

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO APPROVE THE FINAL PLAT OF THE  
PRAIRIE FIRE BREWING PLANNED UNIT DEVELOPMENT  
IN THE CITY OF GILLETTE, WYOMING  
BY CHANGING THE ZONING CLASSIFICATION FROM C-1, GENERAL COMMERCIAL  
DISTRICT TO P.U.D. PLANNED UNIT DEVELOPMENT ZONING DISTRICT

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE,  
WYOMING:

**SECTION 1.** The zoning of the property legally described below, be changed from C-1, General Commercial District to P.U.D., Planned Unit Development District according to Section 15 of the Zoning Ordinance of the City of Gillette.

A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF GILLETTE,  
CAMPBELL COUNTY, WYOMING DESCRIBED AS FOLLOWS:

A RESUBDIVISION OF LOT 1A, BLOCK 5, BIVENS ADDITION

SAID PARCEL CONTAINS 0.64 ACRES, MORE OR LESS.

**SECTION 2.** The zoning change to P.U.D., Planned Unit Development was approved by the Gillette City Planning Commission on October 8, 2013.

**SECTION 3.** In accordance with Section 15c. of the Zoning Ordinance of the City of Gillette, the following Project Specific Development Standards, shall govern the PRAIRIE FIRE BREWING PLANNED UNIT DEVELOPMENT.

**1. Project Goals:**

The Prairie Fire Brewing Planned Unit Development (PFBPUD) will serve the community in a manner compatible with the Comprehensive Plan and uses of the surrounding C-1, General Commercial zoned properties. The goal of the project is to provide increased flexibility and increase the layout efficiency of the new and unique facility in Gillette, Wyoming. The intent of the PFBPUD is to remain as a free-standing commercial venture.

**2. Permitted Uses:**

- a. Package liquor store
- b. Tavern/lounge
- c. Restaurant
- d. Other permitted uses include those listed in the C-1, General Commercial Zoning District.

**3. Additional Uses:**

- a. Permitted accessory uses in accordance with the C-1, General Commercial Zoning District, which includes the silo shown on the Preliminary Plat.

**4. Minimum Lot Size:**

8,167 square feet

**5. Maximum Lot Size:**

19,715 square feet

**6. Maximum Height of Structure:**

Forty-five feet (45').

**7. Building/Lot Site Coverage:**

- a. Maximum size of building footprint: 8,167 square feet
- b. Maximum percent of site coverage occupied by building: 100%

**8. Minimum Setbacks on the Front, Side and Rear Yards:**

External Setbacks

- a. Front Yard: 20'
- b. Side Yard: 5'
- c. Rear Yard: 15'

Internal Setbacks

- d. Front Yard: zero
- e. Side Yard: zero
- f. Rear Yard: zero

Permitted Yard Encroachments

- a. Exterior stairways, cornices, eaves, gutters, and patio roof and support beams may project three and one-half feet (3 ½') into all yards. The support beams and exterior columns may project to the property line.

**9. Project Specific Unique Development or Design Standards:**

Architectural and aesthetics changes for the PFBPUD will be reviewed by a control committee appointed and approved by the owner of Lots 1 and 2, of the PFBPUD.

**10. Landscaping, Buffering and Screening Standards**

Landscaping for the project at 601 South Douglas Highway has been reviewed and approved by the City of Gillette Parks and Beautification Board and shall comply with the City of Gillette Landscape Ordinance.

**11. Area Designated for Common Open Space and Facilities**

There are no areas designated as such on the plat.

**12. Signage Required**

The PFBPUD will include one Pole Sign installed in the front of the property adjacent to the Douglas Highway. Any signage attached to the building will comply with Section 10 of the City Sign Regulations governing building signs.

**13. Off-Street Parking**

PFBPUD will provide off street parking for 46 parking spaces located on Lot 1, PFBPUD, as approved for the Site Plan for 601 South Douglas Highway.

**14. Proposed Ownership of Commons Area and Facilities**

There are no areas designated as such on the plat. Since Lot 1 contains the required parking facilities and associated site facilities for Lot 2, Lots 1 and 2 of the PFBPUD will be jointly operated or owned.

**15. Site Access and Street Standards**

Access to PFBPUD will be provided by Sixth Street to the parking lot in front and behind the existing building. In addition, access will be provided to the public alley adjacent to the south side of the property. Maintenance of the access areas will be part of the responsibilities of the owner of Lots 1 and 2, of the PFBPUD.

**16. Water, Sewer, and Drainage Infrastructure**

PFBPUD has installed all water, sewer and drainage infrastructure for 601 South Douglas Highway that has been approved by the City of Gillette.

**17. Phasing**

There are no plans for additional phasing for PFBPUD.

**SECTION 4.** The Final Plat of the PRAIRIE FIRE BREWING PLANNED UNIT DEVELOPMENT, in the City of Gillette, Wyoming, is approved for filing with Campbell County Clerk and Ex-Officio Recorder of Deeds.

**SECTION 5.** This ordinance shall be in full force and effect upon its publication.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Tom Murphy, Mayor

(Seal)

ATTEST:

\_\_\_\_\_  
Karlene Abelseth, City Clerk

Publication Date:

STATE OF WYOMING            )  
  )ss.  
County of Campbell            )

On \_\_\_\_\_, 20\_\_, personally appeared before me Tom Murphy, Mayor of the City of Gillette, Wyoming, whom I know personally, to be the signer of the above and he acknowledged that he signed it.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF WYOMING            )  
  )ss.  
County of Campbell            )

On \_\_\_\_\_, 20\_\_, personally appeared before me Karlene Abelseth, City Clerk of the City of Gillette, Wyoming, whom I know personally, to be the signer of the above and she acknowledged that she signed it.

\_\_\_\_\_  
Notary Public  
My Commission Expires: