

To: City of the Village of Douglas Planning Commission
Date: October 2, 2026
From: Sean Homyen, Planning & Zoning Administrator
RE: Westshore PUD – Rezone Request from R-1 PUD
to R-1 Residential District



The Village of Friendliness – Since 1870

Lakeside Pastures, LLC, with authorization from property owner Douglas Property Dev LLC, is requesting to rezone approximately 46 acres of property located on the unaddressed parcel on Center Street (Parcel Number 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District. The purpose of this memorandum is to review the rezoning request pursuant to Article 28, Amendments, of the City of the Village of Douglas Zoning Ordinance.



Parcel Aerial View

Background and Request. The subject property consists of approximately 46 acres located on Center Street and is currently part of the Westshore Planned Unit Development (PUD). The property represents the remaining undeveloped portion of the Westshore PUD and is currently vacant. This request is being made concurrently with the request to remove this land from the Westshore PUD. No specific development plan is being considered as part of the rezoning request since it is considered a “straight rezoning”. Any future development of the property would be subject to the applicable requirements of the R-1 Residential District and other applicable provisions of the Zoning Ordinance.

Procedure. The Planning Commission is tasked with reviewing the request to rezone the subject parcel and making a recommendation to the City Council to approve, deny, or table the request. Unlike a rezone request to PUD, a site plan is not required to be submitted in conjunction with the request to rezone the property.

Review.

Section 28.05 outlines the required information that must be submitted by the petitioner. Staff has determined that the application is complete enough for review.

Rezoning Criteria. Section 28.06, Planning Commission Recommendations lists several factors which must be taken into consideration by the Planning Commission when reviewing a request to rezone. New and old zoning maps, along with the zoning districts are included with the packet to assist with the review. The rezoning criteria are listed below, along with the analysis of each.

1. *In reviewing any application for an amendment to this Ordinance, the Planning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full along with its recommendations for disposition of the application, to the City Council within a reasonable period. The matters to be considered by the Planning Commission shall include, but shall not be limited to the following:*

a. *What, if any, identifiable conditions related to the application have changed since the existing zoning district was established that justify the proposed amendment?*

Remarks: The subject property is currently part of the Westshore PUD and represents approximately 46 acres of the remaining undeveloped property within the PUD. Previous proposals contemplated development of this portion of the property as part of the overall Westshore PUD.

The property owner previously pursued amendments to the Westshore PUD for residential development of the property. Those development proposals are no longer being pursued. The applicant has indicated that there is now a potential buyer for the undeveloped property who intends to utilize the property for uses permitted in the R-1 district. The applicant is therefore requesting that the property be rezoned from PUD to R-1 Residential.

b. *What are the precedents and the possible effects of such precedents that might result from the approval or denial of the petition?*

Remarks: Approval of the rezoning would remove the approximately 46-acre property from its current PUD zoning designation and establish R-1 Residential zoning for the property. The request should be considered based on the characteristics of the subject property, the uses permitted within the proposed R-1 District, compatibility with surrounding land uses, and the applicable rezoning criteria. Likewise, denial of the request would maintain the existing PUD zoning designation unless a subsequent amendment or rezoning is approved.

c. *What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?*

Remarks: More than 5,000 feet of public-use trails have been constructed on the property. The rezoning itself does not include a specific development proposal or

request for additional public services.

The extent of any additional demand on utilities, streets, emergency services, or other public services would depend upon the type and extent of future development of the property. Any future development would be subject to the applicable City and agency requirements at the time a development proposal is submitted.

- d. Does the petitioned district change adversely affect environmental conditions or the rights of a neighboring property owner?*

Remarks: The change to R-1 from the R-1 PUD zoning designation would not materially change the range of uses permitted on the parcel. The rights of an adjacent property owner are not anticipated to be affected by any future development of the property, given the low-intensity range of uses that are permitted in the R-1 district. The proposed R-1 Residential District permits residential development subject to the applicable dimensional, environmental, access, and other requirements of the Zoning Ordinance. Any impacts associated with future development of the property would be reviewed as part of the applicable development approval process.

- e. Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?*

Remarks: The proposed R-1 Residential District is intended to accommodate residential uses consistent with the standards of that district. The subject property is currently undeveloped and has historically been contemplated for residential development as part of the Westshore PUD. The Planning Commission should consider whether the range and intensity of uses permitted within the R-1 District are compatible with the surrounding properties.

- f. Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?*

Remarks: The subject property is currently zoned R-1 Planned Unit Development (PUD). The proposed rezoning would remove the subject property from the Westshore PUD and return the property to its original R-1 Residential District zoning. The City's current Master Plan designates the area as Suburban Residential. The Master Plan identifies R-1 as a potentially compatible zoning district within the Suburban Residential designation and identifies single-family detached homes as a desired housing form. Therefore, the proposed rezoning to R-1 is consistent with the residential intent of the Future Land Use designation.

- g. What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?*

Remarks: The existing PUD zoning does not prevent the property from having a reasonable economic use; however, development under the existing zoning would remain subject to the approved Westshore PUD and any required amendment to that approval. The proposed rezoning would instead allow the property to be developed in accordance with the uses and development standards applicable to the R-1 Residential District.

RECOMMENDATION. At the upcoming public hearing, the Planning Commission should carefully consider any comments from the public, any new information provided by the applicant, and the analysis provided in this report. The Planning Commission should evaluate the proposed rezoning of the approximately 46-acre property from Planned Unit Development (PUD) to R-1 Residential District based upon the rezoning criteria contained in Section 28.06 of the Zoning Ordinance. Following the public hearing and review of the applicable rezoning criteria, the Planning Commission may forward a recommendation to the City Council to approve or deny the requested amendment to the Zoning Ordinance and Zoning Map.

SUGGESTED MOTION

I move to recommend [approval / denial / tabling] of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to amend the Zoning Ordinance and Zoning Map for approximately 46 acres of property located on Center Street (PPN 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District, based on the findings outlined in the staff report

Please feel free to reach out with any questions.