CENTENNIAL HILLS

Casper, Wyoming

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I. Statement of Purpose & Intent

The CENTENNIAL HILLS PLANNED UNIT DEVELOPMENT is now a 228.8 acre mixed use community. While its primary focus is residential, the open space, recreational and commercial components play an integral part in creating a unique master planned community.

The CENTENNIAL HILLS Development Guidelines are intended to carry out the goals of this planned community. They have been written to ensure a unified, quality development. Through creativity in design, sensitivity to the characteristics of the site and compatibility of land uses, a commitment is made to the future of the community.

The following principles will be used in guiding development towards a planned community which can respond to changing market conditions.

- Encouraging innovation through **FLEXIBILITY** in site design with respect to lot sizes, compact development, building spacing, heights and density of buildings, open space, and parking.

- Allowing a variety of **CREATIVE SOLUTIONS** to community design that may not be possible through the literal application of the local zoning ordinance and subdivision regulations.

- Encouraging a mixed-use, **MASTER PLANNED** community providing for residential, recreational, and community services.

- Encouraging **INNOVATIONS** in land use that result in the availability of attractive development opportunities.

- Promoting more **EFFICIENT** use of land and energy through reasonable infrastructure requirements.

- Maximizing the **UNIQUE** physical features of the site.

- Creating development patterns and community design that further the **GOALS** and **POLICIES** of the City of Casper.

- Providing appropriate TRANSITIONS between land uses while encouraging an overall community focus.

- Providing **FLEXIBILITY** for both land use types and density to be **TRANSFERRED** between parcels, responding better to the needs of the consumer and changing market conditions.

- Encouraging **FLEXIBILITY** in the design of streets to allow departure from literal enforcement of present codes regarding design standards, street widths, drainage, curb and gutters, street lighting, landscaping, utilities and similar aspects.

- Creating a compact **SUSTAINABLE** growth community that respects the land while enhancing and preserving the natural beauty of the property.

- Promoting **PEDESTRIAN** and bicycle activity and reducing automobile use by providing trails for interconnecting uses.

II. Authority / Definitions

Authority

These standards will apply to all property contained within the CENTENNIAL HILLS development. The guidelines will become the governing standards for review, approval and modification of development activities occurring on the property. The subdivision and zoning ordinances and regulations for the CITY OF CASPER will apply where the provisions of this guide do not address a specific subject.

Definitions

- **Compact Housing**

A form of cluster development whereby residential units are grouped together to provide improved design, more efficient construction techniques, community green or open space, shared parking or access, and other amenities that might not be obtainable through conventional development.

- **Lot width**

The horizontal distance between side lot lines measured at right angles to the lot depth at the established front yard setback line.

- **Multi-family (MF)**

Condominiums and/or apartments with a maximum density of 18 du/ac.

- **Gross Parcel Boundary**

Parcel Gross Boundaries are shown on the Planned Unit Development (PUD) Plan. Parcel boundaries shown are to the centerline of streets and Open Spaces.

- **Open Space**

All public and private areas set aside for recreational and open space purposes, but not limited to lakes, drainage corridors, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, buffers. The open space will not include the yards of the private residences.

- **Planned Unit Development (PUD)**

This Planned Unit Development provides a maximum degree of flexibility to accommodate single family detached and multi-family development for any portion of the property within the community as long as density standards set forth in this PUD document for the overall project are maintained.

- **Single Family Attached (SFA)**

Two-family dwelling (duplex); up to four-unit buildings; patio homes and townhomes.

- **Single Family Detached (SFD)**

One single family detached dwelling unit which is exclusively single family detached dwellings. Single family detached dwellings may be configured as or utilize zero lot line or alley loaded development.

III. General Location and Land Uses

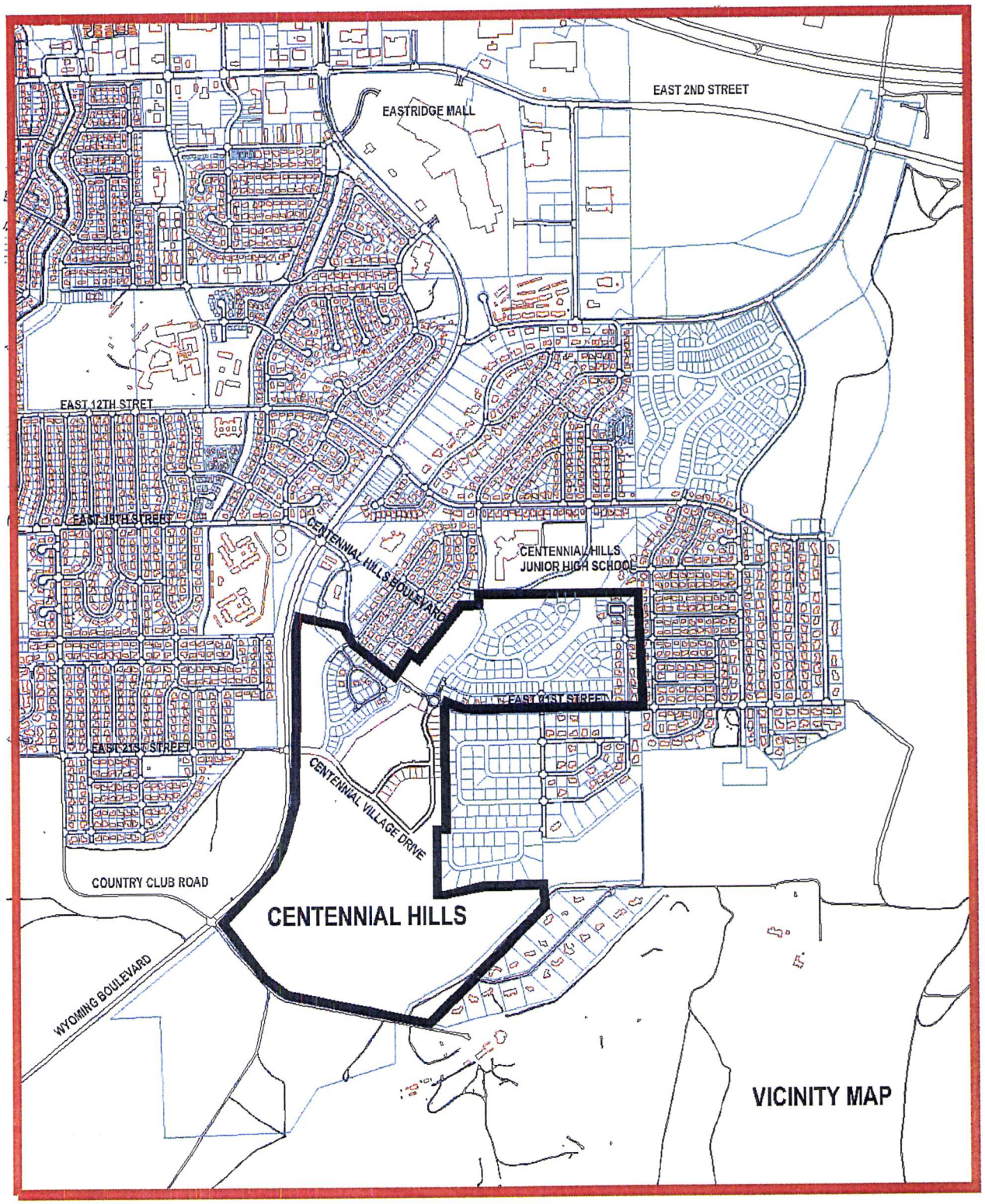
LOCATION
The proposed community is approximately 228.8 acres and is located east of Wyoming Boulevard, north of Country Club Road. (See Vicinity Map-Exhibit A) The property is located in Natrona County, Wyoming.

USE
The property is presently a mix of developed and undeveloped. Property is currently zoned Planned Unit Development (PUD).

ADJACENT ZONING
R1, R2, C2, and AG zoning surround the property.

ACCESS
Access to the community will be utilize three streets off of Wyoming Boulevard. 1. East 15th Street/Centennial Hills Boulevard/ East 21st Street 2. East 21st Street/Centennial Village Drive 3. Casper Country Club Road. Secondary access is via 18th Street and 21st Street off of Cornwall. Waterford from Donegal will also provide secondary access to the area.

Vicinity Map



IV. Planned Unit Development Guidelines

The land uses identified on the Planned Unit Development Plan allows for flexibility to respond to market conditions, while maintaining the character and integrity of the development plan. Land uses are as depicted on the Planned Unit Development (PUD) Plan (Exhibit B). Land use boundaries are conceptual and subject to alteration through approval of final plat.

A Detailed Site Plan involving street layouts, sidewalks, lot configuration, lot sizes, building envelopes and building styles must be submitted to Council for review and approval prior to approval of the final plat for a particular construction phase. The building styles shall not depart substantially from the existing character of the area. Conditions or restrictions approved with the General Plan may be amended as approved by the Casper City Council or minor changes to land use boundaries or land use quantities may be approved by City Staff.

Transfer of density is permitted between parcels but in no instance will the total units exceed the allowable approved for the project (See Exhibit D). Minimum lot sizes, setbacks, and special conditions are noted in Exhibit E.

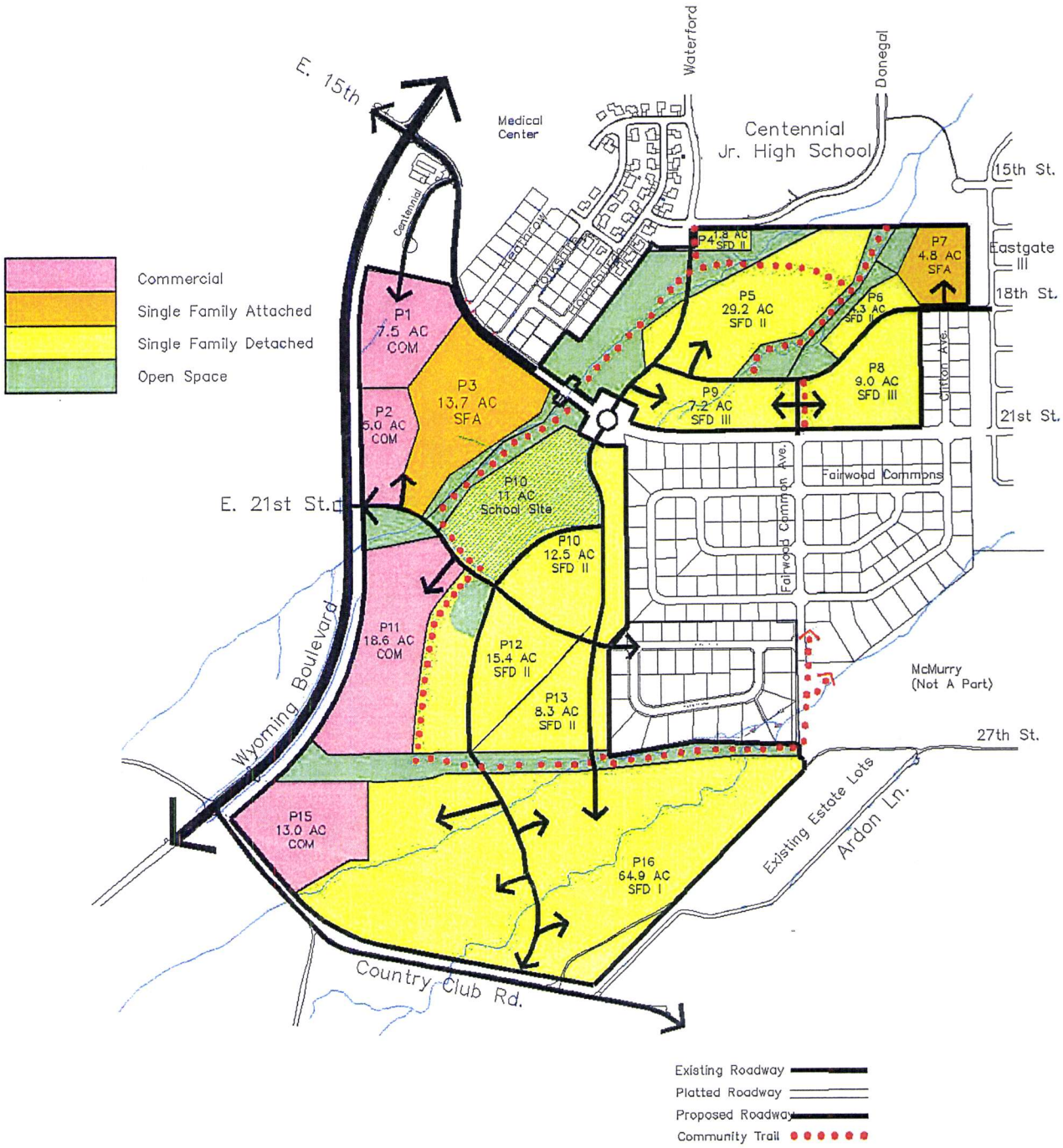
Twenty percent (20%) useable open space will be provided.

Model homes are allowed in all parcels. The City will not issue an occupancy permit for any such structures until the utilities are installed.

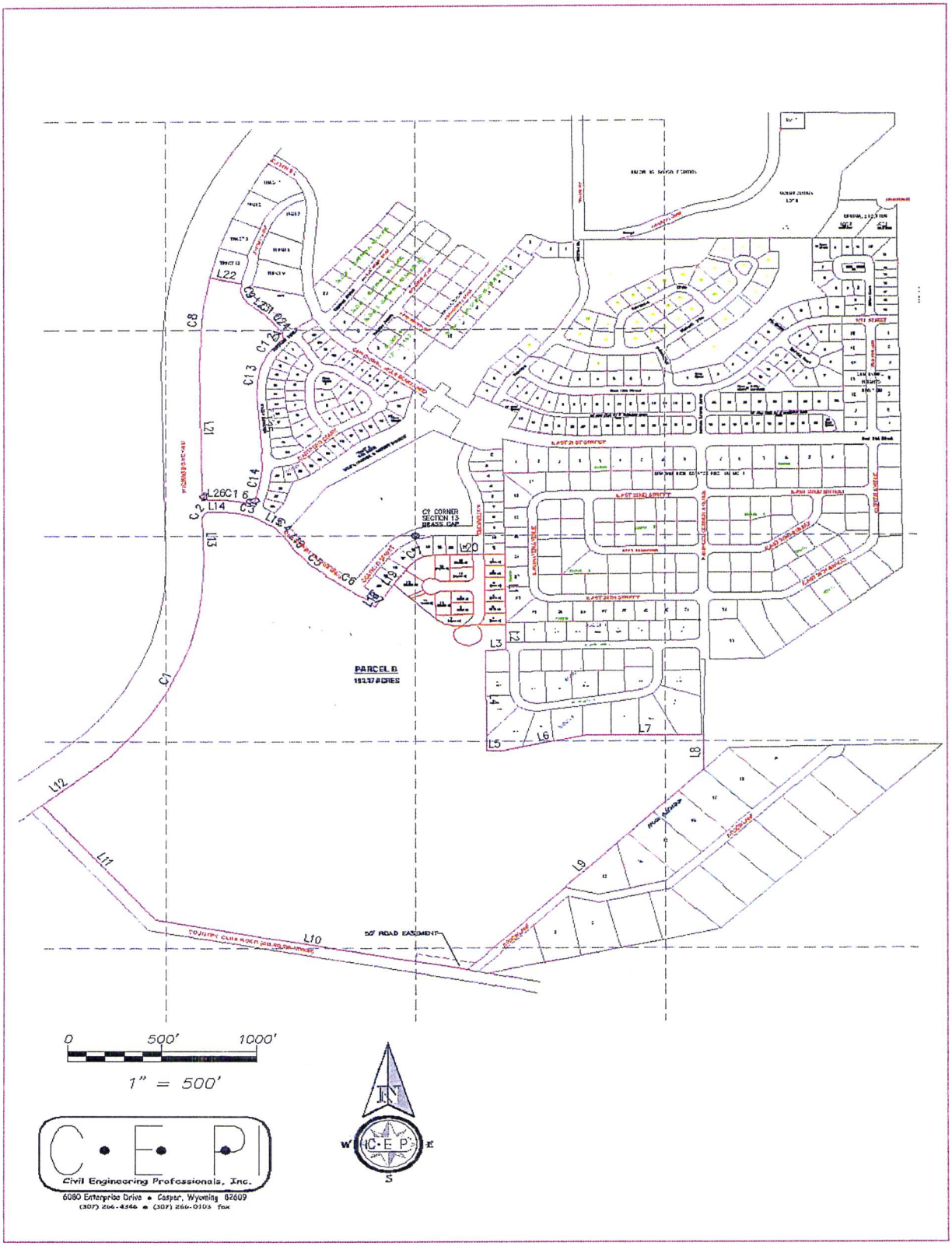
Sales offices are permitted in all parcels for the duration of the sale of the overall community.

Plat submittals for residential parcels will include a PUD Plan dwelling unit reconciliation of previously approved quantities for each land use in reference to the overall approved unit total and land use quantities.

B. Planned Unit Development Plan



C. Property Survey and Legal Description



Land Use Summary - Exhibit 'D'

The primary land use categories within CENTENNIAL HILLS:

Use	Area (Ac)	Percent
SFD-Single Family Detached	155.2	67.8
SFA-Single Family Attached	18.5	8.1
School	11.0	4.8
Commercial	44.1	19.3
Totals	**228.8**	**100.0**

Total areas per land use may exceed the amounts listed above.

The maximum total units which may be constructed will not exceed 686 units or 3.0 gross du/ac based on 228.8 Gross Acres.

Open space requirement of 20% for the overall project will be provided.

Minor changes to Land Use Parcel boundaries and Land Use quantities may be approved administratively by The City of Casper Community Development Director.

Parcel Land Use Summary - Exhibit 'E'

Development Parcel	Gross Parcel Boundary	Proposed Land Use
P-1	7.5	Commercial
P-2	5.0	Commercial
P-3	13.7	Residential - SFA
P-4	1.8	Residential - SFD II
P-5	29.2	Residential - SFD II
P-6	4.3	Residential - SFD II
P-7	4.8	Residential - SFA
P-8	9.0	Residential - SFD III
P-9	7.2	Residential - SFD III
P-10	26.1	Residential - SFD II and Educational Uses
P-11	18.6	Commercial
P-12	15.4	Residential - SFD II
P-13	8.3	Residential - SFD II
P-15	13.0	Commercial
P-16	64.9	Residential - SFD I
Totals	228.8	

A. Site Organization

Planned Community Objective:

Elements of the plan for CENTENNIAL HILLS, including buildings, circulation system, and open space areas, should be designed to promote an efficient, functionally organized, and cohesive community where possible.

Development Guidelines:

1. Individual parcels will be designed around a neighborhood focus/theme while reinforcing the overall identity and character of CENTENNIAL HILLS.

2. Compact development and clustering of lots and buildings are encouraged in order to minimize the amount of land used, create open space areas, shorten vehicular trips, reduce hard surface areas for drainage, cost, and aesthetics, and to promote visual interest to the community.

3. Buildings, streets, and open space areas will be situated to maximize the amount and quality of views and natural light, where possible.

4. Buffers will provide a reasonable transition from adjacent streets and properties.

5. Unifying elements, including but not limited to the use of building materials, colors, landscaping, and signage, is encouraged.

6. The natural features of the site have been identified and are incorporated into the community.

B. Building Height, Setback and Minimum Lot Size

Development Objective:

Promote a variety of building heights and setbacks related to the land use designations and market demand. This is intended to permit individual appearance and identity within the overall community theme.

Development Guidelines:

1. Factors to be considered when establishing building setbacks may include building type, height, architectural configuration, indoor/outdoor relationship, building orientation, relationship to open space or other amenities, pedestrian circulation, and landscape treatment.

2. Variable front yard setbacks are encouraged to provide visual variety to the street scene.

3. Final building setbacks from lot lines are to be established as part of and during the detailed site planning and platting process for the individual development parcels.

4. Maximum residential building heights for the detached single family development, measured from finished grade to the mid point of a hip, gable or similar pitched roof or the highest point of a mansard or flat roof is 35'.

5. The minimum lot size for all uses is shown in Exhibit "F" below.

6. Minimum lot widths, sizes and intensity of use established by this Planned Unit Development supersedes the City of Casper Zoning Code Development Regulations where applicable.

Exhibit "F" summarizes Building Heights and Setbacks.

Exhibit "F" - Minimum Setbacks/ Lot Sizes

	SFD I	SFD II	SFD III (Alley Load)	SFA	Commercial
Lot Area	9000 sf (A)	6000 sf (B)	4000 sf	6000 sf (C)	None (D)
Lot Width	75' (A)	50' (B)	40'	50'(C)	None (D)
Front Setback	18'/25' (E)	18'/25' (E)	10'	18'/25' (E)	0' (D)
Rear Setback	10' (A)	10' (B)	10'	10' (C)	None (D)
Side Setback	5' (A)	5' (B)	5'	5' (C)	None (D)
Side Adjacent to Street	18'/25'	18'/25'	18'/25'	18'/25'	NA

A. As per Section 17.28.040 Casper Muni. Code Ord. #00-01 (R-1)
B. As per Section 17.32.040 Casper Muni. Code Ord. #00-01 (R-2)
C. As per Section 17.36.040 Casper Muni. Code Ord. #00-01 (R-3)
D. As per Section 17.68.040 Casper Muni. Code Ord. #00-01 (C-2)
E. 25' to Garage, 18' to Front of Living Space

B. Street Standards

Development Objective:

Establish a street hierarchy system that responds to specific development and traffic movement needs with adequate connectivity to adjacent neighborhoods.

Development Guidelines:

1. Encourage efficient use of land through reasonable pavement requirements.

2. Promote street design that is compatible with neighborhood and community needs.

3. Waterford Street will be extended, from the 21st Street round-a-about to Donegal. The developer shall install Waterford from the round-a-bout to Donegal as previously agreed.

4. Access to Wyoming Boulevard from the PUD will occur at 15th Street/Centennial Hills Boulevard, 21st Street/Centennial Village Drive and Country Club Road per the approvals and requirements of the Wyoming Department of Transportation (WYDOT).

5. Protect the integrity of residential neighborhoods by limiting traffic volume and traffic speed through connectivity and physical design.

6. Design the internal street system to dispense traffic (connectivity).

7. Design street pavement widths in response to specific criteria such as building type, density, topography, drainage system, parking requirements, and market preference.

8. Design road improvements in response to specific criteria such as type of drainage facility or utility placement or sidewalk and parking requirements.

9. Streets will be designed as part of the detailed site planning and platting of individual parcels and based on the following criteria and sections.

10. Tree lawns, parkway landscape, or similar landscape within the public right of way shall be maintained by the adjacent land owner; except for any landscaped medians between travel lanes or within the bulbs of cul-de-sacs, which shall be maintained by the HOA.

Local Collector Street

The intent of the local collector street is to provide, within neighborhoods, a low speed access way for through traffic to individual residences, which discourages high speed, excessive pavement, while encouraging a landscaped roadway edge with nonmotorized activity located away from the roadway. Design of these roadways will be on an individual parcel basis to be consistent with the use.

1. 50' minimum right-of-way.

2. 24' paving width. Parking allowed on Waterford adjacent to school site only; 30' pavement width required.

3. Variable parkway on both sides of the street. A minimum 5' width is necessary for tree plantings and 6' is preferred.

4. 5' detached sidewalk on both sides of street.

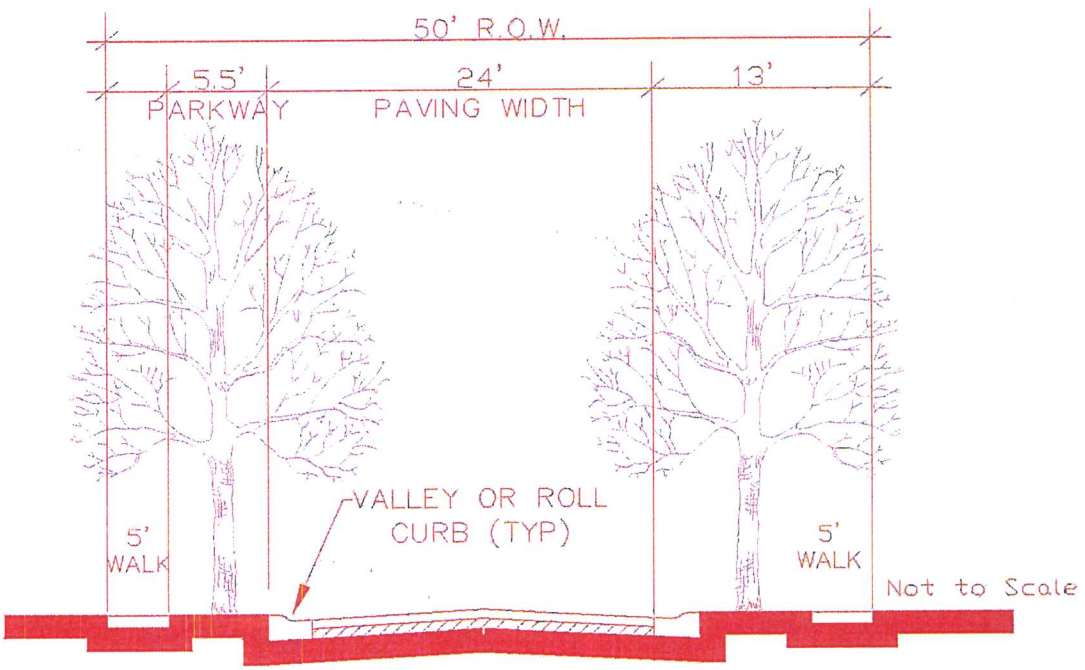
5. All collector streets shall be public unless paving width is less than 24', which will be private and the responsibility of a homeowner's association.

6. Off-street parking will be provided where lot sizes permit.

7. Visitor parking is only allowed on 30' wide streets or where there are parking bays or lanes.

8. 150' minimum horizontal centerline radius.

9. 100' minimum tangent between reverse curves.



Notes: At intersections, a third lane may be provided for turning movements.

Local Streets

The intent of the local streets is to provide, within neighborhoods, a low speed access way to individual residences, which discourages high speed, excessive pavement, and on street parking, while encouraging a landscaped roadway edge with non-motorized activity located away from the roadway. Design of these roadways will be on an individual parcel basis to be consistent with the use.

1. 50' minimum rights-of-way.

2. 24' paving width, parking on one side. 30' paving width, parking on both sides.

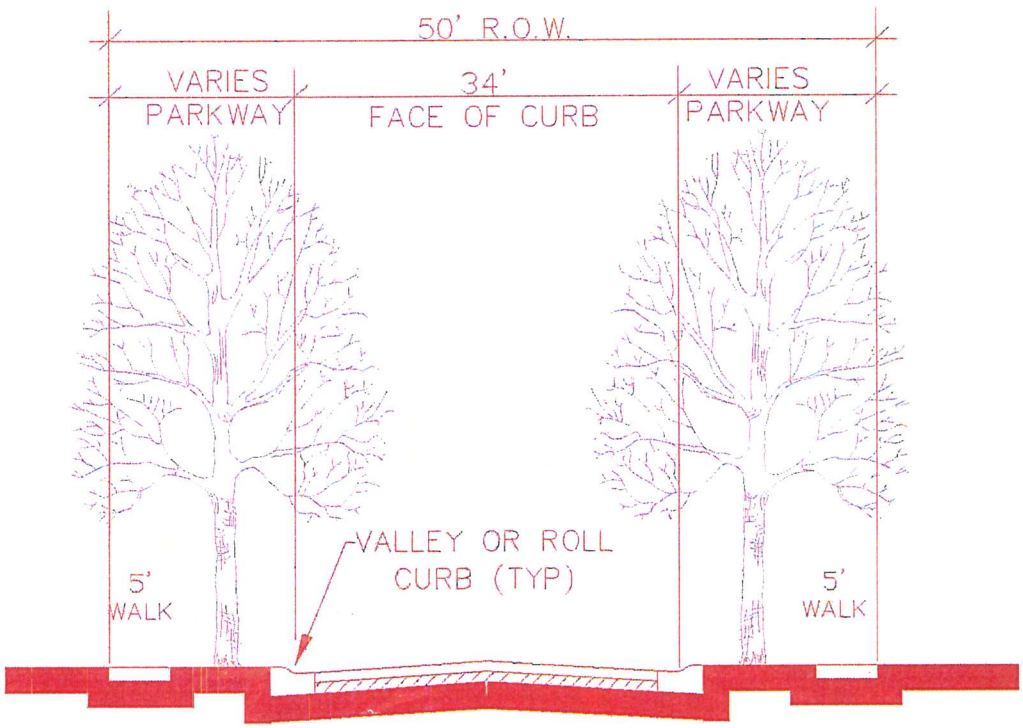
3. Variable parkway on both sides of the street. A minimum 5' width is necessary for tree plantings and 6' is preferred.

