

AN ORDINANCE TO APPROVE THE FINAL P.U.D.  
(PLANNED UNIT DEVELOPMENT) PLAT  
FOR THE RESUBDIVISION OF LOT 3, BLOCK 4, MARQUISS ADDITION,  
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:

LOT 3, BLOCK 4, MARQUISS ADDITION, TO BE KNOWN AS LOT 3A AND  
LOT 3B, BLOCK 4, MARQUISS ADDITION, CITY OF GILLETTE,  
CAMPBELL COUNTY, WYOMING, LOCATED IN A PORTION OF THE NE ¼  
OF THE NE ¼ OF SECTION 34, TOWNSHIP 50 NORTH, RANGE 72 WEST,  
6<sup>TH</sup> PRINCIPAL MERIDIAN

SAID PARCEL CONTAINS 0.40 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. Permitted Uses:**  
The Final P.U.D. (Planned Unit Development) Plat for the Resubdivision of Lot 3, Block 4, Marquiss Addition intends to allow the following uses as permitted: R-4, Multi-Family Residential.
- 2. Additional Uses:**  
No additional uses will be allowed.
- 4. Minimum Lot Size:**  
Minimum Lot Size shall be in accordance with the R-4, Multi Family Residential District, or Six thousand (6,000) square feet, plus one thousand five hundred (1,500) square feet for each dwelling unit in a multiple family and condominium dwelling in excess of four (4) dwelling units. The minimum area of a zone lot for townhouses shall be three thousand (3,000) square feet per unit. Living units in boarding and/or rooming houses and dormitories shall not be construed to be dwelling units for the purposes of this requirement.
- 5. Maximum Lot Size:**  
0.40 acres (17,420 sf)
- 6. Maximum Height of Structure:**  
The maximum height of structures shall be in accordance with the R-4, Multi Family Residential District.
- 7. Building/Lot Site Coverage:**  
Building and lot site coverage shall be in accordance with the R-4, Multi Family Residential District.
- 8. Minimum Setbacks on the Front, Side and Rear Yards:**  
Setback limits on all lots (both exterior and interior) shall be in accordance with the R-4, Multi Family Residential District with the exception of Rear Yard setbacks. Rear Yard setbacks for all lots shall be fifteen feet (15') for Structures containing both Permitted and Accessory Uses.

9. **Development Design Standards:**  
Not Applicable for the Existing Development. Shall comply with adopted Zoning Ordinances, Design Standards and other City Development Standards and Ordinances in place when future Development or Redevelopment will occur.
10. **Landscaping, Buffering and Screening Standards:**  
Exterior: Not Applicable for the Existing Development. Shall comply with Section 14 of the City's Zoning Ordinance for future landscaping improvements.  
Interior: Not Applicable for the Existing Development. Shall comply with Section 14 of the City's Zoning Ordinance for future landscaping improvements.
11. **Area Designated for Common Open Space and Facilities:**  
Not Applicable - No Common Space
12. **Signage Requirements:**  
Signage shall comply with Section 10 of the City's Zoning Ordinance.
13. **Off-Street Parking Requirements:**  
Off Street Parking shall comply with Section 9 of the City's Zoning Ordinance.
14. **Proposed Ownership of Common Areas and Facilities:**  
There are no common areas. All utilities that exist within the boundaries of this plat will require a recorded easement that will be referenced on the plat. Also, a note will be added to the plat that states that the owners of Lots 3A and 3B shall be jointly and evenly responsible for the ownership and maintenance of the shared portion of water and sewer service lines that are outside the standard City maintenance boundaries.
15. **Site Access and Street Standards:**  
Site Access  
Access to Lot 3A shall be from the existing access on Mitchell Ave. Access to Lot 3B shall be from the existing access on E-Z Street.  
  
Public Streets  
There are no public streets planned for this development.  
  
Private Streets  
There are no private streets planned for this development.
16. **Water and Sewer and Drainage Infrastructure:**  
Not Applicable - Existing
17. **Phasing Plan:**  
There are no plans for phasing this development.

**SECTION 4.** The Final P.U.D. Plat for the Resubdivision of Lot 3, Block 4, Marquiss Addition, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Louise Carter King, Mayor

ATTEST:

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

Publication Date: