

Narrative in Support of Rezoning

64 Wiley Road – R-1 PUD to R-3 Neighborhood Conservation District

The applicant is requesting rezoning of approximately 20 acres located at 64 Wiley Road from R-1 PUD to R-3 Neighborhood Conservation District. The requested rezoning is intended to facilitate residential development of the property in a manner consistent with the City's recently adopted Master Plan, which designates the property **Urban Residential**.

The applicant has worked with the City since early 2025 to understand the site's development opportunities and constraints. The conceptual planning for the site, that is currently underway, works to cluster development within appropriate portions of the property while preserving significant natural features and open space. Upon a successful rezone, our intention is to then request an R-3 PUD rezone with a corresponding Preliminary PUD Plan.

At this time, our goal is to secure the underlying zoning of R-3 that will allow both detached single-family dwellings and attached, two family dwellings for the future PUD request. The following addresses the criteria contained in Section 28.06 of the City of Douglas Zoning Ordinance to support the rezone request.

(a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justify the proposed amendment?

The most significant changed condition is the City's adoption of its updated Master Plan in 2025. Through that planning process, the City reconsidered the long-term land use pattern for this area and designated the subject property **Urban Residential**.

The Urban Residential designation is intended to preserve the existing character of the original Douglas plat and nearby neighborhoods while establishing expectations for undeveloped areas between Wiley Road and South Street. Importantly, the designation specifically contemplates additional housing forms, increased residential density of up to six (6) units per acre, and a broader range of housing price points. Desired building types include detached single-family homes, missing-middle two- and three-unit homes, retrofit two-unit homes, and accessory dwelling units.

This recently adopted policy direction represents a meaningful change from the planning framework under which the property's existing zoning was established. Rezoning the property to R-3 provides a residential zoning classification that more closely implements the City's current vision for this area and provides an appropriate framework for development consistent with the new Urban Residential designation.

(b) What are the precedents and possible effects of such precedent which might result from approval or denial of the petition?

Approval would establish a precedent that rezoning requests should be evaluated in relation to the City's adopted Master Plan, the characteristics of the individual property, surrounding land uses, and the compatibility of the requested zoning district.

The requested amendment should not be viewed as establishing that all property within the Urban Residential designation is automatically appropriate for R-3 zoning. Rather, it would demonstrate that R-3 may be an appropriate implementing district where the site's characteristics, surrounding development pattern, infrastructure, and proposed residential character support that classification.

Conversely, denial could leave the property's zoning inconsistent with the City's recently adopted future land use direction and would require continued consideration of how the Urban Residential designation is intended to be implemented through the City's existing zoning districts.

(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?

The applicant's due diligence has included a Utility Capacity Analysis, Traffic Analysis, and Topographic Survey prepared by Fleis & VandenBrink. Based upon those studies, the applicant is not aware of public service or infrastructure limitations that would preclude residential development consistent with the requested zoning.

The property is located within an area where public infrastructure and municipal services are available or may reasonably be extended in conjunction with development. The proposed rezoning would continue the property's residential use classification rather than introducing a commercial, industrial, or other substantially different demand on public services.

It is also important to note that a rezone does not automatically indicate development approval. Final utility design, stormwater management, roadway improvements, emergency access, and other infrastructure requirements associated with a specific development will be addressed through the City's subsequent site plan and engineering review processes. Accordingly, the requested rezoning is not anticipated to adversely affect the ability of the City or other governmental agencies to provide adequate public services or facilities.

(d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner?

The requested rezoning is not anticipated to adversely affect environmental conditions or the rights of neighboring property owners.

The property contains significant natural features, including a creek, ravine areas, vegetation, and other undeveloped portions of the site. These features do not preclude residential development of the property under the requested R-3 zoning. Preliminary planning and evaluation of the site indicate that residential development can be appropriately clustered and located within suitable portions of the property while avoiding sensitive environmental areas and preserving meaningful open space.

Importantly, the requested rezoning does not constitute approval of a specific development or site plan. The rezoning establishes the appropriate residential zoning classification for the property, while the location and configuration of future development will be evaluated through the applicable development review process. At that time, potential impacts related to natural features, drainage, stormwater management, access, landscaping, setbacks, and neighboring properties can be evaluated based upon a specific development plan and the applicable City standards.

At the zoning level, there are no known environmental conditions or site constraints that would make the permitted uses within the R-3 District inappropriate for this property or that would inherently result in an adverse impact to neighboring property owners. The site's natural features can be accommodated as part of future development rather than disturbed as a necessary consequence of the rezoning.

(e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?

Yes. The R-3 Neighborhood Conservation District is fundamentally residential and permits one-family and two-family dwellings together with customary residential accessory and community uses. Those uses are appropriate for 64 Wiley because the property is planned for residential development and is designated Urban Residential by the City's Master Plan. The residential nature of R-3 is compatible with the surrounding residential context while providing greater flexibility than the property's existing zoning to accommodate the housing forms and development pattern envisioned by the updated Master Plan.

Importantly, the R-3 district's stated purpose includes maintaining traditional character, pedestrian accessibility, and the City's existing street pattern while protecting continued residential character. Those objectives are compatible with the City's newer Urban Residential planning objectives and with the type of neighborhood contemplated for the subject property.

(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?

Yes. The City's 2025 Master Plan is the subsequent planning document guiding current land-use decisions, and it specifically designates the subject property **Urban Residential**.

The Urban Residential designation calls for residential development of up to six (6) units per acre and identifies detached single-family homes and missing-middle two- and three-unit homes among its desired building types. It also emphasizes maintaining neighborhood character, improving pedestrian connectivity, allowing additional housing forms, and providing a broader range of housing opportunities.

R-3 permits both one-family and two-family dwellings and therefore provides a reasonable existing zoning mechanism for implementing much of that policy direction. While the terminology and standards of the existing R-3 district do not correspond exactly with the newly created Urban Residential future land use category, the requested district is residential in character and provides substantially greater consistency with the Master Plan's intended development pattern than retaining a zoning classification that does not reflect the City's newly adopted vision for the property.

(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?

The applicant recognizes that the property is capable of some residential development under its existing R-1 PUD zoning. The rezoning request is therefore not based upon a contention that the property has no economic use under its present zoning.

Rather, the question should also be considered in light of the City's newly adopted land-use policy for the property and the site's physical characteristics. Development under the existing zoning would generally result in a lower-density residential pattern that would not take full advantage of the City's decision to designate this property Urban Residential or the broader housing opportunities contemplated by that designation.

The property's natural features also favor a development pattern that concentrates homes within suitable development areas while preserving substantial portions of the site as open space. The requested R-3 zoning provides greater opportunity to achieve that balance and make efficient use of available infrastructure and developable land.

Accordingly, while reasonable economic use is possible under the existing zoning, the requested amendment would allow the property to be developed in a manner that is more consistent with its physical characteristics and the City's current long-range planning objectives.