

ORDINANCE NO.

AN ORDINANCE TO APPROVE THE PUD PLAT OF THE GILLETTE COLLEGE PLANNED UNIT DEVELOPMENT TO THE CITY OF GILLETTE AND TO AMEND THE DISTRICT ZONING MAP OF THE CITY OF GILLETTE, WYOMING BY CHANGING THE ZONING CLASSIFICATION FROM C-O, OFFICE AND INSTITUTION DISTRICT, TO PUD PLANNED UNIT DEVELOPMENT DISTRICT

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

SECTION ONE. The zoning of the property legally described below, be changed from C-O, Office and Institution District, to PUD, 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:

Tract E, Gillette College Planned Unit Development, a Resubdivision of Tract C, Gillette Tech Center, Phase II, a parcel of land situated in Section 3, T49N, R72W of the 6th P.M. Campbell County, Wyoming and being more particularly described as follows:

Commencing at the southeast corner of said Tract E and being the point of beginning;

Thence along the east boundary of said Tract E, N00°13'36"E, 365.56 feet to the northeast corner of said Tract E;

Thence along the north boundary of said Tract E, S89°48'11"W, 601.63 feet to the northwest corner of said Tract E;

Thence along the west boundary of said Tract E, S00°07'43"W, 362.04 feet to the southwest corner of said Tract E;

Thence along the south boundary of said Tract E, S89°51'41"E, 601 feet to the point of beginning.

Said Tract E contains 5.03 acres more or less.

All areas are computed at ground.

All measured distances are grid, for conversion to ground, multiply by 1.000269641.

The basis of bearing for this legal description is the City of Gillette Horizontal Control Network.

SECTION TWO. The zone change to PUD, Planned Unit Development, was approved by the Gillette City Planning Commission on February 28, 2017.

SECTION THREE. In accordance with Section 15c. of the Zoning Ordinance of the City of Gillette, the following Project Specific Development Standards, shall govern the Gillette College Planned Unit Development.

1. **Project Goals:** The goal of the Gillette College Planned Unit Development project is to develop an innovative office and institution site which incorporates unique and premium design elements into the structures, reserves significant open space and promotes design flexibility for each lot. The PUD District is utilized in order to promote efficient and cost effective development by means of an economical arrangement of the buildings, land uses, densities, utilities and site design while at the same time preventing negative impact to the Gillette College Planned Unit Development and surrounding communities.
2. **Permitted Uses:** The Gillette College Planned Unit Development intends to allow the following uses as permitted: All uses allowed within the C-O, Office and Institution District and all uses as intended by the Gillette College Master Plan.
3. **Lots:** Lot boundaries shall be the exterior of a principal building.
4. **Minimum Lot Size:** As necessary, lot sizes correspond to buildings shown on the plat.
5. **Maximum Lot Size:** As necessary, so long as all City requirements for development are met.
6. **Maximum Height of Structure:** The maximum height of structures located in the Gillette College Planned Unit Development is 45 feet.
7. **Existing Building Lot/Site Coverage:** The maximum building footprint for Lot 1 shall not exceed 3,495 s.f. The maximum building footprint for Lot 2 shall not exceed 5,540 s.f. The maximum building footprint for Lot 3 shall not exceed 5,540 s.f. The maximum building footprint for Lot 4 shall not exceed 2,200 s.f.
8. **Lots 1, 2, 3, and 4** may be enlarged, and new lots consisting of principal structures, may be added to the Planned Unit Development in the future so long as parking requirements of the City of Gillette are met, and all other City requirements for health and safety are also met by enlarging existing lots or adding new lots.
9. **Minimum Setbacks for all lots:**

Exterior: No lot shall be closer than 20 feet from any other lot situated on Tract E.

Interior: Lots 1, 2, 3, and 4 shall have no minimum interior setbacks.

10. **Project Specific Unique Development or Design Standards:** The Gillette College PUD is unique in the fact that it is a partnership between the City of Gillette and Gillette College. Both partners endeavor to hold a high standard

related to construction and building appearance. This PUD is also unique because of the specific arrangement of the buildings and the timing of the project. A large access easement will be in place which extends from the north to the south and will allow cross parking between all lots. An agreement is in place between the City of Gillette and Gillette College concerning maintenance responsibilities with the buildings as well as common use areas located on Tract E. The common area mainly consists of the parking lots and landscape areas. Covenants developed and filed by the City of Gillette are in effect for the use of the property and its development.

- 11. Landscaping, Buffering and Screening Standards:** All exterior yard areas on the exterior boundary of the lots have landscaping, buffering and screening as required by the City Landscaping Ordinance. There are a mix of deciduous trees and shrubs and coniferous trees and shrubs, all of which meet and/or exceed the minimum requirements. The original Landscape Plan was submitted to, reviewed by, and approved by the City Parks and Beautification Board. The landscaping exceeds the requirements of the City regulations.
- 12. Area Designated for Common Open Space and Facilities:** Tract E is the common space area of the Gillette College Planned Unit Development. The common open space is to be used for access and egress, landscaping, parking and accessory structures normally associated with office and institutional uses.
- 13. Signage Requirements:** Signage will conform to the City of Gillette Zoning Ordinance. All signs are to be attractive and well-maintained.
- 14. Off-Street Parking Requirements:** All lots shall meet the City of Gillette Zoning Ordinance requirements for parking. The parking on Tract E shall be for the benefit of lots 1, 2, 3, and 4. The City of Gillette and Gillette College agree that parking in Tract E can be utilized for events and other college activities on campus as spaces are available during events and activities.
- 15. Proposed Ownership of Common Areas and Facilities:** Ownership of common areas lies with the City of Gillette, and will be maintained by Gillette College. Each Lot shall be separate with all lots having access to parking per Section 14.
- 16. Site Access and Street Standards:**

Site Access: Access to the Gillette Planned Unit Development shall be primarily from Tech Drive via Sinclair Street located on the north side of the property.

Public Streets: There are no public streets planned for the Gillette College Planned Unit Development.

Private Streets: Gillette College Planned Unit Development has one private street which begins at the aforementioned intersection on Sinclair Street and extends in to the parking area. This Private Street shall be maintained as the driveway entrance to Tract E and be in accordance with Section 15.

17.Water and Drainage Infrastructure: The water and drainage infrastructure of the Gillette College Planned Unit development meets all City of Gillette Design Standards.

18.Phasing Plan: There are no plans for phasing the Gillette College Planned Unit Development.

SECTION FOUR. The Gillette College Planned Unit Development to the City of Gillette is approved for filing with the Campbell County Clerk and Ex-officio Recorder of Deeds.

SECTION FIVE. This Ordinance shall be in full force and effect upon its publication.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2017.

Louise Carter-King, Mayor

(Seal)

ATTEST:

Karlene Abelseth, City Clerk

Publish Date: