ORDINANCE NO._____

AN ORDINANCE APPROVING AND AUTHORIZING AN AMENDMENT TO ORDINANCE 3827 AND ASSOCIATED VILLAS AT TENTH HOLE ESTATES PHASE 1, PLANNED UNIT DEVELOPMENT PLAT TO BE KNOWN AS FINAL PUD PLAT, A RESUDIVISION OF LOTS 17-28, BLOCK 3, VILLAS AT TENTH HOLE ESTATES, 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-4 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:

FINAL PUD PLAT, A RESUBDIVISION OF LOTS 17A-24A, BLOCK 3, VILLAS AT TENTH HOLE ESTATES, PHASE 1.

SAID PARCELS CONTAIN 1.346 ACRES, MORE OR LESS (the "Property"). Incorporated herein by reference is City of Gillette Ordinance No. 3827, *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 to P.U.D., Planned Unit Development District,* hereinafter referred to herein as "Ordinance No. 3872".

No changes shall be made to any other property currently authorized under Ordinance No. 3872 and not specifically referenced herein as the "Property".

SECTION 2. This Amended Planned Unit Development zoning overlay was approved by the Gillette City Planning Commission on _____, 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 **FINAL PUD PLAT, A RESUBDIVISION OF LOTS 17-28, BLOCK 3, VILLAS AT TENTH HOLE, PHASE I** (the "Neighborhood") and the Property.

1. Permitted Uses:

Those Permitted Uses provided for in Ordinance No. 3872, including:
a. Single family dwelling
b. Condominium or Townhome

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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-4 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. 3872, including:
1. Storm water conveyance and detention facilities
2. Utility infrastructure

3. Minimum Lot Size:

That Minimum Lot Size provided for in Ordinance No. 3872:
7,110 sq. ft.

4. Maximum Lot Size:

7,662 sq. ft.

5. Maximum Height of Structure:

That Maximum Height of Structure provided for in Ordinance No. 3872:
Thirty-five feet (35')

6. Building/Lot Site Coverage:

a. Maximum size of building footprint:

Existing Structures:	As already approved
Single-Family Detached Home:	4,000 square feet
Single-Family Detached Structure or Townhome:	4,000 square feet
Each Unit:	2,000 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. 3872.

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

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• 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
• 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. 3872.

9. Landscaping, Buffering and Screening Standards:

Those Landscaping, Buffering and Screening Standards provided for within Ordinance No. 3872.

10. Parking:

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

SECTION 4. The **FINAL PUD PLAT, A RESUBDIVISION OF LOTS 17-28, BLOCK 3, VILLAS AT TENTH HOLE ESTATES, 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:

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