

**City of Douglas
Community Development Department**

**DOUGLAS CITY COUNCIL
STAFF REPORT
January 28, 2019**

**Proposed PRB Minor County Subdivision (Part of Lot 6, Section 5, Township 32 North,
Range 71 West and a Portion of the E1/2SE1/4SE1/4 of Section 32, Township 33 North,
Range 71 West)**

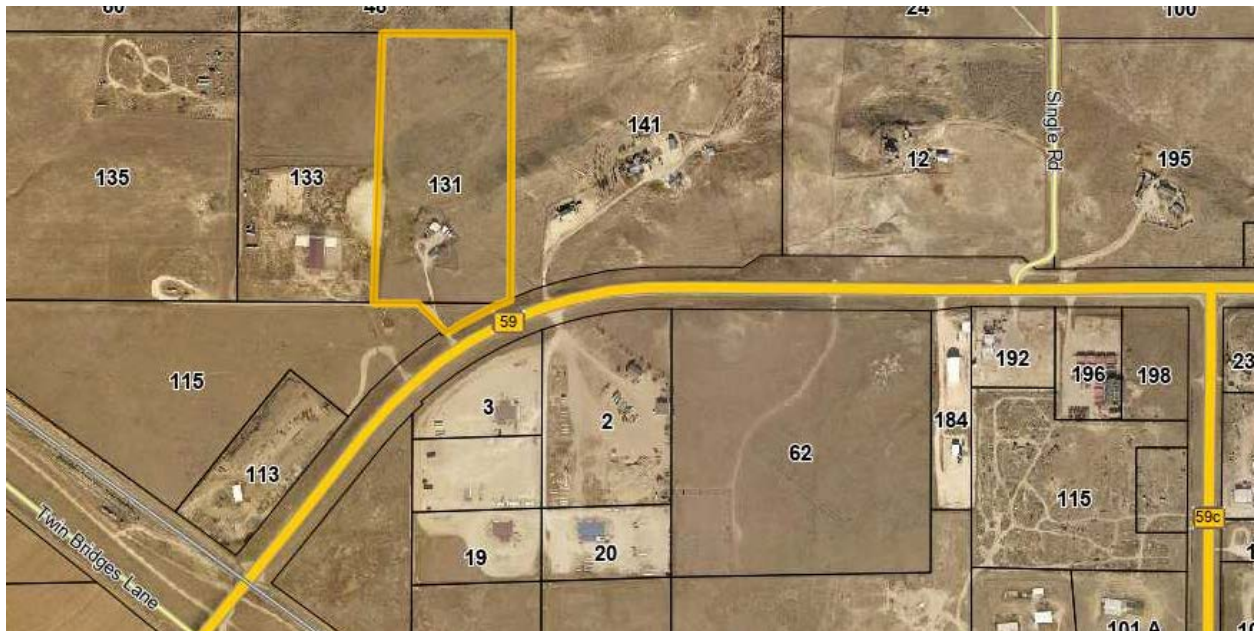
CASE NUMBER: CCSUB 01-19

PREPARED BY: Sherri Mullinnix, Planning Technician

MEETING DATES: January 21, 2019 – Planning and Zoning Commission
January 28, 2019 – Douglas City Council

RECOMMENDATION: The Douglas Planning and Zoning Commission and the Community Development staff recommend approval of the PRB Minor County Subdivision (Part of Lot 6, Section 5, Township 32 North, Range 71 West and a Portion of the E1/2SE1/4SE1/4 of Section 32, Township 33 North, Range 71 West), Converse County, Wyoming.

VICINITY MAP:



OWNER: PRB Holdings, LLC
P.O. Box 834
Douglas, WY 82633

PURPOSE: Creation of three commercial lots

LOCATION:

(1) General Location: The subject property is located at 131 State Highway 59 on the north side, approximately .65 miles west of the intersection with Highway 59c (the extension from North 4th Street).

SIZE: Area: 20.77 Acres

ZONING: N/A

EXISTING LAND USE: Industrial/vacant.

PROPOSED USE: Future commercial development

RECOMMENDED LAND USE PER ADOPTED PLAN: N/A

PLAT DATA: Lot 1: 8.97 acres
Lot 2: 5.81 acres
Lot 3: 5.99 acres

SUBDIVISION STANDARDS: N/A

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required

ANALYSIS: This application is being considered per Wyoming Statute 18-5-308, which states any part of a subdivision within one mile of the boundaries of an incorporated city must obtain the approval of its governing body. The stated intended use is to create lot lines and a sixty (60) foot wide private road and utility easement to service all three lots. Water and sewage disposal is provided by a well and septic system. The location is in the Planning Area, as designated in the City of Douglas Master Plan, adopted in 2014. Land included in this area is anticipated to be a possible site of annexation within a 20-30 year period, making long range impacts to the property important to future City growth needs. Additionally, the site is visible from State Highway 59, influencing the perceptions by travelers of the community. Given the size of the lots and the proximity to other industrial development and the stated purpose of the subdivision, it can be anticipated the subdivision will be developed in a manner similar to property in a City of Douglas I - Industrial zone.

STAFF RECOMMENDATION: The Planning & Community Development staff recommends approval of the PRB Minor Subdivision.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their regular meeting on January 21, 2019, the Planning and Zoning Commission recommended approval of the PRB Minor Subdivision to the City Council