

**DOUGLAS CITY COUNCIL
STAFF REPORT
JULY 25, 2022**

**1708 MUIRFIELD COURT
TYPE B DEVELOPMENT – DOLLAR GENERAL**

CASE NUMBER: DEV 02-22

PREPARED BY: Community Development Department

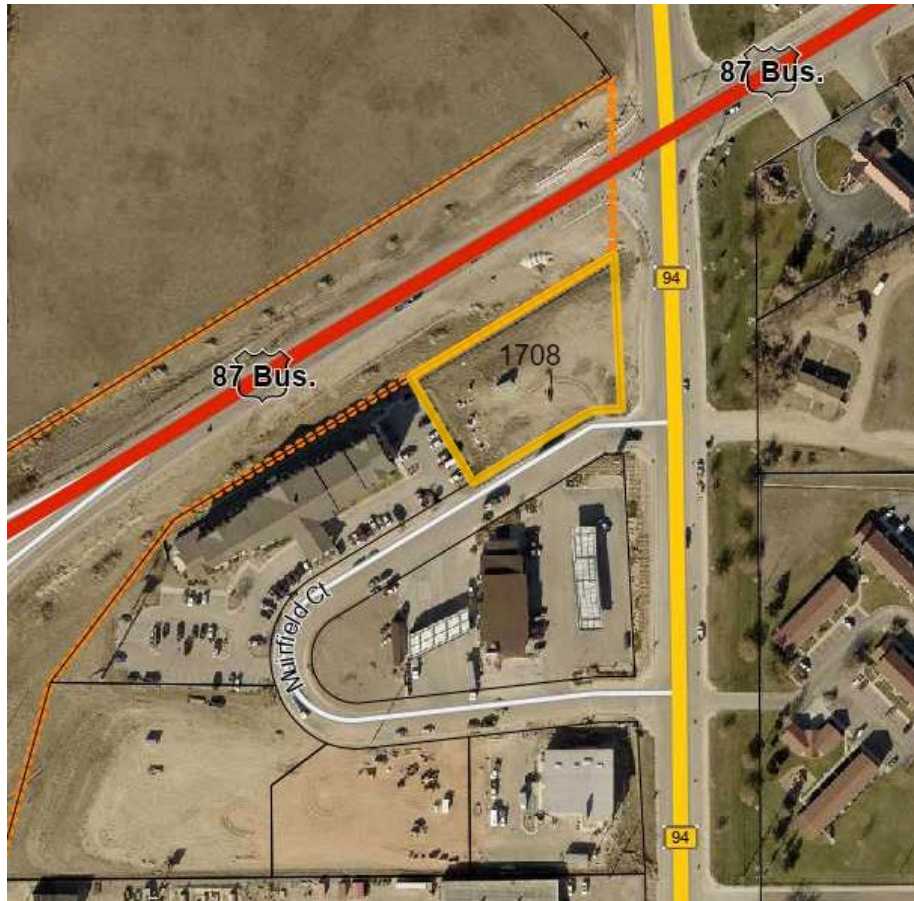
MEETING DATES: July 18, 2022 – Planning Commission
July 25, 2022 – City Council

REQUEST: Type B Development Proposal

PURPOSE: Construction of a retail store.

RECOMMENDATION: The Community Development Department recommends approval of the development plan and development agreement for construction of a retail store at 1708 Muirfield Court with the Alternate Parking Plan.

VICINITY MAP:



OWNER: Narender Taneja
 1730 Muirfield Court
 Douglas, WY 82633

APPLICANT: James Kirk Farrelly
 Capital Growth Buchalter
 361 Summit Blvd. Suite 110
 Birmingham, AL 35243

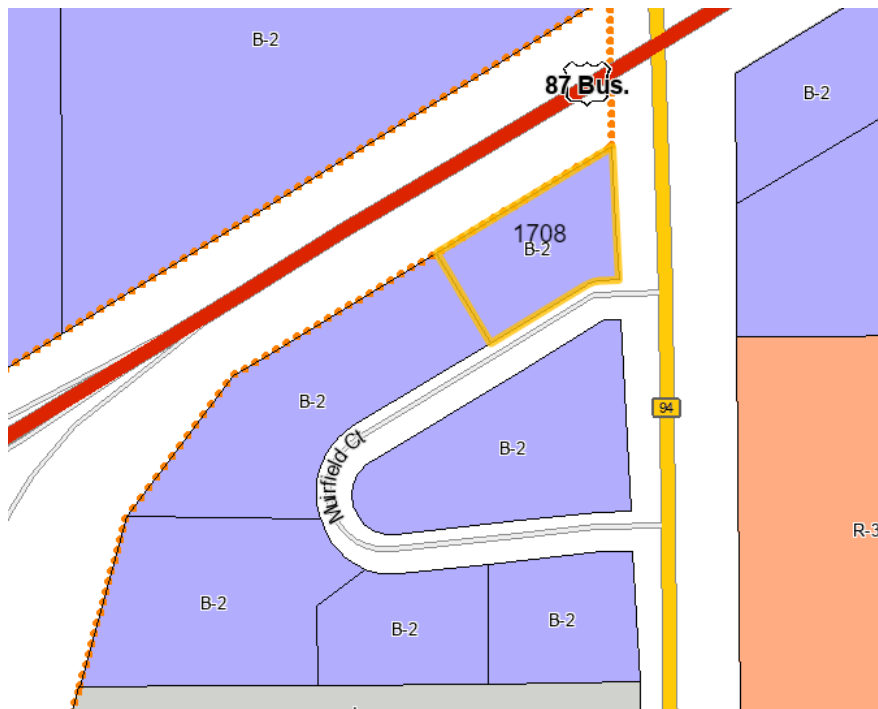
LOCATION:

- (1) Legal Description: Lot 3, United One Addition
- (2) General Location: The subject property is on the north side of Muirfield Court, to the west of Riverbend Drive, and to the south of the I-25 ramp.
- (3) Address: 1708 Muirfield Court, Douglas, WY

SIZE: Total Area: 1.00 acres

EXISTING LAND USE: Vacant

ZONING: The property is currently zoned B-2, General Business Zoning District, which is intended to *provide for commercial uses that create a use intensity transition between residential neighborhoods and light industrial uses.* Retail Business is an allowed use in the B-2 General Business Zone.



	SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
North:	Commercial Vacant Land	B-2	City
South:	Commercial Retail	B-2	City
West:	Hotel	B-2	City
East:	Bank	B-2	City

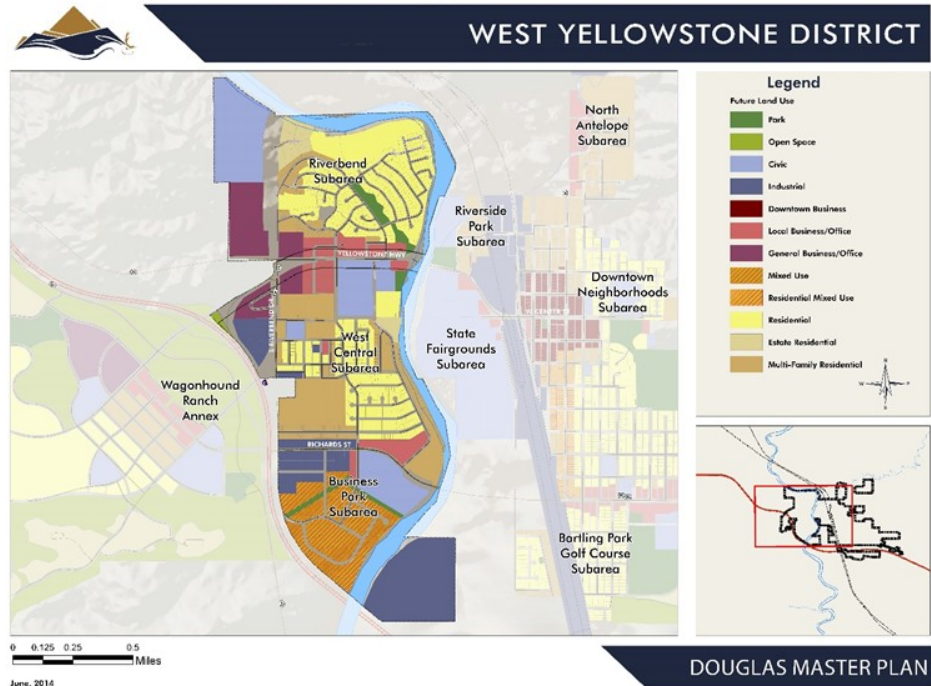
DESCRIPTION OF SITE AND SURROUNDINGS: The property is surrounded by Commercial uses and vacant land as indicated above.

HISTORY: The subject property was annexed by the City of Douglas on June 20, 2005, as the United One Addition and concurrently zoned B-2.

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 retail store conforms with the Douglas Master Plan providing additional retail development accessible to the nearby neighborhoods.

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	1.00 Acres
Building Size	10,542 SF
North Set Back	15 feet
South Set Back	68.33 feet
East Set Back	74 feet
West Set Back	42 feet
Building Height	18 feet
Parking	Alternate Parking Plan Requested Total: 35 (50 required) ADA: 2 (2 required if over 50 spaces)
Landscaping	Provided
Drainage	Grading and Drainage plans provided
Lighting Plan	Exterior lighting on front of building along with 2 pole lights for the parking lot
Elevations	Provided
Floodplain	The proposed development is out of the floodplain

ALTERNATE PARKING PLAN: The applicant proposes 33 traditional parking spaces and 2 ADA parking spaces. Municipal Code requires 50 traditional parking spaces and 2 ADA parking spaces. The applicant has requested an alternate parking plan siting data collected from similar sized Dollar General stores in other locations. In the applicant’s letter, they summarize “On average, the store expects approximately 10 vehicles per hour for the 14 hours of operation. For further justification, there are currently several Dollar General Stores in Wyoming that are successfully operating with 35 or less parking spaces.” The existing Dollar General on Richards Street was approved with 27 parking spaces and has been functioning sufficiently. Comparing to a similar property, Family Dollar has 25 traditional parking spaces and 2 ADA parking spaces.

ADDITIONAL INFRASTRUCTURE REQUIRED: Water and Sewer Taps.

REVIEWING AGENCIES AND COMMENTS:

City Engineer:

Comments were received regarding drainage plans; corrections were requested from the applicant. Other comments were received pertaining to parking and landscaping, corrections were requested from the applicant.

Public Works:

No comments.

Douglas Police Department:

No comments.

Douglas Fire Department:

No comments.

Public Comments:

No comments.

STAFF RECOMMENDATION: The Community Development Department recommends approval of this development plan for construction of a retail store at 1708 Muirfield Court with the Alternate Parking Plan.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their regular meeting on July 18, 2022, the Douglas Planning and Zoning commission voted to recommend approval of this development plan for construction of retail store at 1708 Muirfield Court with the Alternate Parking Plan.