To: City of the Village of Douglas City Council

Date: November 12, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore PUD Amendment

The Village of Friendliness – Since 1870

Introduction. Ric Dyk, on behalf of BDR Inc., has submitted an application to amend the Westshore Planned Unit Development (PUD) under Article 27 of the City of the Village of Douglas Zoning Ordinance. The proposed amendment would remove approximately 46 acres of the remaining undeveloped property from the existing PUD, reducing the overall PUD area from approximately 78 acres to 32 acres.



As part of the proposed boundary modification, the applicant is also requesting a reduction in the required open space and relief from the 25-foot perimeter buffer requirement along portions of the revised PUD boundary.

Background and Request. The Westshore PUD was originally approved in 2012 and consists of residential condominiums, site condominiums, private streets, designated open space, and pedestrian pathways. While portions of the PUD have been developed, the western development area remains largely undeveloped, with the exception of the existing public trails.

On April 9, 2026, the Planning Commission reviewed a previous PUD amendment proposing the development of 41 condominium units within the remaining undeveloped area and forwarded a favorable recommendation to City Council. However, the applicant did not proceed with that proposal.

Since that time, the applicant has been approached by a potential buyer interested in purchasing the remaining undeveloped property. Rather than proceeding with the previously proposed condominium development, the applicant is requesting to remove the property from the Westshore PUD.

The property proposed to be removed is identified as Parcel Number 59-830-000-02, located on Center Street. A separate rezoning request has been submitted to rezone the property from R-1 Planned Unit Development to R-1 Residential District.

Procedure. Pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance, the Planning Commission is responsible for reviewing the proposed PUD amendment and forwarding a recommendation to City Council. On October 8, 2026, the Planning Commission reviewed the proposed amendment and recommended approval to City Council, subject to four conditions.

City Council is now responsible for reviewing the proposed PUD amendment and the Planning Commission's recommendation before taking final action. The proposed amendment includes modifications to the existing PUD boundaries, open space requirements, and perimeter buffer requirements.

The rezoning of the property proposed to be removed from the PUD is being considered separately and requires its own action by City Council. Approval of the PUD amendment is subject to approval of the associated rezoning request.

Proposed PUD Amendment

The applicant is requesting the following modifications to the existing Westshore PUD:

1. **PUD Boundary:** Reduce the overall PUD area from approximately 78 acres to 32 acres by removing the remaining undeveloped western development area.
2. **Open Space:** Reduce the required open space from approximately 50.7 acres (65%) to 13.47 acres (42%) within the amended PUD boundaries. Section 27.04(8) requires a minimum of 65% open space. The proposed reduction would require consideration under the regulatory flexibility provisions of Section 27.04(5).
3. **Perimeter Buffer:** Provide relief from the 25-foot perimeter buffer requirement along the revised PUD boundary adjacent to Units 16 through 19 on Golf View Drive and Units 20 and 21 on Center Street.

   The proposed amendment does not include any additional dwelling units, buildings, streets, or other improvements within the remaining Westshore PUD.

The existing public trails and associated easements extending through the western development area are would remain in place and will continue to be for public use.

Planning Commission Review

On October 8, 2026, the Planning Commission reviewed the proposed Westshore PUD amendment and recommended approval to City Council, subject to the following conditions:

1. The applicant shall make any necessary revisions to the master deed and Exhibit B drawings for the remaining condominium areas within the Westshore PUD, and for the removal of the western development area from the PUD boundaries, subject to review by the City Attorney.
2. The applicant shall make any necessary revisions to the recorded open space easement documents associated with the Westshore PUD, subject to review by the City Attorney.
3. The amendment to remove the western development area from the PUD is subject to approval of the rezoning of the land within the western development area from PUD to a

zoning district that aligns with the City's future land use plan in the Master Plan.

4. The applicant shall have paid any required escrows and completed any obligations subject to performance guarantees prior to being reimbursed for said escrows or performance guarantees.

Final Thoughts. The proposed amendment represents a change from the previous Westshore PUD amendment reviewed by the Planning Commission in April 2026, which included the development of 41 condominium units within the remaining undeveloped area. While the potential buyer has discussed lower-density residential uses and recreational amenities, no specific development plans have been submitted. Any future development of the property would be subject to the applicable zoning requirements following approval of the separate rezoning request.

The proposed amendment would also modify the existing PUD boundaries, reduce the required open space, and provide relief from the 25-foot perimeter buffer requirement. The existing public trails and associated easements would remain in place. As outlined in the October 2, 2026 Planning Commission staff memorandum, the remaining PUD would continue to contain existing residential development, designated open space, private streets, and pedestrian pathways.

Recommendation. At the upcoming meeting, City Council will review the proposed PUD amendment 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 amendment adequately addresses the intent and standards of the PUD ordinance, staff recommends approval with the conditions recommended by the Planning Commission. If additional information, clarification, or plan revisions are necessary to evaluate the proposal, staff recommends the item be tabled or referred back to the Planning Commission prior to further consideration.

Suggested Motion

I move to adopt Ordinance No. 05-2026 and Ordinance No.06-2026, approving the Westshore Planned Unit Development (PUD) Amendment, subject to the conditions recommended by the Planning Commission, as outlined in the amending ordinance.

Please feel free to reach out with any questions.