

**City of Douglas
Community Development Department**

STAFF REPORT

**DOUGLAS CITY COUNCIL
January 28, 2019**

**114 South Riverbend Drive
Above Ground Fuel Storage Tanks - Conditional Use Permit Application**

SUMMATION

CASE NUMBER: CUP 01-19
PREPARED BY: Sherri Mullinnix, Planning Technician
MEETING DATES: January 21, 2019 – Planning Commission
January 28, 2019 – City Council

REQUEST: Conditional Use Permit, I-Industrial Zone

PURPOSE: Operation of above ground fuel storage tanks

RECOMMENDATION: The Douglas Planning and Zoning Commission and the Community Development Department staff recommend approval of this conditional use permit to allow above ground storage tanks in an I-Industrial zone at 114 S. Riverbend Drive.

VICINITY MAP:



OWNER: TCM Investments, LLC
P.O. Box 912
Douglas, WY 82633

APPLICANT: H& H Electric, LLC
114 South Riverbend Drive
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Bloedorn Subdivision, Lot 1
- (2) General Location: The subject property is located on the west side of South Riverbend Drive, at the intersection with Carver Street.

SIZE: Total Area: 4.84 acres

ZONING: I- Industrial

EXISTING LAND USE: Industrial – Electrical Contractor’s office, shop, and yard

SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North: Vacant	B-2	City
South: Roustabout Service	I	City
East: Multi-Family Residential/State Historic Site	R-3/B-2	City
West: Vacant/I-25	None	County

DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above.

ZONING DATA: The subject property is currently zoned I-Industrial. This district intends to provide for the wholesale trade, storage and warehousing, trucking and transportation terminals, light and heavy manufacturing, and similar activities. The storage of bulk petroleum products is a permitted conditional use in I-Industrial zones.

STAFF ANALYSIS: The fuel storage tanks under consideration were allowed as a conditional use for the previous property owners. Phillips and Jordan, Inc. submitted an application to continue this use as required of subsequent property owners by the Douglas Municipal Code in 2015. They were diligent in installing all reasonable safety precautions, including improved berming, emergency shut off for the fuel station, spill kit installation, and fire extinguishers; and were determined to be in compliance with the State Fire Marshall’s office. The current applicant is requesting permission to operate two existing 6,000 gallon tanks for clear diesel. The existing 12,000 gallon tank for dyed diesel will be removed.

STAFF RECOMMENDATION: The Planning & Community Development Department recommends approval of the request for a conditional use permit to allow existing above ground storage fuel storage tanks at 114 S. Riverbend Drive.

DOUGLAS PLANNING AND ZONING COPMMISSION RECOMMENDATION: At the regular meeting of the Douglas Planning and Zoning Commission on January 21, 2019, the Commission voted to recommend approval of the request by H& H Electric, LLC for a conditional use permit to allow above ground fuel storage tanks at 114 S. Riverbend Drive.