



Douglas Planning and Zoning Commission

February, 21, 2017

City of Douglas-Council Chambers

101 North 4th Street

Douglas, Wyoming 82633

Call To Order

Chairman Crockett called the Douglas Planning and Zoning Commission to order at 5:30 P.M. In response to the Chairman's request for roll call, the following were found present:

Members Present: John Crockett
Jay Hancock
Robin Velasquez

Members Absent: Carol Johnston
Becky Renstrom

City Staff Present: Clara Chaffin, Community Development Director
Sherri Mullinnix, Planning Technician
Gary Schwarz, IT Director

Agenda

Chairman Crockett introduced the agenda. Commissioner Velasquez moved to accept the agenda. Commissioner Hancock seconded the motion, and the motion carried 3-0.

Minutes

Chairman Crockett introduced the minutes of the November 21, 2016 meeting. Commissioner Velasquez made a motion to accept the minutes. Commissioner Hancock seconded. The motion carried 3-0.

Planning & Zoning Matters

A. SUB01-17: Application to Vacate Lots 2-5 and 21-23, Block 2, Wilson Subdivision and Replat as Lots 45-54, Block 2, Wilson Subdivision

B. ZON 01-17: Application to Rezone Lots 45-54, Block 2, Wilson Subdivision from R-1 Neighborhood Residential to R-2 Medium Density Residential

Chairman Crockett opened the public hearing at 5:32 P.M. and introduced the items, inviting staff to speak to the request. Director Chaffin reviewed the proposed replat of portions of the Wilson Subdivision and their subsequent rezoning, should the replat be approved. The proposed replat would create smaller lot sizes, suitable for townhouses or twin homes in response to the anticipated continued

Planning and Zoning Commission

2/21/2017

Page 1 of 2

demand for smaller homes and lot sizes; and is tied to a simultaneous request to rezone the property to permit those types of residential development as well as the possibility of single family homes on the two proposed lots over 5,000 square feet. The proposed lots would vary in size from approximately 4,401 square feet to 6,267 square feet. The two parcels abut R-1 Neighborhood Residential, R-3 Limited Mixed Use Residential, and B-1 Local Business zones and would provide a reasonable transition to these zones. Additionally the request meets the Douglas Master Plan's intent by providing residential infill in the Riverbend Subarea. History of the subdivision demonstrates that previous replats to allow this type of housing have proved successful. Staff recommended approval of the application. There were no questions from the Commission.

Chairman Crockett invited the applicant to speak, and Ron McNare represented K & R Construction. Mr. McNare stated that townhomes are more cost effective for the builder and more desirable for many potential buyers, particularly in the current market where there is a glut of single family homes for sale. The homes provide a good transition between business and single family residential, and the owner intends for all the subdivision's remaining vacant lots on Shoshone Drive to remain R-1 Neighborhood Residential.

There being no further comment, Chairman Crockett closed the hearing at 5:38 P.M. and called for a motion. Commissioner Velasquez made a motion to recommend approval of the vacation and replat and the rezone to the City Council; and the motion was seconded by Commissioner Hancock. There being no further discussion, Chairman Crockett called for the vote and the motion carried 3-0.

Other Business

A. Election of Chairperson and Vice Chairperson

Chairman Crockett called for nominations for the position of Commission Chairman. Commissioner Crockett volunteered to act as Chairman, seconded by Commissioner Hancock. Chairman Crockett called for the vote, and the nomination passed 3-0. Chairman Crockett called for nominations for the position of Commission Vice –Chairman. Chairman Crockett nominated Commissioner Johnston, seconded by Commissioner Hancock. Chairman Crockett called for the vote, and the nomination passed 3-0.

Adjournment

There being no other business, Chairman Crockett called for a motion to adjourn. Commissioner Velasquez made said motion, and it was seconded by Commissioner Hancock. The motion passed 3-0, and Chairman Crockett adjourned the meeting at 5:40 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary