

**CITY COUNCIL
STAFF REPORT
MARCH 23, 2020**

**1793 MUIRFIELD COURT
TYPE B DEVELOPMENT – RPR LLC**

CASE NUMBER: DEV 01-20

PREPARED BY: Community Development Department

MEETING DATES: January 20, 2020 – Planning Commission
January 27, 2020 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Construction of a restaurant

RECOMMENDATION: The Planning and Zoning Commission and the Community Development Department recommend approval of this development plan and development agreement for construction of a restaurant at 1793 Muirfield Court as presented.

VICINITY MAP:



OWNER: RPR, LLC Bill Russell
P.O. Box 319 Ed Pollock
Douglas, WY 82633

AGENT: Mark Russell, PE Lewis James, PE
Construction Dimensions JKC Engineering
1245 Rock Creek Circle 111 W 2nd Street, Suite 420
Lafayette, CO 80026 Casper, WY 82601

LOCATION:

- (1) Legal Description: United One Addition, Lot 8
- (2) General Location: The subject property is located on the southwest corner of Muirfield Court and South Riverbend Drive (WY 94).
- (3) Address: 1793 Muirfield Court, Douglas, WY

SIZE: Total Area: 1.00 acres

EXISTING LAND USE: Vacant

ZONING: The property is currently zoned B-2 General Business, which is intended to provide for commercial uses that create a use intensity transition between residential neighborhoods and light industrial uses.

	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Commercial	B-2	City
South:	Industrial	I	City
West:	Vacant	B-2	City
East:	Residential	R-3	City

DESCRIPTION OF SITE AND SURROUNDINGS:

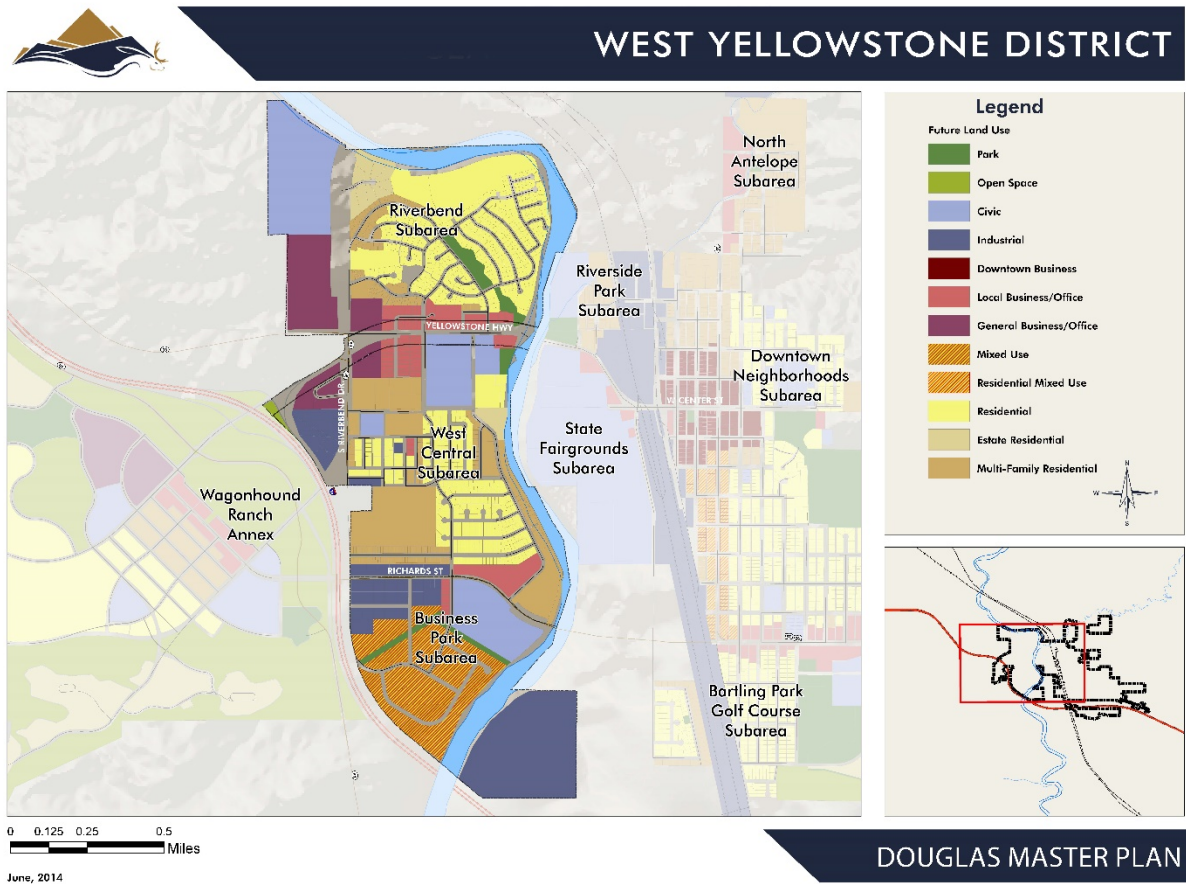
The property is bounded on the north by a convince store and filling station (Grasslands Market & Shell Station), to the west by vacant commercial land, to the south by a contractor office and yard (H&H Electric), and to the east by high density income based housing (Conestoga Village).

HISTORY: The United One Addition was annexed 2005 as two lots and was zoned B-2. In 2008 it was replatted into 8 lots at which point the subject lot was created.



DOUGLAS MASTER PLAN: The Douglas Master Plan, adopted June 23, 2014, designates the property as being in the West Central Subarea of the West Yellowstone District. The Master Plan focuses primarily on the future character of the residential neighborhoods, the Business Park, and the Yellowstone Corridor. *The desired future condition should build around the presence of the school and the multi-family development on the north, near Yellowstone Highway. Areas in the center should continue to evolve to higher quality neighborhood development. Overtime, the southern neighborhood areas may transition from mobile homes to single or multi-family housing neighborhoods.*

The development of a restaurant in this area is in keeping with the Douglas Master Plan as a support industry to the desired future character to the District.



DEVELOPMENT STANDARDS: This Development Plan conforms to the minimum Standards and Policies as described in City Code.

THE PROPOSED PROJECT:

PROPOSED PROJECT DETAILS

Lot Size	Lot 8: 1.00 acre
Building	7,264 sq. ft.
Front Set Back	North Property Line: 30 ft.
Rear / Side Setback	South Property Line: 79 ft. East Property Line: 37.5 ft. West Property Line: 94.1 ft.
Building Height	30 ft. max
Parking	Total: 50 Spaces (46 required) ADA: 1 regular, 1 van (2 required)
Landscaping	30.27% (20% required)
Drainage	Grading and Drainage plans provided
Lighting Plan	Only wall mounted (on building) lighting is proposed at this time
Elevations	Provided
Floodplain	The proposed building site is not in the floodplain

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required.

REVIEWING AGENCIES AND COMMENTS:

City Engineer:

The City Engineer requested more detail on the utility plan and electrical plan, drainage, irrigation, and trash enclosure detail. Drainage and irrigation details were provided. More detail on the utility plan, electrical plan, and trash enclosure detail will be provided with the building permit application. Comments on congestion and traffic flow problems were made in relation to the parking and width of the approach on the north side of the property (there are 9 parking spots included in this area). The applicant is working with the City on this. The gravel drive along the west side of the site will need to be paved for garbage access. A reminder statement that plans must be stamped by a Wyoming licensed architect was also made; the stamp will be provided when building plans are submitted.

Public Works:

The Public Works Department requested the dumpster location be moved closer to Muirfield Court.

Douglas Police Department:

The Douglas Police Department was satisfied with the development as proposed.

Douglas Fire Department

The Douglas Fire Chief was satisfied with the development as proposed.

STAFF RECOMMENDATION: The Community Development Department recommends approval of this development plan and development agreement for construction of a restaurant at 1793 Muirfield Court as presented.

PLANNING COMMISSION RECOMMENDATION: At their March 16, 2020 meeting, the Planning Commission voted unanimously to recommend approval of this development plan for a restaurant at 1793 Muirfield Court as presented.