

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

AN ORDINANCE APPROVING AND AUTHORIZING AN AMENDMENT TO ORDINANCE 3661 AND ASSOCIATED VILLAS AT LEGACY RIDGE PLAT TO BE KNOWN AS THE AMENDED PLANNED UNIT DEVELOPMENT, THE VILLAS AT LEGACY RIDGE, PHASE I, TO THE CITY OF GILLETTE, WYOMING

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

**SECTION 1.** The zoning of the property legally described below will be changed by amending parts of a P.U.D. overlaying the existing R-3 Single and Multiple Family Residential District for the Property, according to Section 12 and 15 of the Zoning Ordinance of the City of Gillette. Pursuant to City of Gillette Zoning Ordinance Section 3 b. (2), provision of this ordinance shall apply to all private lands within the corporate limits of the City of Gillette, Wyoming.

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

LOTS 1J, 2H, BLOCK 1, LOTS 5E, 6E, 7E, 9J, AND 9H, BLOCK 2,  
AMENDED PUD PLAT, THE VILLAS AT LEGACY RIDGE, PHASE 1

SAID PARCELS CONTAIN 1.49 ACRES, MORE OR LESS (the “Property”).

Incorporated herein by reference is City of Gillette Ordinance No. 3661, *An Ordinance for the Final Plat titled Final Plat – A resubdivision of Legacy Ridge, Phase I, City of Gillette, Wyoming, Legacy Ridge, Phase I Planned Unit Development to be known as The Villas at Legacy Ridge in the City of Gillette, Wyoming by Overlaying a Planned Unit Development Zoning District over the Existing R-3 Single and Multiple Family Residential District*, hereinafter referred to herein as “Ordinance No. 3661”.

No changes shall be made to any other property currently authorized under Ordinance No. 3661 and not specifically referenced herein as the “Property”.

**SECTION 2.** This Planned Unit Development zoning overlay was approved by the Gillette City Planning Commission on January 22, 2019.

**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 **Amended Planned Unit Development, The Villas at Legacy Ridge, Phase I** (the “Neighborhood”) and the Property..

**1. Permitted Uses:**

Those Permitted Uses provided for in Ordinance No. 3661, including:

- a. Single family dwelling
- b. Condominium or Townhome
- d. Day Care (family child care home) with appropriate State license and operated from the provider’s home with a special permit
- e. Accessory uses as permitted and defined in the City of Gillette Zoning Ordinance for the R-3 Single and Multiple Family Residential District.

Multiple family dwelling(s) shall be excluded from the Neighborhood.

**2. Additional Uses:**

Those Additional Uses provided for in Ordinance No. 3661, including:

1. Storm water conveyance and detention facilities
2. Utility infrastructure

**3. Minimum Lot Size:**

That Minimum Lot Size provided for in Ordinance No. 3661:

2,924 sq. ft.

**4. Maximum Lot Size:**

15,000 sq. ft.

**5. Maximum Height of Structure:**

That Maximum Height of Structure provided for in Ordinance No. 3661:

Thirty-five feet (35')

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

- a. Maximum size of building footprint:

Existing Structures:	As already approved
Single-Family Detached Home:	5,000 square feet
Single-Family Detached Structure or Townhome:	5,000 square feet
Each Unit:	2,500 square feet

- b. Maximum percent of site coverage occupied by building: 60%

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

- a. Those Minimum Setbacks on the Front, Side and Rear Yards provided for within Ordinance No. 3661.
- b. Due to its unique configuration, when building upon Lot 9J, Block 2, the minimum setbacks for the Front, Side and Rear Yards shall all be Five feet (5'), provided, however that developer shall ensure a setback of at least Twenty feet (20') on two parallel yards of the lot.

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

The Neighborhood provides for the following features:

- Ranch style paired homes
- Attractively designed condominiums and townhomes
- Single-family detached homes
- A variety of housing alternatives to encourage a mix of young families, traditional families, and seniors and those looking to age in place
- Common area maintenance
- Covenant controlled community
- Attractively landscaped common areas which buffer the neighborhood from Shoshone Avenue
- Consistent landscaping design from home to home
- Those Project Specific Unique Development or Design Standards provided for in Ordinance No. 3661.

**9. Landscaping, Buffering and Screening Standards:**

Those Landscaping, Buffering and Screening Standards provided for within Ordinance No. 3661.

**10. Area Designated for Common Open Space and Facilities:**

Those Area(s) Designated for Common Open Space and Facilities provided for within Ordinance No. 3661.

**11. Signage Requirements:**

Those Signage Requirements provided for within Ordinance No. 3661.

**12. Parking:**

Each home shall have a two- or three-car garage and driveway that accommodates at least two cars.

**13. Ownership of Common Areas and Facilities:**

That Ownership of Common Areas and Facilities provided for within Ordinance No. 3661.

**14. Site Access and Street Standards:**

Those Site Access and Street Standards provided for within Ordinance No. 3661, provided, however, that all references to the Private Streets referenced therein for the benefit of lands within the Neighborhood shall be struck.

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

That Water and Sewer and Drainage Infrastructure provided for within Ordinance No. 3661.

**16. Phasing Plan:**

There are no plans for phasing the Neighborhood.

**SECTION 4.** The **Amended Planned Unit Development, The Villas at Legacy Ridge, Phase I**, 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 \_\_\_\_\_, 2019.

Louise Carter-King, Mayor

(Seal)

ATTEST:

Cindy Staskiewicz, City Clerk

Publish Date: