

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

AN ORDINANCE TO APPROVE THE FINAL PLAT  
OF THE ROLLING HILLS P.U.D. (PLANNED UNIT DEVELOPMENT),  
IN THE CITY OF GILLETTE, WYOMING, BY CHANGING  
THE ZONING CLASSIFICATION FROM R-4, MULTI-FAMILY RESIDENTIAL  
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 R-4, Multi-Family Residential 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:

ROLLING HILLS P.U.D. FINAL PLAT FOR THE RESUBDIVISION OF LOTS  
2A AND 2B, BLOCK 19 OF THE SECOND RESUBDIVISION OF LOT 1,  
BLOCK 19, ROLLING HILLS SUBDIVISION, CITY OF GILLETTE,  
CAMPBELL COUNTY, WYOMING, TO BE KNOWN AS LOTS 2C, 2D, 2E  
AND 2F, BLOCK 19, ROLLING HILLS SUBDIVISION, LOCATED IN THE  
SE1/4 OF THE NW1/4 SECTION 26, TOWNSHIP 50 NORTH, RANGE 72  
WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING

SAID PARCEL CONTAINS 0.356 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 \_\_\_\_\_.

**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 Planned Unit Residential Development.

**1. Project Goals:**

The goal of the Rolling Hills Planned Unit Development is to provide separate ownership of lots within the P.U.D. while creating a structure through binding Agreements to provide for the management of the individual lots that ensure:

- continued access for the successful operation of the apartments
- separate parking areas that adjoin the buildings they serve
- a high level of maintenance for shared access
- a mechanism for maintenance and repair of all common facilities and utilities

**2. Permitted Uses:**

The Rolling Hills Planned Unit Development intends to allow the following uses as permitted: R-4, Multi-Family Residential.

**3. Additional Uses:**

No additional uses will be allowed.

**4. Minimum Lot Size:**

0.05 Acres (2,071 s.f.)

**5. Maximum Lot Size:**

0.130 Acres (5,683 s.f.)

- 6. Maximum Height of Structure:**  
The maximum height of structures located in the Rolling Hills Planned Unit Development shall not exceed forty feet (40').
- 7. Building/Lot Site Coverage:**  
The maximum building footprint for all lots shall not exceed 2,071 sq ft., or exceed the existing building foundation footprint.
- 8. Minimum Setbacks on the Front, Side and Rear Yards:**  
Exterior: Setback limits on all lots shall be a minimum of fifteen feet (15') from adjacent right of way lines on 12th Street, ten feet (10') from the East and West property lines, and five feet (5') on interior lot line.  
Interior: Interior lots shall have no minimum interior distance.
- 9. Development Design Standards:**  
The Rolling Hills Planned Unit Development is unique in the fact that it will be made up of two (2) four-plex buildings. The landscaping is existing and therefore does not apply in regards to the City of Gillette Landscape Ordinance. This P.U.D. is also unique because of the pre-existing conditions regarding the arrangement of the buildings and the parking lots. The Shared Access and Maintenance Agreement that will govern the P.U.D. provides a mechanism to allow for access and address the maintenance and care for the shared drive and utilities. The Agreement will also require all Campbell County Fire Department access requirements to be adhered to. A P.U.D. Association will not be applicable; there will be no common area.
- 10. Landscaping, Buffering and Screening Standards:**  
Exterior: Not Applicable - Existing  
Interior: Not Applicable - Existing
- 11. Area Designated for Common Open Space and Facilities:**  
Not Applicable - No Common Space
- 12. Signage Requirements:**  
Not Applicable - Existing
- 13. Off-Street Parking Requirements:**  
Not Applicable - Existing
- 14. Proposed Ownership of Common Areas and Facilities:**  
There are no common areas. Cross easements through lots, for access and utilities to be addressed through an Access and Maintenance Agreement to be recorded concurrently with the Plat Map. Lot 2C is for the benefit of access and parking for Lot 2D and shall not be sold separately. Lot 2F is for the benefit of access and parking for Lot 2E and shall not be sold separately.
- 15. Site Access and Street Standards:**  
Site Access  
Access to the Rolling Hills Planned Unit Development shall be from 12<sup>th</sup> Street. Emergency Access may be accessed from Elon Street utilizing the reciprocal Access Easement recorded in Book 525, Pages 179-187.  
  
Public Streets  
There are no public streets planned for the Rolling Hills Planned Unit Development.  
  
Private Streets  
There are no private streets planned for the Rolling Hills Planned Unit Development.

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

Not Applicable - Existing

**17. Phasing Plan:**

There are no plans for phasing the Rolling Hills Planned Unit Development.

**SECTION 4.** The Final Plat of the Rolling Hills Planned Unit Development, in the City of Gillette, is approved for filing with the 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
John Opseth, Mayor

ATTEST:

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

Publication Date: