A. INTRODUCTION

NOTE: INTENDED USES: Other uses that meet the general intent of this section may be considered if they meet all other requirements.

1. MASTER PLAN GOALS

a. 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.

b. 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.

c. 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.

d. Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed– use district within Sheridan.

e. Continuity. The Master Plan is to provide for continuous and uninterrupted extension to the North Main corridor, and Sheridan's parks, open space, 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 Two. 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 Two.

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 Two Master Plan the Guides, Standards and Regulations of this Master Plan 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.

3. Future Approvals
Future site or development plans will be governed by these Guidelines, Standards and Regulations, and the standards of the Sheridan Municipal Code in effect at the time of the approval of this Master Plan. This Master Plan will be exempt from future modifications to the Sheridan Municipal Code.

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

2. Defined Planning Areas
a. MU – Mixed Use
b. C –– Commercial
c. Residential

3. 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.

4. Open Space
The Common Open Space provided within the Wrench Ranch Phase Two is up to 17% of the gross land area, and is in compliance with the standards set forth in the City of Sheridan Municipal Code Gateway Ordinance.

a. Configuration: 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.

b. 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.

c. Drainage: Open space areas that include drainage areas shall preserve historic drainage channels and/or provide water for landscaped areas.

d. Area Restrictions: Areas occupied by drainage channels, draws, 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.

5. 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.

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
Sign Standards for the Wrench Ranch Phase Two will be established as part of the Master Plan. All signs within the Wrench Ranch Phase Two 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.

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

9. 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.

10. 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.

D. NOTES AND PROVISIONS

11. Total acreage: 365.86 +/– acres

12. Existing Zoning: City of Sheridan Gateway District

13. Not Used

14. This Master Plan covers only Phase Two.

15. 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.

16. 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.

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

18. 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.

19. 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.

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

22. 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	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 300 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

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

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

e. Bicycle racks shall be provided.
f. Not used.
g. 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.

23. Drainage will be conveyed to detention ponds throughout the Master Plan through a combination of surface and underground facilities. Surface water will be detained and released at the historic rate per City of Sheridan Standards.

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

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

26. 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.

27. Specific Trumps 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.

28. 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.

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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
GENERAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:	Project No.:	Task No.:	Sheet:	Rev.:
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A. INTRODUCTION – MIXED USE

1. GENERAL DESCRIPTION

The Mixed Use (MU) Planning Area will serve the business, commercial and residential needs of the Wrench Ranch Phase Two Master Plan. The area will include a mixture of businesses, housing, 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 (MU Permitted Uses–Mixed Use Planning Area) the symbol "P" indicates the uses that shall be permitted in the Mixed–Use District. Uses not permitted are indicated with the symbol "X".

Table MU Permitted Uses–Mixed Use	Permitted
A. Residences & Other Living Accommodation	
Affordable Housing	P
Boarding, rooming houses	P
Family–care homes	P
Group–care homes	P
Group–care institutions	P
Residential rehabilitation facility	P
Town home dwelling	P
Two, three and four family dwellings	P
Hotel	P
B. Consumer Goods and Services	
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	
1. Financial site, drive–up facility not located on same lot as principal use	P
2. Financial Automatic teller Machines	P
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
C. 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
D. 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 (eg. 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
E. 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
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
F. Storage, Parking, & Transportation Uses	
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P
G. 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
H. 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 principle 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 lot as the principle building or use.

USE	Permitted
Accessory dwelling unit	P
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 not 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–premise signs	P
On–site daycare centers(for employees 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	X
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. MIXED–USE DISTRICT: SETBACK & HEIGHT STANDARDS

The standards contained in Table MU–2 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.

Mixed–Use Setback & Height Standards

Location	Width/Height
Building Setback	
Yellowtail Drive	15'
Local–through Street	15'
Local Internal Streets	15'
Side	15'
Front	15'
Rear	15'
Height Limitations (varies by location, see Master Plan)	
Commercial Principal Use (4 story Max.)	45'
Residential Principal Use	45'

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

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 streetwall.
   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 – MIXED USE PRINCIPLES (MU)

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.

ARCHITECTURAL GUIDELINES – MIXED–USE (MU)

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 façade, that 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.

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MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES

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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
MIXED USE PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

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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
- Masonry, CMU (integrally colored)
- Quality Metal Panels
- Masonry, Stone (ie. Ashler–laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural
- Stucco
- Metal wall panels, Corrugated, standing seam, etc. (Use with discretion)
- 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)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)

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MASTER PLAN PHASE TWO
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WRENCH RANCH PROPERTIES
MASTER PLAN - PHASE TWO
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SHERIDAN, WYOMING

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