



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, February 12, 2019
7:00 PM

Council Chambers
201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281

Call To Order

Approval of Minutes

1. Pre-Meeting Workshop Minutes - January 8, 2019
Regular Meeting Minutes - January 8, 2019

Cases

Case No. 18.039PUDF

Amended PUD Final Plat, The Villas At Legacy Ridge

Old Business

New Business

Adjournment

CHAIRMAN

Jim Nielsen

VICE-CHAIRMAN

Cindy Reardon

BOARD MEMBERS

Trevor Matson

Brenda Green

Jennifer Tuomela

Sheryl Martin

Ted Jerred

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Responsibility Integrity Dedication



**CITY OF GILLETTE
PLANNING COMMISSION
February 12, 2019 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 2/12/2019 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - January 8, 2019

Regular Meeting Minutes - January 8, 2019

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

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☐ [Pre-Meeting Minutes 01/08/2019](#)

☐ [Meeting Minutes 01/08/2019](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM – CITY HALL
January 8, 2019 – 6:00 p.m.

The January 8, 2019, Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 6:00 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Planning Commission Members present were Chairman Jim Nielsen, Vice-Chair Cindy Reardon, Brenda Green, Trevor Matson and Ted Jerred. Those present from the City of Gillette were Annie Mayfield, Planning and GIS Manager; Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Senior Administrative Assistant.

Discussion was held on the case(s) to be presented at the regular meeting to follow.

The Pre-Meeting Workshop adjourned at 6:51 p.m.

Minutes taken and prepared by:

Jill McCarty
Senior Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
January 8, 2019

PRESENT

Commission Members Present: Chairman Jim Nielsen, Vice-Chair Cindy Reardon, Brenda Green, Trevor Matson, and Ted Jerred.

Commission Members Absent: Sheryl Martin, and Jennifer Tuomela

Staff Present: Annie Mayfield, Planning and GIS Manager; Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Senior Administrative Assistant.

CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Brenda Green to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of November 13, 2018. Ted Jerred seconded the motion. Motion carried 5/0.

18.032V-VACATION-
Tract 1-A & 1-B Powder
Basin Center
Subdivision

The owner, TKG Powder Basin LLC is seeking approval to vacate a 10 foot wide easement and a portion of a 20 foot wide easement located in the Powder Basin Subdivision.

During review of the Marshall's Commercial Site Plan, one 10 foot wide easement was identified as having no utilities located within, and another 20 foot wide easement into the Marshall's building. Staff recommended that the easements be vacated so the property is not encumbered with unnecessary easements.

Meredith Duvall said the city had received two inquiries from the public regarding the case, seeking general information on what the case was about only.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case, Brenda Green seconded the motion. Motion carried 5/0.

18.034Z-ZONING MAP
AMENDMENT-Chevrolet
Sub and Westover Hill
Sub

The owners, Newton Family Farms Limited Partnership and Steven M. Bruce, are seeking approval of a zoning change request of 4.33 Acres of land from C-1, General Commercial District to A, Agricultural District.

This property is located on the south side of Westover Road and west of the intersection of Skyline Drive and Westover Road.

Each of these lots have remained undeveloped. Unimproved 60' city right of way exists between Lot 1, Block 3, Westover Hills Phase 1 and Lot 1, Davis Chevrolet Subdivision. Similarly, a 60' right of way exists for Lee Esther Lane on the west.

The minimum size requirement for an A, Agricultural Zone District is 20 Acres. As per Section 12.f.(2) of the Zoning Regulation any land “adjacent and contiguous land in the surrounding county that is zoned in a similar category or is used substantially for uses similar to those being sought by the applicant” can be used to obtain the minimum district size. This property, with the western 8.18 acres and the southern 198 acres in the county, zoned as A, Agricultural District meet the minimum district size requirements.

There is no minimum lot size for the A, Agricultural District except in cases where a residence is occupied only by the owners or persons employed by the owner. In such a case at least three (3) acres of land is required for each permanently occupied dwelling. No uses will be allowed upon the subdivided lots except those enumerated within the A, Agricultural District.

Sanitary sewer is available to each existing lot. Water service is not available to the individual lots. Any use requiring water services will require the developer to provide a service from the City water main located on the north side of Westover Road. City electric is available to the existing lots.

The Future Land Use Plan as adopted in November 2013 indicates this property to be General Commercial (GC). The City-County Joint Future Land Use Plan adopted at the same time indicates the property to the south to be RR, Rural Residential.

The proposal to rezone 4.33 acres of Land from C-1, General Commercial to A, Agricultural District recognizes the changing conditions in the City which are primarily financial in nature.

Clark Sanders said the city received one phone call from the public regarding the case, seeking general information on what the case was about only.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public. Ted Jerred said the rezoning would be going backwards and reducing the potential of what could be developed on the lots.

Dick Doyle, Doyle Land Surveying and agent for the case, was present and said the owners were requesting the change in zoning for the purpose of reducing the taxes on the property and they did not see any new development happening on the lots. Vice-Chair Reardon asked what the change in taxes would be once rezoned, and Mr. Doyle said he did not know the dollar amount it would be. Chairman Nielsen inquired if there needed to be 3 acres for a home to built on Agricultural zoning, how large each of the lots were. Clark Sanders said each one was approximately ½ acre. Vice-Chair Reardon said she did not like to see the community lose commercial property that is already subdivided such as these lots. Chairman Nielsen said he agreed he did not like to see the loss of the commercial property, but it is the owner’s property to

do with it what they wanted and he didn't see any stumbling blocks on the way of the rezoning.

There being no further comments or questions, Trevor Matson made a motion to approve the case, Vice-Chair Reardon seconded the motion. Motion carried 3/0/2.

18.036SFPM-FINAL
PLAT MINOR-
Remington Estates Ph.
V

The owner, Saunders Land & Livestock LLC, is proposing to subdivide 12.169 acres of land located in the South Park Subdivision for facilitating future development; currently the land is unplatted. Access is on the east side of the property off of an unnamed gravel road that begins where Enzi Drive meets Southern Drive. Currently Glock Avenue and Kimber Drive to the north dead end at the property. An access easement will have to be secured for future development of the property. There are no utilities serving the property now. Any future site development will be required to undergo a commercial site plan review.

Meredith Duvall said the city had received two inquiries from the public regarding the case, both had no issues with the case and were general inquiries only.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public.

Tressa Meserve, adjacent landowner, was present and inquired about the access road, and did not believe what was being shown was the correct access to the property. Meredith Duvall said access needs to be secured if there is future development, and right now there is no access except where Glock Avenue currently dead ends. Ted Jerred asked if the land needed two accesses, and Meredith said currently no. Chairman Nielsen said the accesses would be determined by how the land gets developed. Ted Jerred asked if the property was in a flood plain, Meredith said it was in a flood plain.

Cortney Morris, resident in Remington Estates, was present and asked what the zoning of the property would be. Meredith said the property was zoned residential and there were no plans to rezone it at this time.

Dick Doyle, agent for the owner, was present and said the owner will be providing an easement along Glock Avenue, extending that road, and that will be the access road. Vice-Chair Reardon said it looked like the corner of the property and where Glock Avenue dead ends does not matchup entirely, and asked where the access for that would be. Mr. Doyle said the owner would be providing a 60-foot strip of land for that.

Helen Hottell, resident of Remington Estates, was present and said her concern was the only access would be Glock Avenue which was already very busy. She said when there was a field fire two years ago, there was so much traffic on Glock Avenue she could not get home. She said she is concerned any future emergencies will also be a

problem if Glock is the only access road.

Chairman Nielsen said if a development plan were to come in, then more detail would be put into it at that time. It is possible, he said, an agreement could be made to put another access road on the other side of the property, though it is not guaranteed. Meredith said whatever is determined, a commercial site plan review would be required along with a traffic study of the area.

There being no further comments or questions, Ted Jerred made a motion to approve the case, Brenda Green seconded the motion. Motion carried 5/0.

Chairman Nielsen said this was a very preliminary step to getting the land developed. As the other steps happen, just as the surrounding property owners were notified of this case, they will also be notified of any upcoming cases for the property as well.

18.037SFPM-FINAL
PLAT MINOR-Resub Lot
5 Prestige Park

The owner, Diverse Energy LLC, is proposing to subdivide 10.709 Acres of land located at 2600 E Second Street for the purposes of ownership and to facilitate future development. The subdivision includes the existing Lot 5 of the Prestige Park Subdivision. This subdivision will create two (2) lots. Lot 5A (7.142 acres) and Lot 5B (3.567 acres).

The property is zoned I-2, Heavy Industrial and is surrounded by similar zoned property with Interstate 90 to the northwest and the railroad and Highway 14/16 on the south. Access to Lot 5A will be from E Second Street. Access to the newly created Lot 5B will require a separate easement on Lot 6, Prestige Park Subdivision.

Water and electricity is located at or near the site. Sanitary sewer will be required to be extended at the time of development.

Any future site development will be required to undergo a commercial site plan review.

Clark Sanders said the city received one phone call from the public regarding the case, seeking general information on what the case was about only.

Chairman Nielsen asked if there were any questions or comments on the case from the Commission or the public.

Ted Jerred asked about the access to the lot. Clark Sanders said in I2 zoning it is allowed for lots to be accesses by private access easement, however the easement they are proposing is not part of the subdivision, and it would need to be provided in a separate document.

Vice-Chair Reardon asked where the utilities were located for the lot. Clark said the water and electric was located on the east side, and sewer was located in the cul-de-sac on E 2nd Street and will need to be

extended from that location.

There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case, Trevor Matson seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there was one upcoming case for the January 22, 2019 meeting. The February 12, 2019, meeting will be canceled.

ADJOURNMENT

The meeting adjourned at 7:27 p.m.

Minutes taken and prepared by Jill McCarty, Senior Administrative Assistant.

DRAFT



**CITY OF GILLETTE
PLANNING COMMISSION
February 12, 2019 7:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 2/12/2019 7:00:00 PM

CASE NUMBER AND TITLE:

18.039PUDF

Amended PUD Final Plat, The Villas At Legacy Ridge

APPLICANT/OWNER:

MC Hitt Development LLC

AGENT:

Doyle Surveying, Inc., Dick Doyle

CASE SUMMARY:

The owner is seeking approval of an Amended Final Planned Unit Development Plat known as the Amended PUD Final Plat, The Villas At Legacy Ridge.

CASE BACKGROUND:

The Villas at Legacy Ridge are located east of the Campbell County Recreation Center along Shoshone Avenue. The owner is seeking to adjust the sizes of 13 lots by combining and reducing the number of lots. Four lots are west of Quarter Horse Avenue which will be combined into two Lots. Five lots north of Villa Way will be combined into three lots. And four lots on the east will be combined into two lots.

Planned Unit Development plats with the accompanying Draft Ordinance regulate the zoning components of the development. The Draft Ordinance provides the zoning design components of the development. Specifically, the ordinance addresses the building setback requirements, building footprint size and parking. All other aspects of the ordinance governing the existing developed lots will remain unchanged and continue to follow the previous Ordinance No. 3661.

Access to each lot will be from Quarter Horse Avenue or Villa Way. Due to the proximity of Lots 9H and 9J to Shoshone Avenue, one common access will be allowed with a common access easement from Villa Way. Access to Shoshone Avenue will not be allowed.

Water and Sewer Mains and electrical run north and south on lot 9H and 9J. An easement shall remain in place to provide access to these utilities.

Each existing lot is currently served by water, sewer and electrical. Prior to the recording of the final plat, the owner shall provide a service line agreement and the associated estimate and financial guarantee to

remove the surplus water services this subdivision creates or remove the services prior to recording the plat.

CASE REQUIREMENTS:

1. The applicant will address all comments and concerns in ePlans before submitting a final, signed mylar to be recorded by the Campbell County Clerk.
2. A recording fee of \$75 (seventy-five), payable to the Campbell County Clerk must be submitted with the final mylar.
3. A Service Line Agreement will need to be executed.
4. A Title Report needs to be submitted to the City Planning Division.
5. The Ordinance originally recorded with the Final Planned Unit Development Plat for The Villas at Legacy Ridge must be amended to include the newly established lots and submitted with the plat to be recorded. The recording fee for these documents must also be submitted with the final mylar.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Clark Sanders, Planner

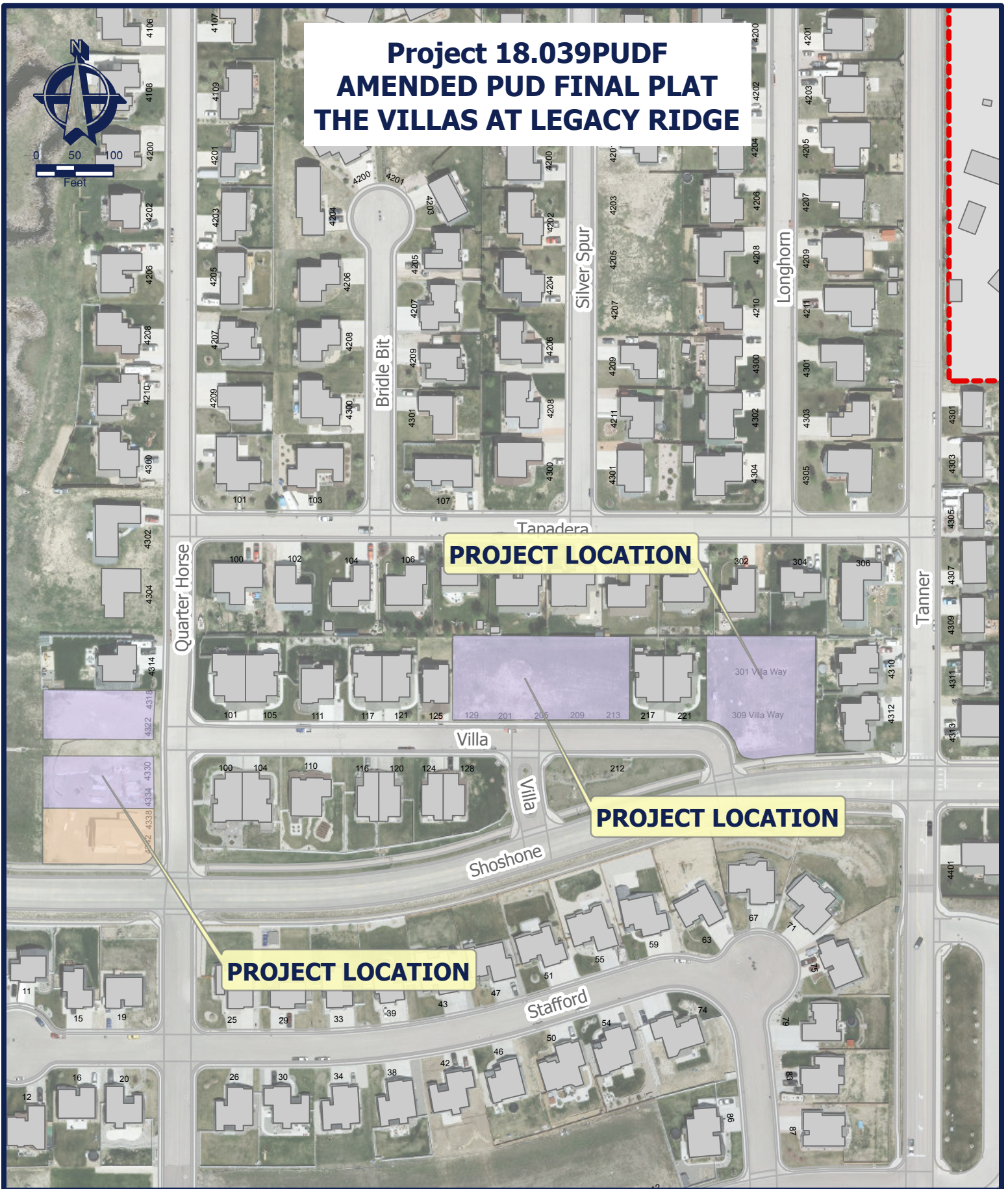
TENTATIVE CITY COUNCIL DATE:

February 19, 2019

ATTACHMENTS:

Click to download
<input type="checkbox"/> Aerial and Vicinity Map
<input type="checkbox"/> Plat
<input type="checkbox"/> Planning Requirements
<input type="checkbox"/> Ordinance

Project 18.039PUDF AMENDED PUD FINAL PLAT THE VILLAS AT LEGACY RIDGE



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

12/17/2018 4:38 PM

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM
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DEDICATION

Know all men by these presents that the undersigned MC HITT DEVELOPMENT, LLC, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing THE VILLAS AT LEGACY RIDGE, PHASE 1 PARTIAL RESUBDIVISION PLANNED UNIT DEVELOPMENT IN THE CITY OF GILLETTE being more particularly described as follows:

Lots 1F, 1G, 2D, 2E, BLOCK 1 & LOTS 5D, 6C, 6D, 7C, 7D, 9D, 9E, 9F AND 9G, BLOCK 2, THE VILLAS AT LEAGACY RIDGE, CITY OF GILLETTE

Said tract of land contains 1.49 acres, more or less, subject to all rights, restrictions and/or easements of sight and record, and as appears on this plat, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. Utility easements as designated on this plat are hereby dedicated to the City of Gillette for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public. Drainage Easements, as designated on this plat, are hereby dedicated to the City of Gillette and its licensees for public use, to accommodate the flow or storage of storm water and shall be kept free of all fences, structures or other impediments.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, A.D., 20__

Owner: MC Hitt Development, LLC

Signed by Mark A. Christensen
as member of Mc Aegis, LLC
as owner of MC Hitt Development, LLC

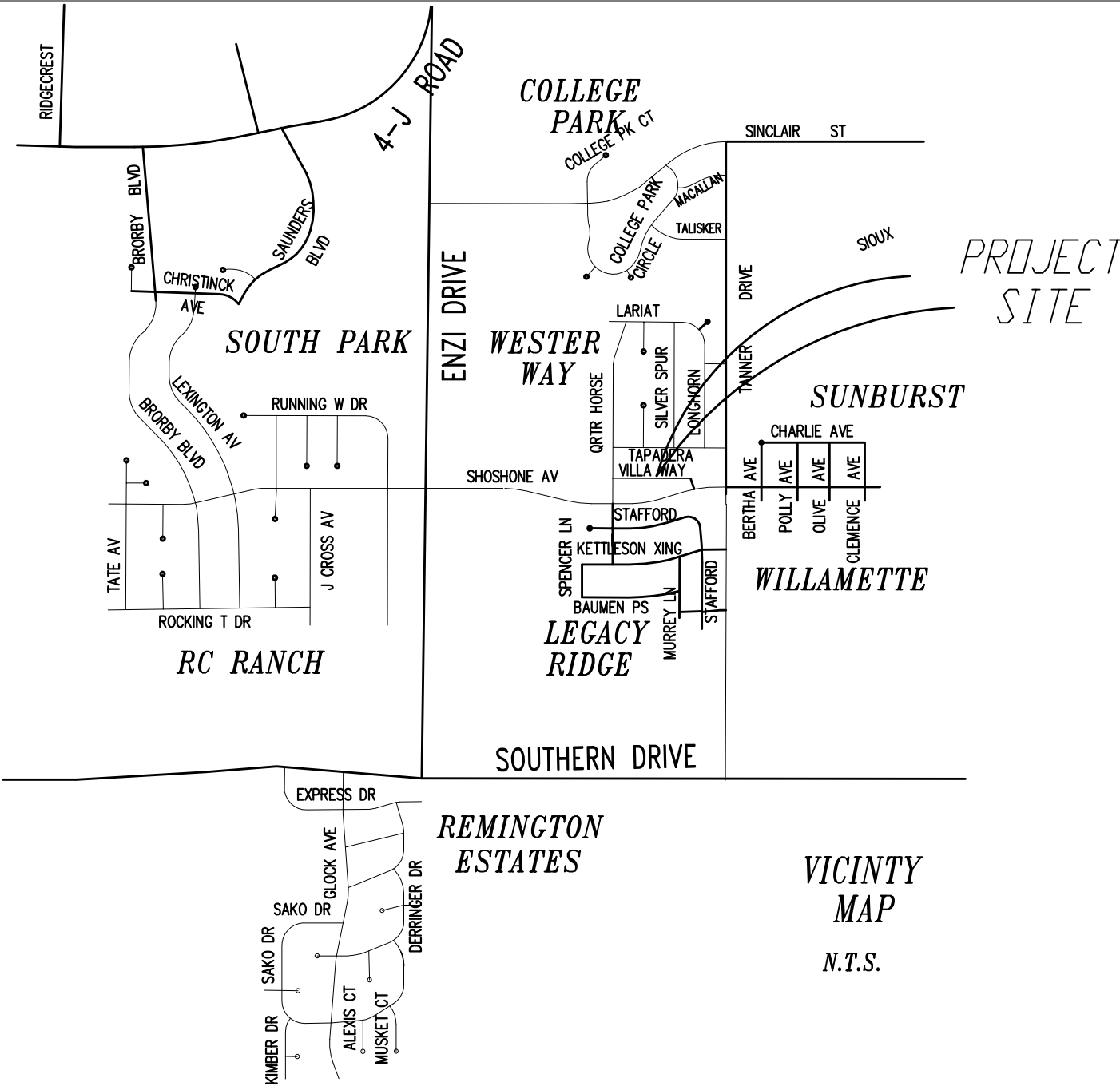
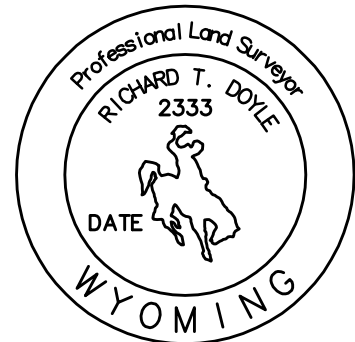
STATE OF WYOMING)
) ss
COUNTY OF CAMPBELL)
The foregoing instrument was acknowledged before me this _____
day of _____, A.D., 20____, by Mark A. Christensen
as member Mc Aegis LLL, owner MC Hitt Development, LLC,
voluntary act and deed.
Witness my hand and official seal.

Notary Public
My Commission Expires _____

THE VILLAS AT LEGACY RIDGE,
PHASE I
PARTIAL RESUBDIVISION,
PLANNED UNIT DEVELOPMENT
IN THE
CITY OF GILLETTE, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF
Lots 1F, 1G, 2D, 2E, BLOCK 1, & LOTS
5D, 6C, 6D, 7C, 7D, 9D, 9E, 9F AND 9G,
BLOCK 2, THE VILLAS AT LEAGACY RIDGE,
BOOK 9 OF PLATS, PAGES 258-259 OF
THE RECORDS OF THE CAMPBELL COUNTY
CLERK. ALL EARLIER PLAT OR PORTIONS
THEREOF, ENCOMPASSED BY THE
BOUNDARIES OF THIS PLAT ARE HEREBY
VACATED.



SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of THE VILLAS AT LEGACY RIDGE, LEGACY RIDGE-PHASE I PARTIAL RESUBDIVISION, PLANNED UNIT DEVELOPMENT IN THE CITY OF GILLETTE, WYOMING, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with City of Gillette regulations governing the subdivision of the land.

APPROVALS

Data on this plat reviewed this _____ day of _____, 20____A.D., by the City Engineer of Gillette, Wyoming.

City Engineer

This plat approved by the City of Gillette Planning Commission this _____ day of _____, 20____A.D.

Chairman Secretary

Approved by the City Council of the City of Gillette, Wyoming this _____ day of _____, 20____A.D.

Mayor City Clerk

This plat filed for record in the office of the County Clerk and Recorder at _____ o'clock __m., _____ A.D., and is duly recorded in Book _____ of Plats, Page No. _____

