

ORDINANCE NO. _____

**AN ORDINANCE TO APPROVE THE FINAL PLAT FOR
THE VILLAS AT TENTH HOLE ESTATES PLANNED UNIT RESIDENTIAL
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 DISTRICT.**

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

SECTION I. The zoning of the property legally described below, will 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.

TRACTS C, D, AND E AND THE 26' TEMPORARY ACCESS EASEMENT BETWEEN TRACTS E AND G, TENTH HOLE ESTATES, PHASE 1, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING.

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT D, FROM WHICH THE SOUTHEAST SECTION CORNER OF SAID SECTION 35 A FOUND BRASS CAP BEARS N84°24'02"W, A DISTANCE OF 563.47 FEET; THENCE ALONG A CURVE CONCAVED TO THE SOUTH AND THE SOUTH LINE OF TRACT D, TENTH HOLE ESTATES, PHASE 1, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 23°38'32", (CHORD BEARING OF N78°25'05"W AND A CHORD LENGTH OF 135.21 FEET) A DISTANCE OF 136.17 FEET TO A POINT; THENCE S89°45'39"W, CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 618.54 FEET TO A POINT; THENCE N00°14'21"W ALONG THE EAST LINE OF TRACT G, TENTH HOLE ESTATES ,PHASE 1, A DISTANCE OF 94.00

FEET TO POINT; THENCE N89°45'39"E, ALONG SAID SOUTH LINE A DISTANCE OF 123.62 FEET TO A POINT; THENCE N00°14'21"W, A DISTANCE OF 60.00 FEET TO A POINT; THENCE THROUGH A CURVE CONCAVED TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", (CHORD BEARING OF N45°14'21"W AND A CHORD LENGTH OF 28.28 FEET) A DISTANCE OF 31.42 FEET TO A POINT ON THE EAST LINE OF OAKMONT AVENUE; THENCE N00°14'21"W, ALONG THE SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, TENTH HOLE ESTATES, PHASE 2; THENCE N89°45'39"E, ALONG THE SOUTH LINE OF SAID TENTH HOLES ESTATES PHASE 2 A DISTANCE OF 654.26 FEET TO THE SOUTHEAST CORNER OF LOT 16, TENTH HOLES ESTATES PHASE 2 AND A POINT ON THE WEST LINE OF AUGUSTA CIRCLE; THENCE S00°02'30"W, ALONG THE SAID WEST LINE A DISTANCE OF 70.10 FEET TO A POINT; THENCE THROUGH A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°43'09", (CHORD BEARING OF S44°54'05"W AND A CHORD LENGTH OF 28.21 FEET) A DISTANCE OF 31.32 FEET TO A POINT; THENCE S00°13'44"W, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF TRACT C, TENTH HOLE ESTATES PHASE 1; THENCE THROUGH A CURVE CONCAVED TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°16'51", (CHORD BEARING OF S45°05'55"E AND A CHORD LENGTH OF 28.35 FEET) A DISTANCE OF 31.51 FEET TO A POINT ON THE WEST LINE OF AUGUSTA CIRCLE; THENCE S00°02'30"W, A DISTANCE OF 51.97 TO A POINT ON THE WEST LINE OF AUGUSTA CIRCLE; THENCE ALONG A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 13°02'43", (CHORD BEARING OF S06°33'51"W AND A CHORD LENGTH OF 49.98 FEET) A DISTANCE OF 50.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.85 ACRES MORE OR LESS.

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SECTION 2. The zoning overlay to P.U.D., Planned Unit Development was approved by the Gillette City Planning Commission on August 25, 2015

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 Villas at Tenth Hole Estates (Tenth Hole Estates — Phase 3) Planned Unit Residential Development.

1. Permitted Uses:

- a. Single family dwelling
- b. Multiple family dwelling
- c. Condominium or Townhome
- d. Private community center not operated for gain
- e. Day Care (family child care home) with appropriate State license and operated from the provider's home with a special permit
- f. Accessory uses as permitted and defined in the City of Gillette Zoning Ordinance for the R-4 Multiple Family Residential District.

2. Additional Uses:

Storm water conveyance

3. Minimum Lot Size:

4,680 sq. ft.

4. Maximum Lot Size:

5,549 sq. ft.

5. Maximum Height of Structure:

Thirty-five feet (35')

6. Building/Lot Site Coverage:

- a. Maximum size of building footprint:

Single Family Home:	2,980 square feet
Duplex structure:	4,840 square feet
Each Unit:	2,420 square feet
Townhome structure:	6,500 square feet
Each Unit:	2,400 square feet

- b. Maximum percent of site coverage occupied by building: 50%

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

- a. Exterior.

Front:	20 feet (Adjacent to primary entrance)
Side:	5 feet
Corner Side:	10 feet
Rear:	20 feet or twenty percent (20%) of the depth of the zone lot, whichever is smaller
- b. Interior.

Front:	20 feet
Side:	5 feet
Rear:	20 feet or twenty percent (20%) of the depth of the zone lot, whichever is smaller.
- c. Permitted Yard Encroachments:
 1. Belt courses, sills, lintels, exterior columns, chimneys and building accessories may project twenty-four inches (24") into all yards.
 2. Open or unwallled porches, terraces, balconies and exterior stairways may project three and one-half feet (3 1/2') into front and rear yards.
 3. Cornices, overhangs, eaves and gutters may project two feet (2') into all yards.

8. Project Specific Unique Development or Design Standards:

The Villas at Tenth Hole Estates is part of the overall Tenth Hole Estates Master Plan. The Villas at Tenth Hole Estates will bring to the City of Gillette a unique development that provides for the following features:

- Architectural features of the homes are both attractive and affordable.
- Public streets

9. Landscaping, Buffering and Screening Standards:

a. Exterior:

The home owners/builders will be responsible for the privacy fencing, at their discretion, of their yards as part of this development including the exterior lots.

b. Interior:

The homeowner will be responsible for their lot landscaping.

c. Interior Lighting

Interior lighting will consist of downcast porch and garage-mounted lights. All lights shall be on a photocell and may not exceed 60 watts. Standard City street lights will be provided

along the public streets as required by the City.

10. Area Designated for Common Open Space and Facilities:

No open space tract is proposed within The Villas at Tenth Hole Estates. The villas will continue with the fee-in-lieu schedule that was determined for the overall development

11. Signage Requirements:

No sign is proposed with this phase of the development. It is the intent that the Villas are considered part of the overall development.

12. Parking:

Each home shall have a 2-car garage and driveway that accommodates two cars. On-street parking is permitted on all streets.

13. Proposed Ownership of Common Areas and Facilities:

None

14. Site Access and Street Standards:

Site Access

Access to the site is from Augusta Circle, Oakmont Drive, and Sinclair Street via an existing temporary access easement.

Public Streets

All internal streets are public streets.

- a. Saint Andrews Lane will consist of 40 feet of pavement from top back of curb to top back of curb in a 60-foot right-of-way, through the site. Four-foot wide detached sidewalks will be constructed on both sides of the street during the home construction on each lot.

15. Water and Sewer and Drainage Infrastructure:

a. Drainage

The drainage system consists of streets, gutters, inlets, storm sewers, culverts, natural

grass swales and one detention pond. The on-site runoff will flow to the detention pond designed to contain the developed runoff from this site. The pond attenuates developed runoff prior to release into Donkey Creek. No irrigation ditches exist onsite. The detention pond release will be directed into Donkey Creek.

b. Utilities

c. Water System

The Villas at Tenth Hole Estates water distribution system will consist of 8-inch water mains. The connection points will be at the connections to Oakmont Avenue and Augusta Circle. This water system adds another connection to an existing loop to provide adequate water supply and fire protection.

d. Sanitary Sewer System

The Villas at Tenth Hole Estates sanitary sewer system is entirely a gravity system. The site connects into the existing large sanitary sewer main located within Augusta Circle. Sewage flows are conveyed within the existing sanitary sewer system to the City treatment plant.

e. Gas and Electric

Gas service is provided by Source Gas and Electric service is provided by the City of Gillette. Both are located in the existing adjacent streets and along the property's northern border for service to the site.

f. Street-Lights

All street-lights shall be downcast.

16. Phasing Plan:

There are no plans for phasing The Villas at Tenth Hole Estates Planned Unit Development.

SECTION 4. The P.U.D. Plat of The Villas at Tenth Hole Estate Residential Planned Unit Development in the City of Gillette 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 _____, 2015.

Louise Carter-King, Mayor

(SEAL)

ATTEST:

Karlene Abelseth, City Clerk

Publication Date: