

WESTSHORE PUD AMENDMENT

PLANNED UNIT DEVELOPMENT CITY OF THE VILLAGE OF DOUGLAS

Project Overview

The proposed PUD amendment would reduce the PUD from 78 acres to 32 acres. The area being removed from the PUD (46 acres of undeveloped area to the west) will be rezoned to R-1 for the purpose of a single-owner, single-family use.

Existing Trails and Access

The original developer has completed construction of all the original PUD required trails with the original 78 acre PUD area and along the frontages of Ferry Street and Center Street. These trails have been approved by the City and are all within easements that are for public use and this will not change. The land owner of the portion of the PUD that is being removed will still be responsible for the maintenance of the trails within the removed land area.

Density

The original PUD approved in 2012 included 108 units on 78 acres which is 1.4 units per acre.

If this amendment is approved, the reduced PUD will include 28 units on 32 acres which is 0.8 units per acre.

Open Space

If this amendment is approved, the PUD would include 13.47 acres of open space on the 32 acre resulting PUD which is 42%. This PUD amendment requests a reduction in PUD open space from 65% to 42%.