County Clerk

PUD FINAL PLAT

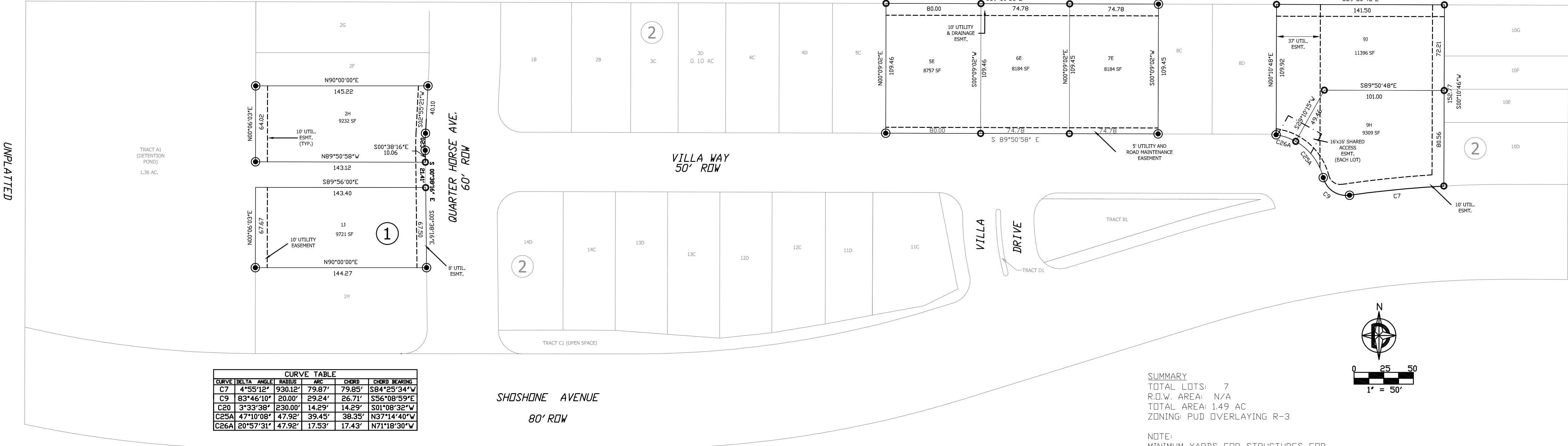
THE VILLAS AT LEGACY REIDGE,
LEGACY RIDGE-PHASE I
PARTIAL RESUBDIVISION, PLANNED
UNIT DEVELOPMENT

PREPARED FOR: MC HITT DEVELOPMENT LLC PO BOX 1269 GILLETTE, WY 82717	PREPARED BY: DOYLE SURVEYING INC. 801 E. Fourth St. Suite C-8 Gillette, WY 82716 PH: (307) 686-2410
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DATE OF PREPARATION: DECEMBER, 2018 SHT 1 OF 1

REVISED: 1-16-19
REVISED: 1-7-19

UNPLATTED



CURVE	DELTA	ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C7	4°35'12"	1930.12'	79.87'	79.85'	84°25'34"W	
C9	83°46'10"	20.00'	25.24'	26.71'	S56°08'59"E	
C20	3°33'38"	230.00'	14.29'	14.29'	S01°08'32"W	
C25A	47°10'08"	47.92'	39.43'	38.35'	N37°14'40"W	
C26A	20°57'31"	47.92'	17.53'	17.43'	N71°18'30"W	

SUMMARY
TOTAL LOTS: 7
R.O.W. AREA: N/A
TOTAL AREA: 1.49 AC
ZONING: PUD OVERLAYING R-3

NOTE:
MINIMUM YARDS FOR STRUCTURES FOR LOT 9J, BLOCK 2 SHALL BE TEN FEET (10') ON ALL SIDES WITH THE MAXIMUM PERCENT OF SITE COVERAGE OCCUPIED BY BUILDING FOR THE LOT NOT TO EXCEED 50%

LEGEND

- FOUND 5/8" REBAR WITH SURVEY CAP
- SET 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"

Planning Requirements

18.039PUDF

Amended PUD Final Plat - The Villas at Legacy Ridge

1. The applicant will address all comments and concerns in ePlans before submitting a final, signed mylar to be recorded by the Campbell County Clerk.
2. A recording fee of \$75 (seventy-five), payable to the Campbell County Clerk must be submitted with the final mylar.
3. A Service Line Agreement will need to be executed.
4. A Title Report needs to be submitted to the City Planning Division.
5. The Ordinance originally recorded with the Final Planned Unit Development Plat for The Villas at Legacy Ridge must be amended to include the newly established lots and submitted with the plat to be recorded. The recording fee for these documents must also be submitted with the final mylar.

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: