

**City of Douglas
Community Development Department**

**DOUGLAS CITY COUNCIL
STAFF REPORT
February 25, 2019**

**Proposed Hill Minor County Subdivision (A Portion of the NW1/4 of Section 12, Township
32 North, Range 72 West)**

CASE NUMBER: CCSUB 02-19

PREPARED BY: Sherri Mullinnix, Planning Technician

MEETING DATES: February 19, 2019 – Planning and Zoning Commission
February 25, 2019 – Douglas City Council

RECOMMENDATION: The Planning and Zoning Commission and the Community Development Department staff recommend approval of the Hill Minor County Subdivision (A Portion of the NW1/4 of Section 12, Township 32 North, Range 72 West), Converse County, Wyoming, with reservations.

VICINITY MAP:



OWNER: Hill Living Trust
125 State Highway 93
Douglas, WY 82633

PURPOSE: Creation of one rural residential and one commercial lot

LOCATION: General Location: The subject property is located on the south side of State Highway 93, approximately 0.83 miles west of its intersection with the Highway 59 Bypass

SIZE: 23.25 Acres

ZONING: N/A

EXISTING LAND USE: Residential/Industrial.

PROPOSED USE: Residential/Commercial

RECOMMENDED LAND USE PER ADOPTED PLAN: N/A

PLAT DATA: Lot 1: 12.46acres
Lot 2: 10.79 acres

SUBDIVISION STANDARDS: N/A

ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required

ANALYSIS: This application is being considered per Wyoming Statutes 15-3-202, 18-5-308(b), and 34-12-103, which states any part of a subdivision within one mile of the boundaries of a first class city must solicit comments from of its governing body relating to the impacts to the city's infrastructure or other development plans resulting from the proposed plat and development. The stated intended purpose of the application is to create lot lines and a thirty (30) foot wide private road and utility easement to service the proposed lots, as well as the adjacent lot to the southeast. 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 Interstate Highway 25, influencing the perception by travelers to the community. Given the proximity to established residential properties, including that already existing on proposed Lot 1 and the adjoining property to the south east, and the stated purpose of commercial development on proposed Lot 2; the city's strong preference would be for any commercial activity to be developed in a manner similar to property in a City of Douglas B-1 Local Business or B-2 General Business zone. The 2015 Converse County Land Use Plan specifies commercial development to be "general retail, service, and office intended to reach a community market and transient market", while being "compatible with surrounding area". Any activities generally associated with a City of Douglas I-Industrial zone have proven to have negative consequences to neighboring residential properties and to the perception of the community from travelers entering the city.

STAFF RECOMMENDATION: The Planning & Community Development staff recommends approval of the Hill Minor Subdivision with reservations as to future development of the property given the lack of county zoning regulations.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their regular meeting on February 19, 2019, the Douglas Planning and Zoning Commission considered this county subdivision and voted unanimously to recommend approval to the City Council, with reservations.