

**PLANNING and ZONING COMMISSION MEETING
DOUGLAS CITY HALL, DOUGLAS, WYOMING
AUGUST 16, 2021
REGULAR MEETING – 5:30 P.M.**

PLANNING AND ZONING COMMISSION MEETINGS ARE RECORDED AND BROADCAST LIVE ON CABLE CHANNEL 61.

THE PLANNING AND ZONING COMMISSION IS AN ADVISORY BODY TO THE CITY COUNCIL. ITEMS APPEARING ON THIS AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL ON AUGUST 23, 2021. ALL APPLICANTS ARE STRONGLY ENCOURAGED TO ATTEND BOTH MEETINGS.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA FOR AUGUST 16, 2021**
- V. APPROVAL OF THE MEETING MINUTES FOR JULY 19, 2021**
- VI. PLANNING AND ZONING MATTERS**
 - A. ZON 03-21: Application by Jerimy Johnson, Marcus Investments, Ryan Gallegos, Alexander Eklund, Wayne Bryan and Edward Klouda to rezone the properties at 124, 128, 130, 134 South 2nd Street, and 119 and 125 Center Street (Town of Douglas, Block 14) from B-2 General Business to CB-1 Downtown Business.**
- VII. STAFF REPORT-CITY COUNCIL ACTION ON FORWARDED ITEMS**
 - B. DEV 03_21: Application by Big Country Storage LLC to have a Type B Development at 1533 W. Richards Street, 1400 Commerce Drive and 1500 Commerce Drive, Riverside Industrial Park #2, Lots 1, 7 & 8.**

ADJOURNMENT

**PLANNING & ZONING COMMISSION
STAFF REPORT
AUGUST 16, 2021**

**REZONE
ORIGINAL TOWN OF DOUGLAS, BLOCK 14**

CASE NUMBERS: ZON 03-21

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: August 16, 2021 – Planning & Zoning Commission
August 23, 2021 – City Council

REQUEST: Rezone of 124, 128, 130, 134 South 2nd Street, and 119 and 125 Center Street (Town of Douglas, Block 14) from B-2 General Business to CB-1 Downtown Business

PURPOSE: The owners wish to rezone the lots to allow future development in a manner which would conform with the character of the existing buildings on the block.

RECOMMENDATION: The Community Development Department recommends approval of the request to rezone Original Town of Douglas Block 14 from B-2 General Business to CB-1 Downtown Business.

VICINITY MAP:



OWNER: Jerimy Johnson
1115 Tomahawk Road
Douglas, WY 82633

Marcus Investments, LLC
1207 Townsend Court
Douglas, WY 82633

Ryan Gallegos
P.O. Box 1333
Douglas, WY 82633

Alexander P. Eklund
P.O. Box 1157
Douglas, WY 82633

Wayne E. Bryan Jr.
P.O. Box 335
Douglas, WY 82633

Edward Klouda
420 Cedar Street
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Original Town of Douglas, Block 14
- (2) General Location: The subject properties are located on the west side of South 2nd Street between Center Street and Oak Street.
- (3) Addresses: 124, 128, 130, 134 South 2nd Street, and 119 and 125 Center Street

SIZE: The lots total approximately 0.91 acres

ZONING: The described property is currently zoned B-2 General Business Zoning District. The applicant desires to rezone to CB-1 Downtown Business Zoning District which is *“intended to provide a central area for business, government services, and community and cultural activities. This district is included in the downtown area designation due to its historic architecture and character.”*



SURROUNDING LAND USE	ZONING	ANNEXATION STATUS
North: Office and Beauty Shop	CB-1 Downtown Business	City
South: Equipment Storage	Industrial	City
East: Gym, Beauty Shop, Residential	CB-1 Downtown Business	City
West: Auto Parts Store	Industrial	City

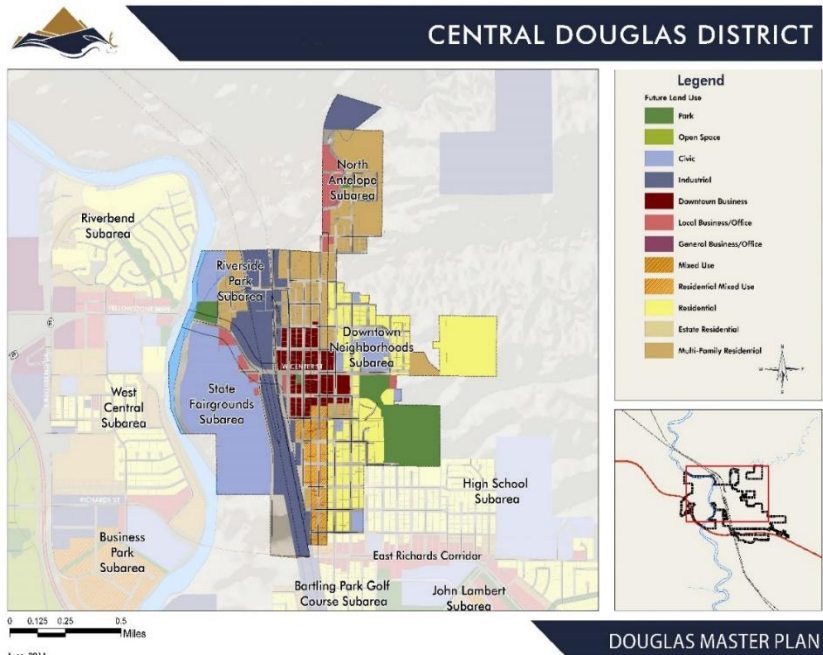
EXISTING LAND USE: A mix of service, vacant and office uses.

DOUGLAS MASTER PLAN:

The Douglas Master Plan designates this property’s location as being in the Downtown Core Subarea of the Central Business District.

“Downtown should be accessible and pedestrian-friendly, a welcoming place for both residents and visitors. Public investment and land use decisions should be consistent with the long-term economic health of the Downtown. These improvements should be supported with a new Downtown Business District composed of local business

owners. New investments should be targeted at renovating historic buildings, encouraging new business to open, incorporating artwork and the creating a standard streetscape for 2nd, 3rd and 4th Street.” The proposed changes would be in keeping with the goals stated in the Douglas Master Plan.



HISTORY: This block was part of the originally platted town of Douglas. The property has hosted a wide variety of uses over the last 135 years including livery stables, saloons, barber shops and telephone exchanges in its earliest years, and service garages, bottling plants and welding shops by 1944. It continues to house service shops and office space and it has always been part of the central business area of downtown.

The zoning change would allow new development to maintain the current historic character of the area and create a uniform façade to the street.

Existing uses would become legal nonconforming uses and would not be required to alter or relocate. Any change in use would require properties and businesses to conform to the new zoning district and its standards at the time of the change.

STAFF RECOMMENDATION: Staff recommends approval of the of the request to rezone The Original Town of Douglas, Block 14 from B-2 General Business to CB-1 Downtown Business.