



May 2024

STORY HOUSE VILLAGE PUD - PHASE 1

PUD DESIGN REPORT

Prepared for: City of Sheridan
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INTRODUCTION

This report provides information regarding the master plan for the Story House Village Planned Unit Development (PUD) Phase 1 (Project) located in Sheridan, WY. The proposed PUD is located east of Interstate 90 north of State Highway 336, also known as Wyarno Road. Phase 1 of the Project encompasses a subdivision of approximately 44.86 acres within the southern half of the southeast quarter of Section 24, T56N, R84W as shown on the plat and construction drawings included in Appendix A and B respectively. This report encompasses only Phase 1 of the Development. Future phases of the PUD would encompass the remainder of the 169.47-acre property and will be evaluated at that time.

PUD LAYOUT

OBJECTIVE

The objective of Phase 1 of the PUD is to encourage a thoroughly planned development while integrating a balance of residential, commercial, retail, offices, open space, and parks. The intent is to achieve a mixed-use development that integrates a way to best serve and support future business development as well as the housing market. The business development is targeted to be a mixture of retail and professional services and the housing marketing is targeted to be a mixture of single family and multifamily development. The mixture and ratio of these uses will be primarily driven by the market. The intent of the PUD is to allow for flexibility and the ability to adapt to the changing needs of the market. Open space with a pathway system and large designated open space.

RIGHT-OF-WAY & ROAD WIDTHS

- 80' Right-of-Way/36'-56' Road along Story House Village Boulevard
- 80' Right-of-Way/39' Road along Story House Lane (west of Story House Village Blvd)
- 60' Right-of-Way/36' Road along Story House Lane (east of Story House Village Blvd)
- 60' Right-of-Way/36' Road along Baldwin Avenue
- 60' Right-of-Way/36' Road along Canterbury Drive

SECONDARY ACCESS

A secondary access route will provide Phase 1 of the PUD access to Wyarno Road as shown on Sheet 14 in Appendix B. The access will be owned and maintained by the HOA and built per the International Fire Code (IFC) requirements.

OPEN SPACE/PARKS

Phase 1 of the PUD contains 8.10 acres of open space integrated throughout 8 outlots and a pathway system, with additional open space earmarked for future phases. With the initial 38.38-acre development, 6.49 acres of additional open space was delineated into the Phase 1 boundary augmenting the total Phase 1 acreage to 44.86 acres. All open space areas will have access from public streets and a pathway system enhancing accessibility and utility. In future,

the developer intends to dedicate a total of 35 acres of open space as Story House Park. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be open to the public for use (as managed by the HOA).

NATURAL HAZARDS

The proposed PUD property has been assessed, and no natural hazards were identified, requiring no proposed mitigation measures.

PUD DESIGN REPORT

USES AND BUILDING TYPES

Phase 1 of the PUD will be defined by two different zoning areas, B-1 and R-3. The Proposed Site drawing on Sheet 6 in Appendix B distinguishes the location for each.

The B-1 zoning area will include a mixture of housing, businesses, and commercial uses. No architectural themes and building types are being proposed. Types and sizes of units will follow permitted uses within the City of Sheridan's B-1 regulations. This includes a mixture of single-family dwellings, multifamily dwellings, townhouses, condominiums, and commercial structures. Sizes of units in the B-1 zoning area will be within the proposed setbacks and height requirements.

The R-3 zoning area will include residential housing. No architectural themes and building types are being proposed. Types and sizes of units will follow permitted uses within the City of Sheridan's R-3 regulations. This includes a mixture of single-family dwellings, multifamily dwellings, townhouses, and condominiums. Sizes of dwelling units in the R-3 zoning area will be within the proposed setbacks and height requirements.

DENSITY

The proposed development for Phase 1 of the PUD includes both commercial and residential development. It will include the installation of a potable water system, a gravity sewer system, a lift station, and a force main and gravity sewer system routing back to the existing City of Sheridan system. Roadways will include curb and gutter, sidewalks, and pathways. All infrastructure will be designed and constructed in accordance with current City of Sheridan specifications.

	<i>Percentage (%)</i>	<i>Area (ac)</i>	<i>Area (ft²)</i>	<i>Number of Lots/Outlots</i>
B-1	27.62 %	12.39	539,781	4
R-3	37.08 %	16.63	724,526	83
Open Space	18.06 %	8.10	352,826	8
Pathway	0.75 %	0.34	14,762	--
Right-of-Way	18.00 %	8.08	351,886	--
Roadways	9.62 %	4.31	188,053	--
Easements	8.94 %	4.01	174,676	--

The density for Phase 1 of the PUD includes 8 platted blocks that includes 83 R-3 lots, 4 B-1 lots, and 8 greenspace outlots. The density for Phase 1 in the B-1 and R-3 zoning areas will be as described in the following:

<i>Block</i>	<i>Acreage</i>	<i>Land Use</i>	<i>Units</i>
1	6.75	Residential	171
2	2.03	Commercial	1
3	2.00	Commercial	1
4	4.65	Residential	20
5	4.53	Residential	64
6	2.22	Residential	24
7	5.95	Residential	80
8	1.61	Commercial	1
Total Residential Units			359
Total Commercial Units			3

PARKING

Parking for the B-1 and R-3 zoning areas of Phase 1 will conform to the parking requirements designated by the City of Sheridan's B-1 and R-3 uses respectively except as designated below. Street parking within Phase 1 of the development will be as follows:

<i>Proposed Parking Plan</i>	
Story House Village Boulevard (SHV)	No On-Street Parking
Story House Lane	
• West of SHV	No On-Street Parking
• East of SHV - Block 4	No On-Street Parking
• East of SHV - Block 7	2 Sided On-Street Parking
Baldwin Avenue	
• East - Block 7	2 Sided On-Street Parking
• Central - Blocks 5/6	1 Side On-Street Parking
• West - Blocks 2/3	No On-Street Parking
Canterbury Lane	2 Sided On-Street Parking

Block 4 shall provide one (1) off-street parking space per dwelling unit.

Block 5 shall provide two (2) off-street parking spaces per dwelling unit.

Block 7 shall provide an alternate side parking plan during snow removal.

SETBACKS

All setbacks are measured from the property line. Setbacks for the B-1 zoning areas will conform to the following requirements:

Front yard. No front yard is required for any building.

Rear yard. No rear yard is required for any building other than a dwelling, in which case, a rear yard of not less than ten (10) feet shall be provided.

Side yard. No side yard is required for any building other than a dwelling, in which case side yards of not less than five (5) feet shall be provided.

<i>B-1 Zoning Area Setbacks</i>		
	Dwellings	All Other Buildings
Front Yard	N/A	N/A
Rear Yard	10'	N/A
Side Yard	5'	N/A

Setbacks for the R-3 zoning areas will conform to the following requirements:

Front yard. The minimum front yard depth shall be fifteen (15) feet. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance to the building faces as established per the building permit, and the depth shall be at least fifteen (15) feet.

Rear yard. The minimum rear yard depth shall be ten (10) feet.

Side yard. The minimum side yard depth shall be five (5) feet.

Driveway. The minimum driveway depth shall be twenty (20) feet.

<i>R-3 Zoning Area Setbacks</i>	
Front Yard	15'
Rear Yard	10'
Side Yard	5'
Driveway	20'

HEIGHT

Maximum height of structures for the R-3 zoning areas will conform to the height requirements designated by the City of Sheridan's R-3 requirements. Height requirements for the B-1 zoning areas will conform to the following requirements:

Maximum height. The maximum height of a building in the B-1 zone is equal to the width of the right-of-way on which the building has frontage, except, the maximum height may be no less than forty feet (40').

Setback exception. A portion of a building may exceed the maximum height if such portion is set back from all lot lines a distance of one (1) foot for each foot of such additional height.

SNOW STORAGE

An approximate area of 0.5 acres has been dedicated north of Phase 1 for the City of Sheridan to utilize as snow storage. As future phases are developed, this location will be reevaluated and relocated as needed.

CONSTRUCTION AND MAINTENANCE

A contractor will be hired to construct the physical improvements for Phase 1 of the PUD. All streets and utilities will become the property of the City of Sheridan upon final acceptance of the improvements. Story House Park will be maintained by the HOA after the developer's design and construction is completed. Story House Park will be open to the public for use (as managed by the HOA).

PROJECT SCHEDULE


Phase 1 of the Story House Village PUD is anticipated to be completed within 5 years.

LIGHTING

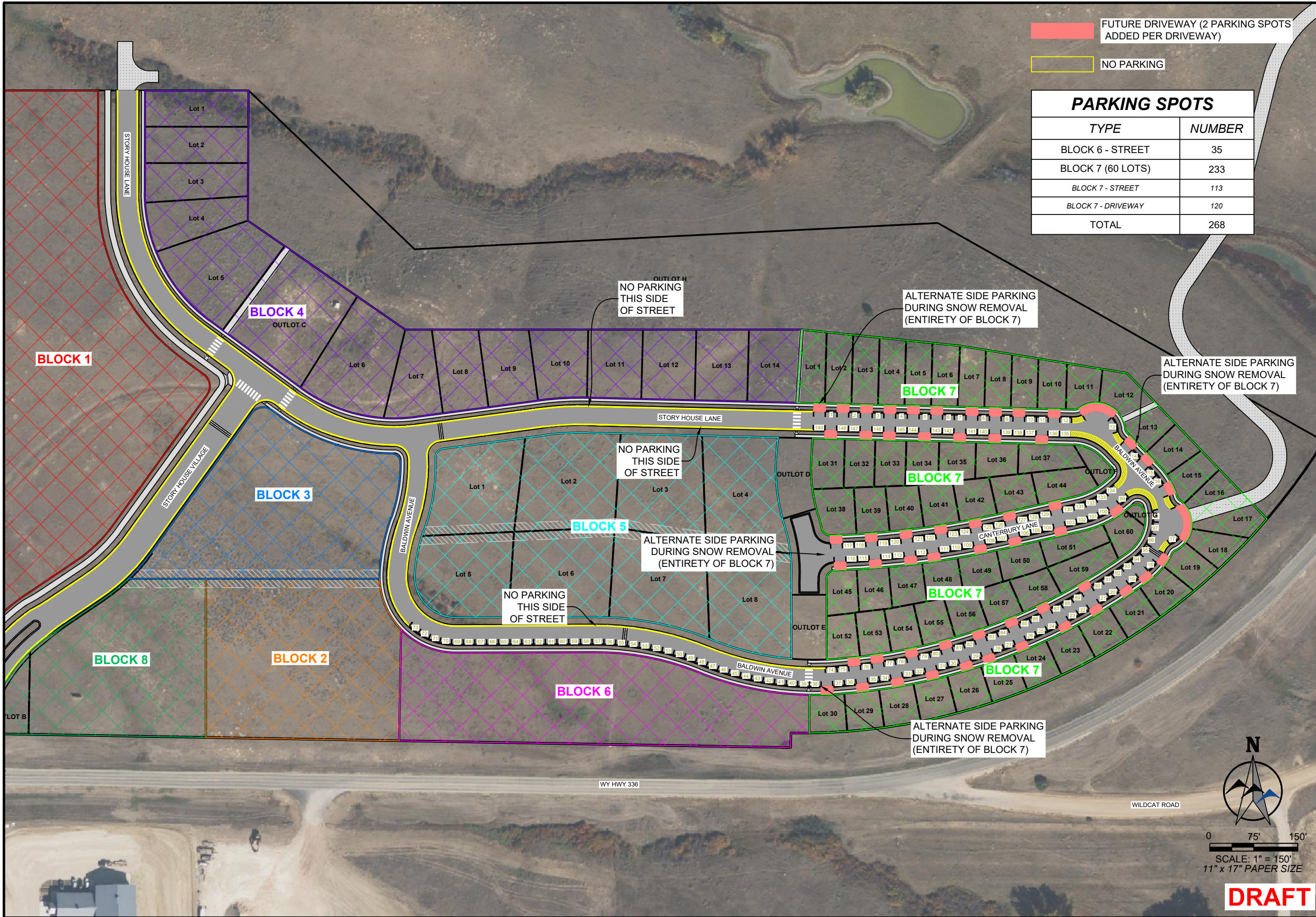
Lighting within Phase 1 of the PUD will meet minimum City of Sheridan lighting requirements to ensure safety and visibility within the development are maintained. The development plans to strategically place lighting to minimize light pollution for the surrounding areas including adjacent Sheridan County residents.

LANDSCAPING

Landscaping will include appropriate landscaping to soften the built environment, assist with stormwater, augment buffers, and help create an aesthetically pleasing development. Landscaping shall be suitable for the climate in Sheridan, shall not include any plants considered noxious or invasive, and planted in such a way to ensure maximum success and health.

<p>STORY HOUSE PROPERTY COMPANY, LLC</p> <p>STORY HOUSE VILLAGE PUD - PHASE 1</p> <p>PROPOSED ZONING SHEET</p> <p>SHERIDAN COUNTY, WYOMING</p>	<p>DESIGNED BY: <u>SER</u></p> <p>DRAWN BY: <u>CIM</u></p> <p>CHECKED BY: <u>CDR</u></p> <p>DATE: <u>05/10/2014</u></p>				<p>PREPARED BY</p>  <p>WWC ENGINEERING</p> <p>1849 TERRA AVE. SHERIDAN, WY 82801 (307) 672-0761 www.wwcengineering.com</p>				<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>				NO.	REVISION	BY	DATE																												
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<p>SHEET</p> <p>6</p>								<p>PROJECT NO. 2023-137</p>																																				

K:\Sheridan\Story House Management\2023\137 Story House Village\05\CAD\Sheets\WORK\23\137_VILG_PARKING_LOT.dwg PARKING 5/13/2024 3:58:55 PM



FUTURE DRIVEWAY (2 PARKING SPOTS ADDED PER DRIVEWAY)

NO PARKING

PARKING SPOTS	
TYPE	NUMBER
BLOCK 6 - STREET	35
BLOCK 7 (60 LOTS)	233
BLOCK 7 - STREET	113
BLOCK 7 - DRIVEWAY	120
TOTAL	268

STORY HOUSE PROPERTY COMPANY, LLC

STORY HOUSE VILLAGE PUD - PHASE 1

PARKING CONCEPT FIGURE ON LOT

SHERIDAN COUNTY, WYOMING

PREPARED BY



1849 TERRA AVE.

SHERIDAN, WY 82801

(307) 672-0761

www.wwcengineering.com

NO. REVISION

BY

DATE

DESIGNED BY: SER
DRAWN BY: CIM
CHECKED BY: CDR
DATE: 02/14/2024

FIGURE
2

PROJECT NO. 2023-137



0 75' 150'
SCALE: 1" = 150'
11" x 17" PAPER SIZE

DRAFT

APPENDIX A

Plat

APPENDIX B

Design Drawings

APPENDIX C

Water and Sewer Design Report

APPENDIX D

Drainage Design Report

APPENDIX E

Geotech Report

APPENDIX F

Traffic Report