4. 5' detached sidewalk on both sides except in an area that may be approved by Planning Commission and City Council. Walkway may meander within the right-of-way.

5. Off-street parking will be provided in garages and driveways.

6. 100' minimum horizontal centerline radius

7. 100' minimum tangent between reverse curves.



Alley Streets

The intent of Alley Streets is to provide access to rearloaded lots. Design of these roadways will be on an individual parcel basis to be consistent with the use and must be approved by the City of Casper Fire Department as meeting acceptable public safety standards.

1. 20' minimum right-of-way.

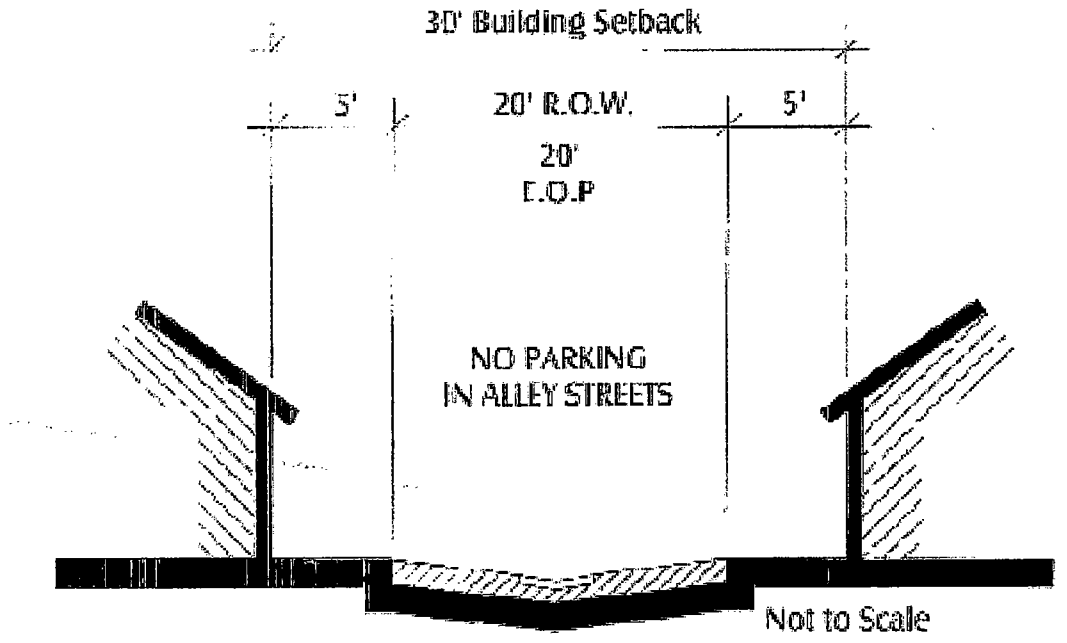
2. One 20' paved travel lane measured edge of pavement to edge of pavement.

3. 50' minimum horizontal centerline radius.

4. 0' minimum tangent between reverse curves.

5. 5' garage setback from edge of alley.

6. No parking in Alley Streets.



D. Parking

Development Objective:

Provide a sufficient amount of parking for residential uses in an attractive and unobtrusive manner.

Development Guidelines:

1. Each single family detached unit will have a minimum of two (2) off-street parking spaces. Spaces within a garage and on the driveway may count for these spaces.

2. Minimum parking stall size will be as follows:

	Width	Length
Full	9'	20'
Compact	9'	16'
Handicap	*	*

* Conforming with ADA standards

3. If overflow parking is to be provided, it may be provided through use of pullout parking bays or cul-de-sac islands. Where on street parking is permitted, the site plan will include the width of roadway and parking lane. Approval of parking will occur at the time of site plan review for each parcel.

E. Community Open Space

Development Objective:

Work with the natural features and beauty of the site to create community open space within CENTENNIAL HILLS that utilizes natural drainage courses and physical features.

Development Guidelines:

1. Open space pockets within the residential parcels may be used to enhance the visual character of the community and to allow for neighborhood recreational uses.

2. Improvements to community open space areas may be provided in neighborhoods. The construction of storm drainage structures within the community open space will be minimized; any such improvements will be of natural character or landscaped. Trickle channels will be natural in appearance.

3. The design and amount of open space (if any) within each parcel will be determined during final design and platting of each parcel and will vary according to parcel land use and market demand.

4. Park and recreation amenities may be provided within each parcel. Mini park and view easements may be designed within a parcel to provide views to the open space for interior lots.

5. A minimum of 20% of the gross parcel boundary will be reserved in usable open space.

6. Open space is defined in Section II of this document.

7. HOA (Homeowners Association) will construct and maintain all parks and trailhead areas.

8. The developer shall construct the 10' wide trail system and the City shall maintain these trails. The developer shall provide a public access easement for the parks, trails and open space to be used by the public on an as needed basis.

9. Park site plans must be approved by the City before they are developed and built to City specifications.

F. Landscaping and Fencing

Development Objective:

Utilize landscape and fence treatments to improve the overall visual quality of CENTENNIAL HILLS and to provide transitions and/or buffers between differing land uses.

Development Guidelines:

1. Retain existing vegetation where practical.

2. The use of landscaping will occur to minimize visual impacts of parking.

3. Screening may be provided when buildings are adjacent to major streets and between different land uses. Examples of appropriate screening materials include the following:
· shrubs,

· walls or wood fences

· evergreen trees, and

· land sculpture

4. Openness is a goal within CENTENNIAL HILLS, especially along open space boundaries. Fencing or walls are allowed in the following situations:

a. CENTENNIAL HILLS community perimeter berming, walls, or fencing (or in combinations).

b. Perimeter fencing and/or berming of service and storage areas is required.

c. Perimeter fencing of individual parcels, when a unified wall or fence is designed for the specific parcel and is consistent with the theme for CENTENNIAL HILLS except along open space boundaries.

d. Privacy fencing around patio and other outdoor living areas.

5. Fencing or walls in residential parcels adjacent to the open space will be limited to four feet in height, where used.

G. Storm Drainage

Development Objective:

The goal of the drainage plan will be to minimize underground piping through surface provisions necessary to convey and promote recharging of the water tables, utilize the natural drainage ways, where practical.

Development Guidelines:

1. Provide for storm water management by utilizing low areas within the natural topography of the site and through the construction of additional storage basins in appropriate locations within the open space, if needed.

2. Reduce the amount of impervious surface on site through reduced pavement sections on streets and pervious lining of drainage channels and detention facilities.

3. Limit concentration of storm water runoff and point discharges by limiting the use of channeling and underground structures and piping. Sheet flow over landscape areas will be utilized whenever possible. Sheet drainage and swales are preferred over curb and gutter.

4. The overall intent is to:

- maximize the use of natural drainage systems;
- reduce costly conventional systems and associated point discharges;
- maximize water retention and water table recharge.

5. Use accepted erosion control techniques during construction.

6. Along roadways and drives, drainage swales will be provided only where needed or required to interrupt flows from uphill sources. Additional slope and drainage easements will be provided when necessary.

7. Drainage improvements, if required, will be in accordance to applicable sections of the City of Casper Code of Ordinances. Such private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. Improvements will comply with the Elkhorn Valley Drainage Master Plan.

H. Lighting

Development Objective:

Design lighting that is appropriate to each neighborhood but consistent with an overall community theme.

Development Guidelines:

1. All signage and lighting will be consistent with the overall theme of the community.

2. Lighting fixtures will reflect the character, height and scale of the proposed development, to enhance landscaped architectural features. Street lights may be eliminated in favor of ground mounted, tree mounted or building mounted fixtures with approval from the City Engineer.

3. The lighting objective is to see the lighted area with minimum view of the light source.

4. A coordinated and unified street signage, mailbox and lighting standard will be used throughout the project.

I. Signage and Monumentation

Development Objective:

Signage and monumentation appropriate to each use and consistent with the overall community theme.

Development Guidelines:

1. Non-accessory (non-CENTENNIAL HILLS oriented) signage will not be permitted within the boundaries of the PUD. No commercial signage will be allowed.

2. Permanent community signs that identify the "CENTENNIAL HILLS" community may be provided at the residential entrances. These signs will be designed within an overall entry landscape and monument design theme. The community signs will be ground mounted with a maximum text area of 80 square feet per face and a maximum of two faces per entrance. The text area will not exceed six feet in height as measured from finished grade.

3. Flashing signs and roof mounted signs are prohibited.

4. "Resale" house for sale signs will conform to the local marketing signs.

5. Model home areas and model signage are permitted during the original sale of the community.