Community Perceptions



A three (3) phase outreach strategy was proposed for Planning & Development to gauge community opinions on housing. Part of the first phase involved a questionnaire and survey completed with 140 responses with the results below.

Phase 1	Preliminary Outreach Completion of two initial surveys to help inform PDD on how to proceed in addressing its housing crisis.
Phase 2	Consensus Bufficling Informed by Phase 1, PDD should facilitate engagement with a wide range of residents and stakeholders to develop a comprehensive housing strategy.
Phase 3	Planning for Housing Engagement Using best practices and lessons learned thus for, engagement for future housing planning is grafted based on





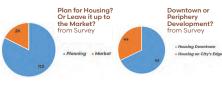
Smallest Unit Statistics from Survey

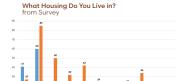
Average Unit Size 1,115 s.f. Average Rent \$920 Average Cost Per Square Foot \$0.96

Largest Unit Statistics from Survey

Average Unit Size Average Rent Average Cost Per Square Foot

2,663 s.f. \$1,893 \$0.75 Number of Responses over 2,500 s.f.





Planning Tools



Local plans and regulations were studied, recommendations for amendments to the City's Unified Development Code (UDC) were proposed.

Define Form-Based Codes for Infill Areas Table 6-2

District Size. The overall area subject to a Regulating Plan for a Form-Based Code shall be at least 20 acres, but can be smaller for additions to an existing Regulating Plan or for infill areas where the context provides an existing Pedestrian Shed in the immediately abutting areas.

Reevaluate Residential

Takia 6-2: Records Automobile Paking				
Ver	Perking Spaces			
Assembly raudronum, stadium, church, etc.)	1 space per each 5 seats (maximum capacity)			
Sed and bresidents boardinghouse and/or lodging house	1 space per each 2 bedrooms			
Hospfub	2 spaces per each bed			
Hotals and mobile	I space for each rental unit plus I space for each 2 employees at restriction employment on single this. Plus I space for each company volvide regularly period on the premises. Accessory seet idency banqueres shall sarily their period greguement seporately according to this company.			
Industrial and Warehousing	I space for each two employees at maximum employment on a single shift. Plus 1 space for each company vehicle segularly partial on the premises.			
Wursing homes and assisted living facilities	I space for each 5 bods for shared twing facilities I space for each 3 independent living units While I space for each 4 independent living units While I space for each employee at maximum employment on a projek shift Min. I volter space for every (10 bed or 5 independent living units			
Canalisi offices	 EC000 quare feet: 1 space per 800 square feet > 90.000 quare feet: 1 space per 400 square feet 			
Medical offices	1 space per 200 source feet			
Residential: Detached, Semi-Attached, and Attached Dwellings	2 spaces per dwelling unit -			
Residentisk all others	1.5 spaces per dwelling unit			
Autal - generally	2 25.000 traveren flore: 5 sporces par 1,000 square floer. 25.0000 to 400.000 paymer flore: 4 sporces par 1,000 square floet. 400.000 to 600.000 square flore: 4 5 sporces par 1,000 square floet. > 600.0000 square floet. 5 sporces par 1,000 square floet.			
Retail - Large product sales (suttomobiles, RVs, boom, form implements, appliances, true numeries and garden centers, etc.)	1 space per 20,000 square feet			
Reducents	« 2,000 pourse feet 5 spooks per 1,000 square feet 2,001 -5,000 square feet 11 squares per 1,000 square feet 5 ± 0,000 square feet 10 squares per 1,000 square feet 9± 0,000 squares feet 20 squares per 1,000 squares feet Plus 1 square per acids 2 employees at maximum employees on a single shift.			
Schools	Kithrough 2: 1 space for each 13 students at meannum capacity 10 through 12: 1 space for each 4 students at meannum capacity Codings and foothesis subjects 1 space for each 2 students at maximum capacity			

Unified Development Co		
	City of Chaype alleged America 12 Steeling and 15 and dismaked Namelon 2	

Example of Density Maximums to Eliminate Art. 5.1.5.d

LOS ANIO		9,000 - 19,999 square feet:	
Lot Frontage		80 - 150	
Setbacks: Principal Building (min.)	Front	10' - 20'	
	Side	5' 15' on street side corner lots	
	Rear	15' 5' if allay loaded	
Setbacks: Accessory Building (min.)	Front	10' behind front building line	
	Side	15' on street side corner lots	
	Réar	2' 5'if alloy loaded	
Density (max.)		1 dwelling / 1,600 square feet 1 dwelling / 1,000 square feet, if over 3 stories	
Total Lot Coverage (max.)		80%	
Building Height	Principal	2 to 3 stones Up to 5 stones with conditional review	
	Accessory	Up to 2 stories	
Zoning Districts	Permitted: HR, NR-3, NR-2 Conditional: MR		



FE Warren AFB



Cheyenne MPO Transit Study

Barriers to Accessible Housing in Cheyenne, Wyoming

Planning & Development Department of City of Cheyenne, WY



Matthew Karney MURP Student May 12, 2022



\$90 Million 2,000

F.E. Warren Air Force Base GBSD Investmen Jobs

Number of

(%)

Findings *∑* **Recommendations**



Complete all three phases of the Community

development and developers support density.

Coordinate with the development community to help incentivize the addition of housing units.





Complete all three phases of the Community



Chevenne should look to complete and implement a housing plan or strategy to guide its housing development in light of future growth and cost factors.



Development Trends

An analysis was completed looking into building permits approved by the city over the last five (5) years as well as an interview with one of the more frequent developers in the city. Case studies suggesting the implementation of the seldom seen in Cheyenne: ADUs and Missing Middle housing, were provided.



Units Approved by Building Permit (01/2016-04/2022)



Uncommon Housing in Cheyenne Accessory Dwelling Units

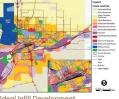


Local Developer (AVI Cheyenne)

Building Density

Land Use

Based on analyses completed for PlanCheyenne, infill development was found to be a great strategy to meet plan goals. The Urban Renewal Authority, implemented in 2021, can be a suitable conduit for targeting urban infill housing development. Maps below are a product of the PlanCheyenne Comprehensive Plan.







Ideal Infill Development Townhomes @ Evans & 27th Periphery Residential Development



