

**CITY COUNCIL
STAFF REPORT
JULY 17, 2023**

**1424 GRIFFITH WAY
PRIVATE SCHOOL – CONDITIONAL USE PERMIT**

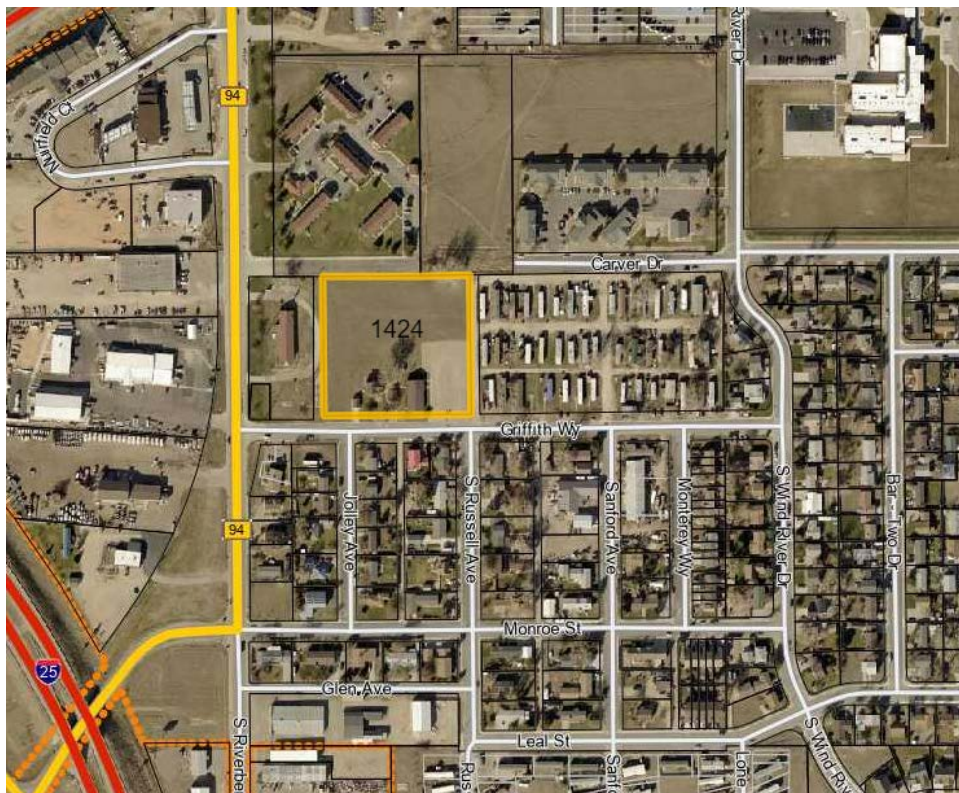
CASE NUMBER: CUP 005-23
PREPARED BY: Heidi McCullough, Planning Technician
MEETING DATES: July 17, 2023 – Planning Commission
July 24, 2023 – City Council

REQUEST: Conditional Use Permit, R-1 Residential zone

PURPOSE: To operate a private school.

RECOMMENDATION: The Community Development Department recommends approval, with conditions, of this Conditional Use Permit to allow Douglas Christian Academy to operate a private school in an R-1 Neighborhood Residential zone at 1424 Griffith Way.

VICINITY MAP:



OWNER: Trinity Baptist Church
P.O. Box 1389
Douglas, WY 82633

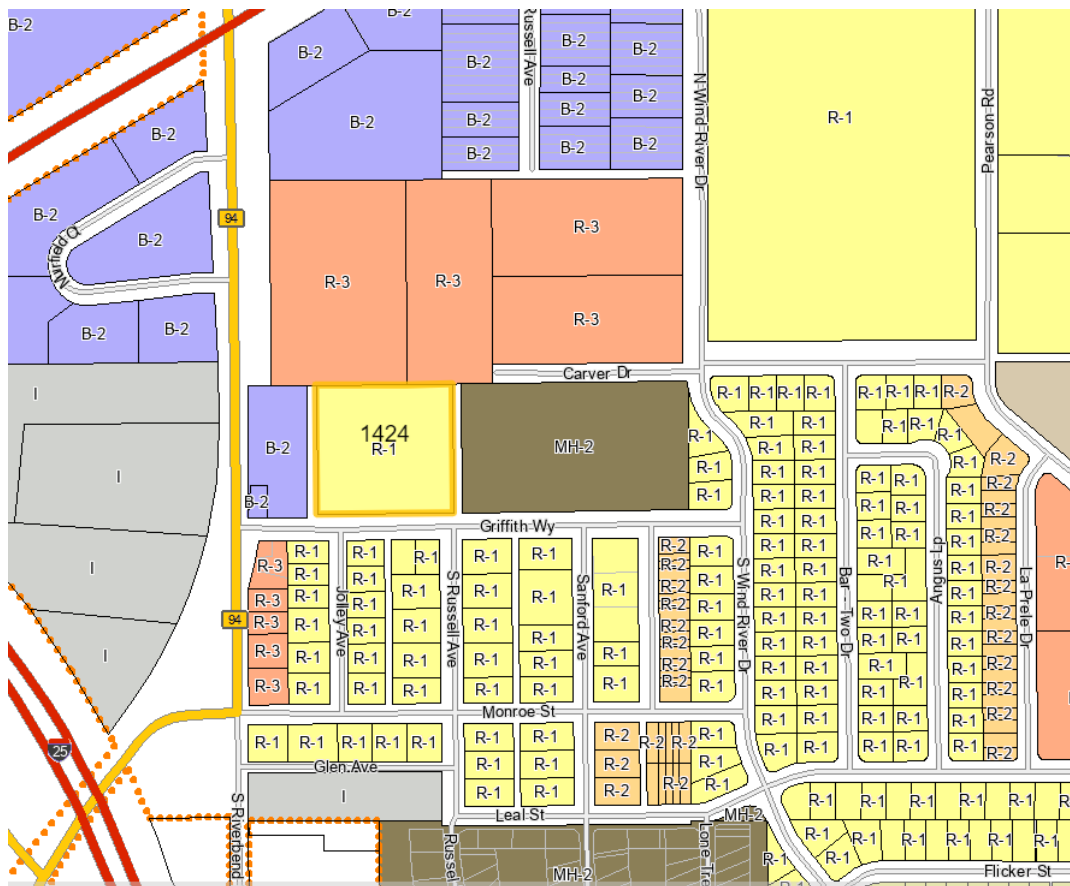
APPLICANT: Douglas Christian Academy
1424 Griffith Way
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Part of Boardman-Rourke
- (2) General Location: The subject property is located on Griffith Way between Riverbend and Russell Avenue.

