To: City of the Village of Douglas City Council

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, has submitted a request to rezone approximately 46 acres of property located on the unaddressed parcel on Center Street (Parcel Number 59-830-000-02) from R-1 Planned Unit Development (PUD) to R-1 Residential District.



Parcel Aerial View

The purpose of this memorandum is to provide City Council with an overview of the rezoning request pursuant to Article 28, Amendments, of the City of the Village of Douglas Zoning Ordinance.

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 (also referred to as the “western development area”). The property owner previously pursued amendments to the Westshore PUD for residential development of the subject parcel. However, those development proposals are no longer being pursued.

The applicant is now requesting to rezone the property from R-1 PUD to R-1 Residential District in conjunction with the proposed Westshore PUD amendment, which would remove the approximately 46-acre property from the existing PUD boundaries. No specific development plan is being considered as part of the rezoning request. 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. Pursuant to Article 28 of the City of the Village of Douglas Zoning Ordinance, the Planning Commission is responsible for reviewing the proposed rezoning request and forwarding a recommendation to City Council. On October 8, 2026, the Planning Commission reviewed the proposed rezoning request under the applicable criteria outlined in Section 28.06 of the Zoning Ordinance.

City Council is now responsible for considering the proposed rezoning and the Planning

Commission's recommendation before taking final action on the amendment to the Zoning Ordinance and Official Zoning Map. The rezoning request is being considered separately from the proposed Westshore PUD amendment. Both requests are related, as the rezoning would establish the R-1 Residential District zoning designation for the property proposed to be removed from the existing PUD.

Planning Commission Review. On October 8, 2026, the Planning Commission held a public hearing to review the proposed rezoning request. Following the public hearing, the Planning Commission recommended approval to City Council of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to rezone 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 October 2, 2026 staff memorandum.

Final Thoughts The proposed rezoning would remove approximately 46 acres of property from the existing Westshore PUD zoning designation and return the property to its former R-1 Residential zoning designation. As outlined in the October 2, 2026 Planning Commission staff memorandum, the City's Master Plan identifies the subject property as Suburban Residential, which identifies R-1 as a compatible zoning district. The rezoning request does not include any specific development proposal. While the potential buyer has discussed lower-density residential uses and recreational amenities, any future development would be subject to the permitted uses and applicable development standards of the R-1 Residential District.
The proposed rezoning is being considered concurrently with the Westshore PUD amendment. If both requests are approved, the approximately 46-acre property would be removed from the Westshore PUD and subject to the R-1 Residential District requirements.

RECOMMENDATION. At the upcoming meeting, City Council will review the proposed rezoning request and consider the information provided in this report, along with the Planning Commission's recommendation from October 8, 2026. If City Council determines that the proposed rezoning adequately addresses the applicable criteria outlined in Section 28.06 of the Zoning Ordinance and is consistent with the City's Master Plan, staff recommends approval of the rezoning request. If additional information or clarification is necessary to evaluate the proposal, staff recommends the item be tabled prior to further consideration.

SUGGESTED MOTION

I move to adopt Ordinance No. 07-2026, approving the rezoning of the property located on Center Street (PPN 59-830-000-02) from R-1 Planned Unit Development (PUD) to R-1 Residential District, as proposed.

Please feel free to reach out with any questions.