

OWNER: Sean & Shea Lehnen
414 N. 3rd Street
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Original Town of Douglas, Block 59, Lot 8
- (2) General Location: The subject property is located on the north east corner of South 5th Street and Erwin Street
- (3) Address: 733 S. 5th Street

LOT SIZE: 8,400 SF

ZONING: R-1 Residential



ZONING DATA: The property is currently zoned R-1, Neighborhood Residential Zoning District. This district “to provide for low-density, single-family residential development and to provide for such community facilities and services as will serve the area residents while protecting the residential character and quality of the area.” According to the Douglas Municipal Code, short-term rentals are permitted as a Conditional Use in an R-1 zone.

EXISTING LAND USE: Single Family Residential

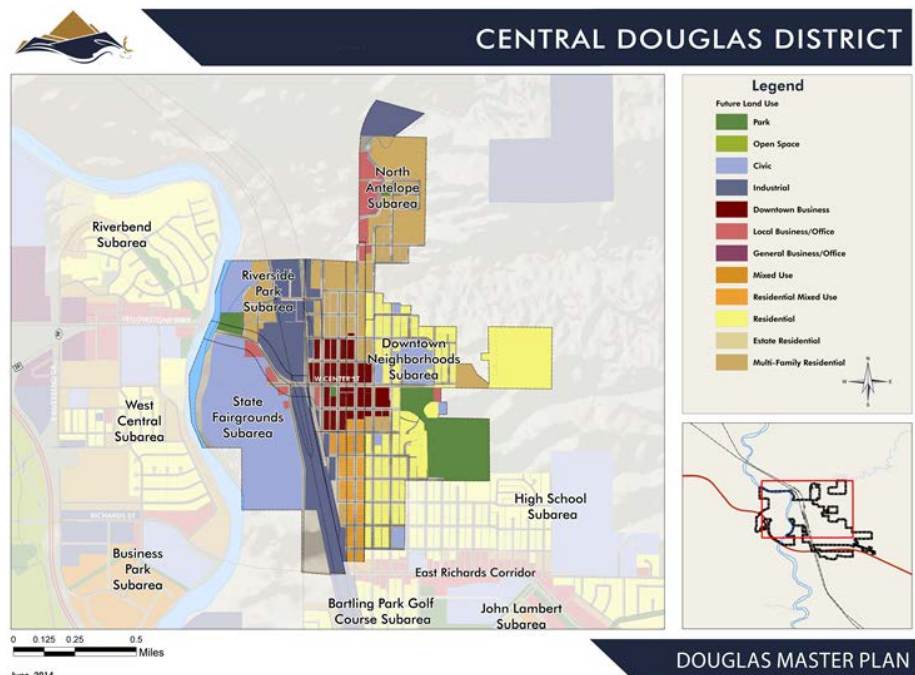
PROPOSED USE: Residential as a short-term rental component

SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Residential	R-1	City
South:	Residential	R-1	City
East:	Residential	R-1	City
West:	Residential	R-1	City

DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above. The subject property is surrounded by single family residential.

HISTORY: This residence was originally built in 1938 as a single-family dwelling according to County Assessor records and has remained so throughout its history. The current owners wish to operate this residence as a short-term rental through Airbnb year-round. No negative impact to the neighboring properties is anticipated.

MASTER PLAN: The property is designated as part of the Downtown Neighborhoods subarea of the Central Douglas District. *“This area can be considered an extension of Downtown. Its future desired condition combines the preservation of adjacent historic neighborhoods with new medical facilities. Existing buildings should be redeveloped in a manner that compliments this emerging medical and downtown residential district.”*



The request conforms to the Douglas Master Plan as a complement to the existing residential and commercial uses.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the conditional use permit to allow the short-term rental of the dwelling at 733 S. 5th Street in an R-1 Residential Zone with the following staff recommendations:

- The conditional use permit to provide short-term rental the residence is specific to Sean & Shea Lehnen. If this property owner and/or agent, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
- The use shall be in compliance with City requirements for short-term rentals at all times.

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission, at their regular meeting on September 19, 2022, voted to recommend approval of the conditional use permit to allow the short-term rental of the dwelling at 733 S. 5th Street in an R-1 Residential Zone with the following staff recommendations:

- The conditional use permit to provide short-term rental the residence is specific to Sean & Shea Lehnen. If this property owner and/or agent, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
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