LOT SIZE: 3.41 Acres

ZONING: R-1 Neighborhood Residential



EXISTING LAND USE: Church

SURROUNDING LAND USE:

North: Low Income Apartments
South: Single Family Residential Neighborhood
East: Mobile Home Park
West: State Historic Site/Museum

ZONING ANNEXATION STATUS

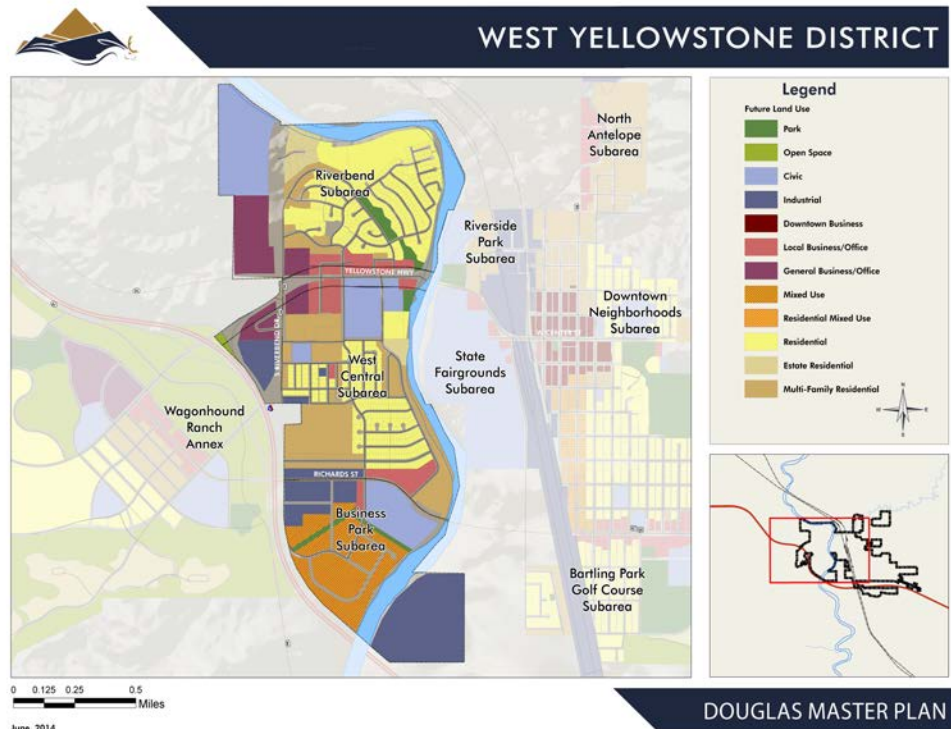
R-3 City
R-1 City
MH-2 City
B-2 City

DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above. The subject property is surrounded by a mix of residential uses including low-income apartments, a mobile home park, single-family residences, and Camp Douglas Historic Site.

SPECIFICS OF THE PROPOSED USE: The applicant’s stated hours of operation would be Monday-Friday, (or Monday-Thursday with State authorization) from 9:00 AM to 3:00 PM, with a capacity for 20-25 children. The school will be located in the formerly residential building next to the church, there is a fence surrounding the backyard. The location has a parking lot for additional off-street parking spaces.

DOUGLAS MASTER PLAN:

The Douglas Master Plan, adopted June 23, 2014, designates this property as Civic in the West Central Subarea of the West Yellowstone District. Per the Master Plan *“The desired condition should build around the presence of the school and the multi-family development in the north...areas in the center should continue to evolve to higher quality neighborhood development .”*



The proposed use of this property conforms to the future land use designation.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the request for a conditional use permit to allow for a private school in an R-1 Neighborhood Residential zone at 1424 Griffith with the following conditions:

1. The applicant shall meet all state requirements.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At their regular meeting on July 17, 2023, the Douglas Planning and Zoning Commission voted to recommend approval of the request for a conditional use permit to allow for a private school in an R-1 Neighborhood Residential zone at 1424 Griffith with the following conditions:

1. The applicant shall meet all state requirements.