



CITY OF **DOUGLAS** WYOMING

**REGULAR PLANNING COMMISSION MEETING**  
**October 20, 2025 – 5:30 PM**

Planning and Zoning Commission meetings are recorded and broadcast live on cable channel 9.

The Planning and Zoning Commission is an advisory body to the city council. Items appearing on this agenda will be considered by the city council on October 27, 2025. All applicants are strongly encouraged to attend both meetings.

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Agenda
- V. Approval of the Minutes
  - A. **September 15, 2025 Minutes**
- VI. Planning and Zoning Matters
  - A. **SUB 03-25: Application by the City of Douglas to vacate and replat all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, inclusive, Block 4, and all of Lots 24 Through 57, inclusive, and Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.**
  - B. **ZON 02-25: Application by the City of Douglas for the rezone of the Community Center Subdivision from R-1 Neighborhood Residential, R-2 Medium Density Residential, and R-3 Limited Mixed Residential to MU-PUD Mixed-Use Planned Unit Development Zoning District.**
- VII. Code Considerations
  - A. **ORD 1061 Building Codes**

**B. ORD 1062 Occupied RVs Allowed**

**C. ORD 1063 Residential Fence Setback**

VIII. Staff Report – City Council Action on Forwarded Items

**A. SUB 02-25 - Application by Lewis and Deborah Gettert to replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision in an R-2 Medium Density Residential Zone (510 & 530 N. 5th Street).**

IX. Adjournment

Monday, October 20, 2025

Call to Order at:

Meeting Adjourned at:

Planning Commission Regular Minutes  
September 15, 2025

I. Call to Order

Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:30 p.m.

II. Pledge of Allegiance

Chairman Hancock led the assembly in the Pledge of Allegiance.

III. **Roll Call**

Roll call was taken with the following Planning and Zoning Commission members present: Dave Patterson, Scott Bauman, Robin Velasquez, Jay Hancock, Carl Kusters

IV. Approval of the Agenda

Commissioner Carl Kusters moved to approve the agenda. Seconded by Commissioner Robin Velasquez. Motion 5-0.

V. Approval of the Minutes

Commissioner Dave Patterson moved to approve the minutes from the August 18, 2025 meeting. Seconded by Commissioner Scott Bauman. Motion 5-0.

A. Meeting Minutes August 18, 2025

VI. Planning and Zoning Matters

A. **SUB 02-25 - Application by Lewis and Deborah Gettert to replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision in an R-2 Medium Density Residential Zone (510 & 530 N. 5<sup>th</sup> Street).**

Chairman Hancock opened the public hearing at 5:32 p.m. Planning Technician McCullough reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicants Lewis and Deborah Gettert were on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:36 p.m. Commissioner Robin Velasquez moved to recommend approval of SUB 02-25 - Application by Lewis and Deborah Gettert to replat Sunrise Addition Lot 1 and Detmer Addition Lot 7 into the Gettert Subdivision in an R-2 Medium Density Residential Zone (510 & 530 N. 5th Street). Seconded by Commissioner Carl Kusters. Motion 5-0.

VII. Code Considerations

Planning Technician McCullough discussed upcoming ordinances.

A. Residential Fence Setback

B. Truck Routes

C. RVs & Travel Trailers

D. Building Codes

VIII. Staff Report – City Council Action on Forwarded Items

**A. CUP 04-25 Application by Douglas Baptist Church for a Conditional Use Permit for Limited Housing at 135 Pearson Road (Douglas Baptist Church Addition, Lot 1) in an RE Rural Residential Zone.**

Planning Technician McCullough reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

IX. Adjournment

Commissioner Robin Velasquez moved to adjourn the meeting at 5:56pm.  
Seconded by Commissioner Carl Kusters. Motion 5-0.

ATTEST:

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Heidi McCullough, Secretary

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Jay Hancock, Chairman

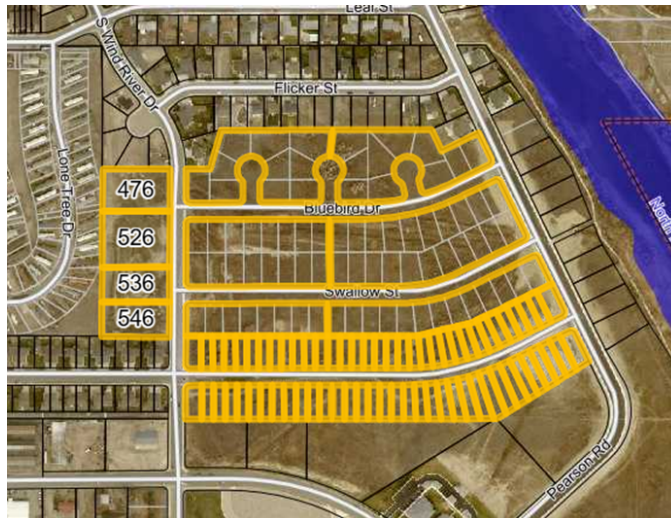
**PLANNING AND ZONING COMMISSION  
STAFF REPORT  
OCTOBER 20, 2025**

**VACATION & REPLAT COMMUNITY CENTER SUBDIVISION.**

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**SUMMARY**

- CASE NUMBER:** SUB 03-25
- PREPARED BY:** Heidi McCullough – Planning Technician
- MEETING DATES:** October 20, 2025 – Planning Commission  
October 27, 2025 – City Council
- REQUEST:** Vacate and replat all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, inclusive, Block 4, and all of Lots 24 Through 57, inclusive, and Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.
- PURPOSE:** To create lots for future residential development and the development of the Douglas Community Center.
- RECOMMENDATION:** The Community Development Department recommends approval of the request to Vacate and Replat all of Lots 18 Through 37, Inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.
- VICINITY MAP:**



**OWNER:** City of Douglas  
P.O. Box 1030  
Douglas, WY 82633

**LOCATION:**

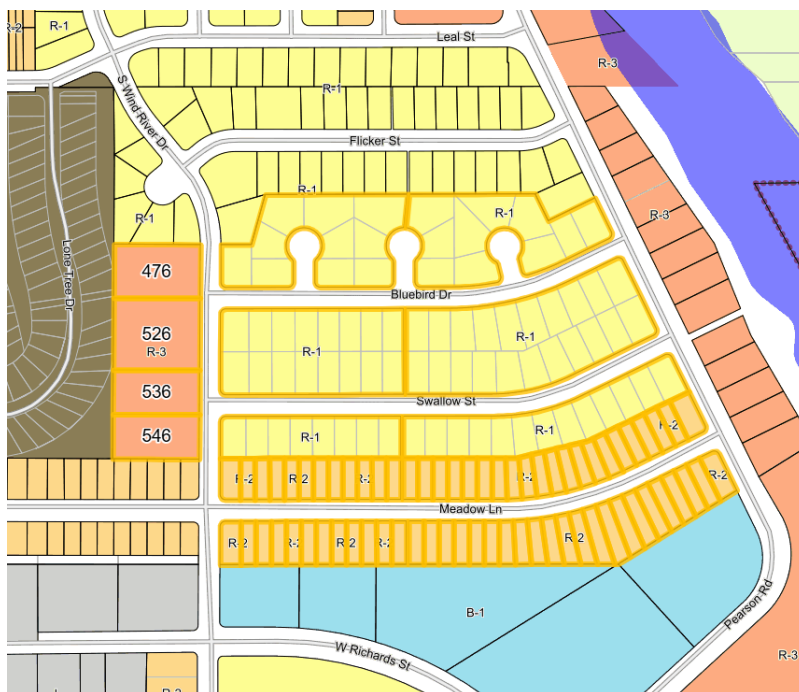
1. Legal Description: Lots 18 Through 37, Inclusive, Block 2, and all of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition.
2. General Location: The subject property is located between Flicker Street and East Richards Street, and between Pearson Road and West Douglas Mobile Home Court.

**SIZE:** 33.35 Acres.

**EXISTING LAND USE:** Vacant; Douglas Community Center under construction.

SURROUNDING LAND USE	ZONING	ANNEXATION STATUS
<b>North:</b> Residential	R-1	City
<b>South:</b> Vacant	B-1	City
<b>East:</b> Vacant	R-3	City
<b>West:</b> Residential	MH-2/R-2	City

**ZONING:** The property is currently zoned R-1 Neighborhood Residential, R-2 Medium Density Residential and R-3 Limited Mixed Density Residential. These zones are intended to provide for a mixture of residential uses.



**PLAT DATA:** The Subdivision is intended to allow for and encourage residential development and the development of the Douglas Community Center. The revisions include 93 residential lots and one (1) lot intended for the development of the Douglas Community Center.

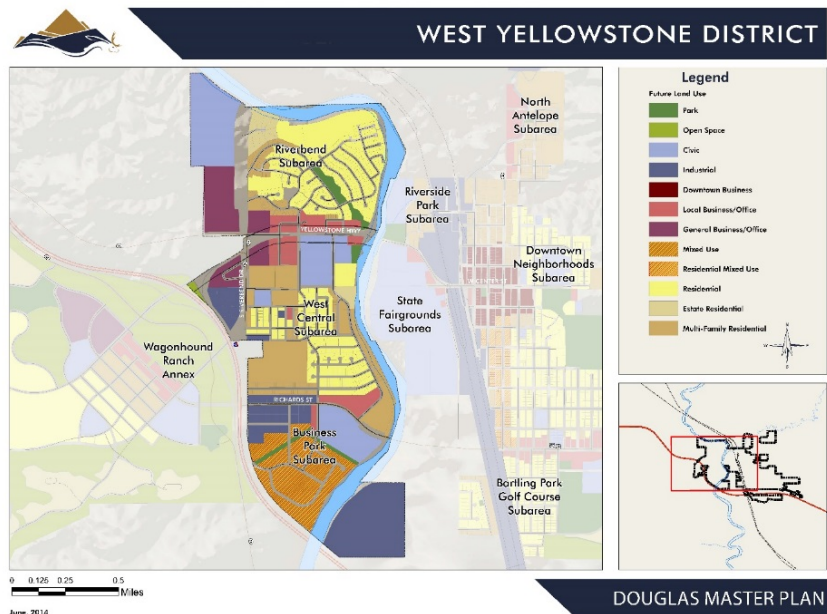
Any future use of this parcel will adhere to adopted standards and all applicable zoning regulations, standards and associated Master Plan; and will remain compatible with the surrounding uses.

**HISTORY:** The subject property was annexed to the City of Douglas as part of the Venture West Annexation in 1980. In 1980 and 1981 the Additions of Meadow Acres, Meadow Acres 2 and Meadow Acres 3 were created out of the Venture West Annexation. In 2021 a portion of Meadow Acres Addition was replatted into the Meadow Acres #4 Addition.

**DOUGLAS MASTER PLAN:**

The Douglas Master Plan designates this property as residential in the West Central Subarea of the West Yellowstone District.

Per the Master Plan: *“The central part of the subarea will include a mix of housing types. Many of these areas are separated and lack street connections. Other residential neighborhoods are in need of enhancements and redevelopment.”*



The proposed changes would be in keeping with the goals stated in the Douglas Master Plan.

**REVIEW COMMENTS:** Comments were received from the City Engineer regarding plat corrections: those corrections were made. No other comments were received from reviewing agencies.

**STAFF RECOMMENDATION:** Staff recommends approval of the request to Vacate and Replat all of Lots 18 Through 37, Inclusive, Block 2, And All Of Lots 1 through 37 inclusive, Block 3, and all of Lots 1 through 21 inclusive, Block 4, Meadow Acres No. 2, and all of Lots 44 Through 76, Inclusive, Block 4, and all of Lots 24 Through 57, Inclusive, And Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition, into the Community Center Subdivision.

# FINAL PLAT OF "COMMUNITY CENTER SUBDIVISION"

TO THE CITY OF DOUGLAS, WYOMING

LOCATED IN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8,  
TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CONVERSE COUNTY, WYOMING

SCALE: 1"=100'

## NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:500,000.
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/86.
3. DISTANCES: GRID.
4. COORDINATES LISTED RELATE TO THE CITY OF DOUGLAS DATUM.
5. ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.
6. PUBLIC WATER AND SEWER WILL BE PROVIDED BY THE CITY OF DOUGLAS, WYOMING, BUT ALL IMPROVEMENTS TO PUBLIC OR PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER.

## CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of 'COMMUNITY CENTER SUBDIVISION' as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Douglas regulations governing the subdivision of land.

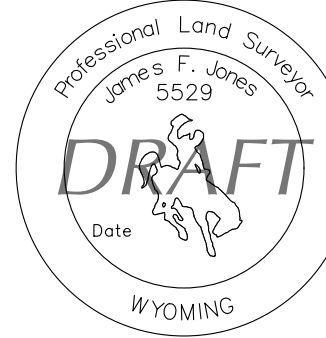
STATE OF WYOMING )  
NATRONA COUNTY ) SS

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.  
James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

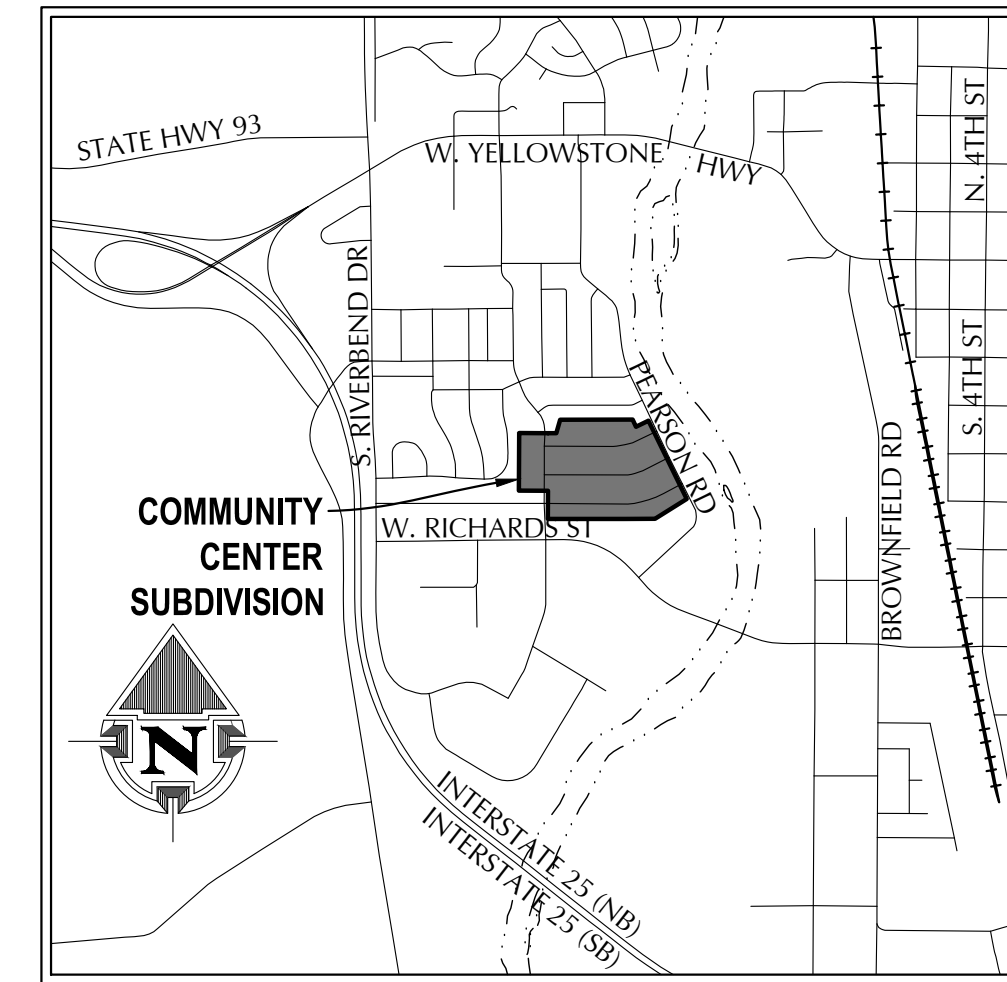
NOTARY PUBLIC



## CONVERSE COUNTY CLERK'S CERTIFICATION

FILING NO. \_\_\_\_\_  
OFFICE OF THE REGISTER OF DEEDS  
STATE OF WYOMING  
COUNTY OF CONVERSE  
THIS INSTRUMENT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED AS INSTRUMENT # \_\_\_\_\_  
IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS



VICINITY MAP  
1" = 2000'

## CERTIFICATE OF DEDICATION

The City of Douglas hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37, inclusive, Block 3, and all of Lots 1 through 21, inclusive, Block 4, Meadow Acres No. 2, an addition to the City of Douglas, and all of Lots 44 through 76, inclusive, Block 4, and all of Lots 24 through 57, inclusive, and Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition situate within the SW1/4SE1/4, and the SE1/4SW1/4, Section 8, Township 32 North, Range 71 West of the Sixth Principal Meridian, Converse County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 4, Block 8, Meadow Acres No. 3 and a point on the east right-of-way line of South Wind River Drive, monumented by an aluminum cap; thence N0°16'20"E, along the east right-of-way line of said South Wind River Drive, a distance of 293.82 feet to a point; thence N89°45'16"W, a distance of 301.84 feet to the southeast corner of West Douglas Mobilehome Court; thence N0°13'46"E, along the east line of said West Douglas Mobilehome Court, a distance of 599.74 feet to the southwest corner of Lot 32, Meadow Acres; thence S89°49'33"E, along the south line of said Meadow Acres, a distance of 242.29 feet to the southeast corner of Lot 34, Meadow Acres and a point on the west right-of-way line of said South Wind River Drive; thence S89°49'35"E, across said South Wind River Drive, a distance of 60.00 feet to the southwest corner of Lot 17, Block 2, Meadow Acres No. 2 and a point on the east right-of-way line of said South Wind River Drive, monumented by an aluminum cap; thence N89°49'47"E, along the south line of said Lot 17, a distance of 85.06 feet to the southeast corner of said Lot 17, monumented by an aluminum cap; thence N15°39'37"E, along the east line of said Lot 17, a distance of 144.85 feet to the northeast corner of said Lot 17 and a point on the south line of Lot 14 of said Meadow Acres #2, monumented by an aluminum cap; thence N89°51'31"E, along the south line of Lots 2 through 14, and Tract B of said Block 2, Meadow Acres #2, a distance of 754.67 feet to the northwest corner of Lot 38 of said Block 2, Meadow Acres #2, monumented by an aluminum cap; thence S25°53'16"E, along the west line of said Lot 38, a distance of 83.46 feet to the southwest corner of said Lot 38, monumented by an aluminum cap; thence N63°56'37"E, along the south line of said Lot 38, a distance of 144.85 feet to the southeast corner of said Lot 38 and a point on the west right-of-way line of Pearson Road, monumented by an aluminum cap; thence S25°59'13"E, along the west right-of-way line of said Pearson Road, a distance of 907.49 feet to the northeast corner of Lot 3, Block 8, Meadow Acres #3, monumented by an aluminum cap; thence S58°06'48"W, along the north line of said Lot 3, Block 8, a distance of 389.62 feet to the northwest corner of said Lot 3 and a point on the south line of Section 8, monumented by a brass cap; thence S89°35'29"W, along the south line of said Section 8 and the north line of Lot 6, Block 8, Meadow Acres #3, a distance of 312.91 feet to the 1/4 corner common to Sections 8 and 17, monumented by a GLO stone; thence S89°58'49"W, along the south line of said Section 8 and the north line of Lots 4, 5 and 6 of said Block 8, Meadow Acres #3, a distance of 803.56 feet to the Point of Beginning.

The above described Parcel contains 33.35 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "COMMUNITY CENTER SUBDIVISION", an addition to the City of Douglas, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

## OWNER

City of Douglas  
P.O. Box 1030  
Douglas, Wyoming 82633

Kim Pexton - Mayor, City of Douglas

STATE OF WYOMING )  
CONVERSE COUNTY ) SS

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025, by:  
Kim Pexton - Mayor, City of Douglas

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

## APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

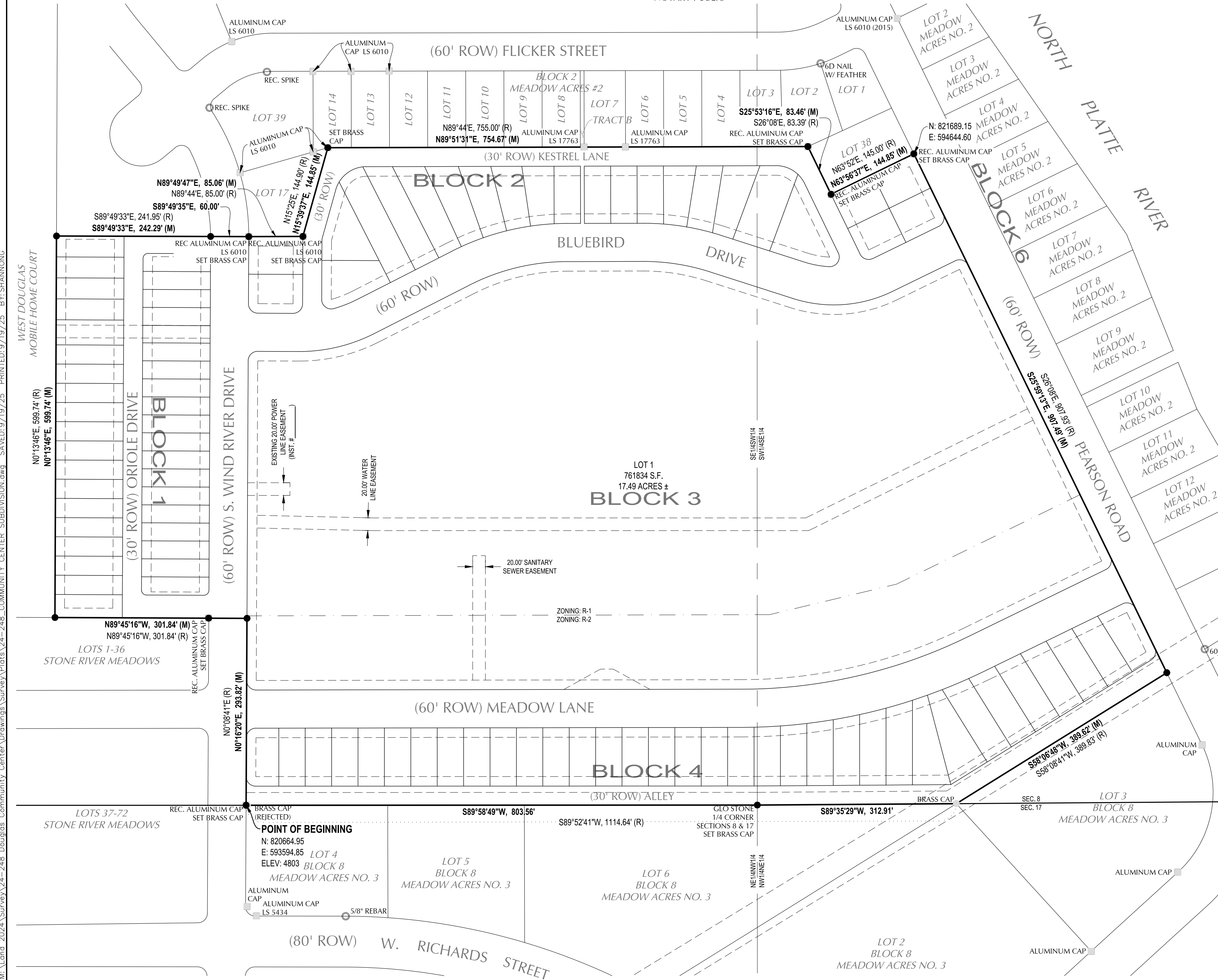
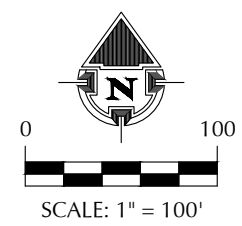
ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

APPROVED BY THE CITY ENGINEERS OFFICE OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

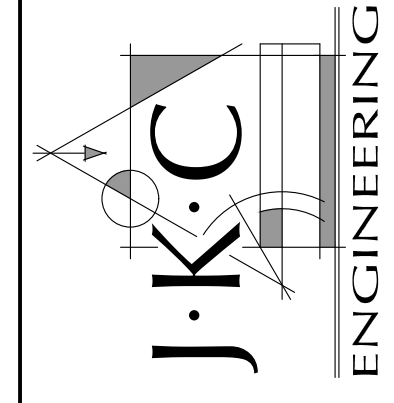
CITY ENGINEER

## LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- N52°14'56" W, 308.40' (M) MEASURED
- N52°14'56" W, 308.40' (R) RECORD



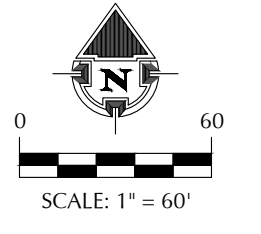
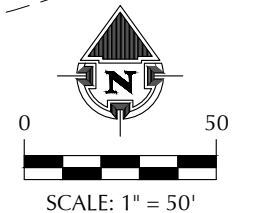
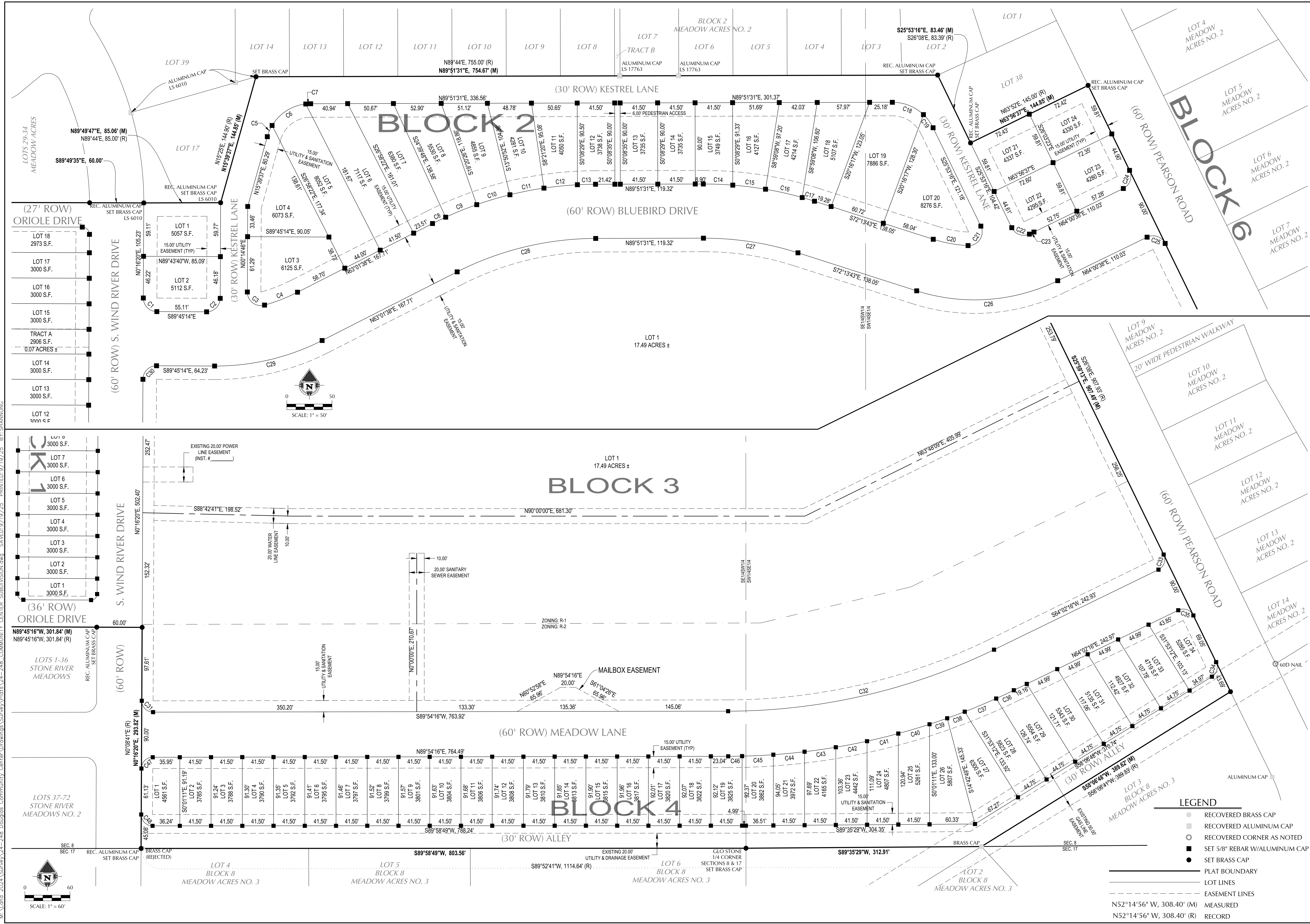
ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT  
330 S. Center St., Ste 407 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672



"COMMUNITY CENTER SUBDIVISION"  
TO THE CITY OF DOUGLAS, WYOMING  
BEING A VACATION AND REPLAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES NO. 2, AN ADDITION TO THE CITY OF DOUGLAS, AND ALL OF LOTS 24 THROUGH 57, INCLUSIVE, AND TRACT F, BLOCK 5, MEADOW ACRES NO. 2 REPLAT, AND ALL OF MEADOW ACRES NO. 4 ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

DATE: 9/19/2025  
PROJECT #: 24-248  
DRAWN BY: SAG  
SHEET TITLE:  
RECORD OF SURVEY  
SHEET NUMBER  
1 OF 3

M:\Land 2024\Survey\24-248 Douglas Community Center\Drawings\Survey\24-248 COMMUNITY CENTER SUBDIVISION.dwg - SAVED: 9/19/25 - PRINTED: 9/19/25 - BY: SHANNING



- LEGEND**
- RECOVERED BRASS CAP
  - RECOVERED ALUMINUM CAP
  - RECOVERED CORNER AS NOTED
  - SET 5/8" REBAR W/ALUMINUM CAP
  - SET BRASS CAP
  - PLAT BOUNDARY
  - LOT LINES
  - - - EASEMENT LINES
  - MEASURED
  - - - RECORD

**J.K.C. ENGINEERING**

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CONSTRUCTION MANAGEMENT

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Ph: 307-265-4601 • Fax: 307-265-4672

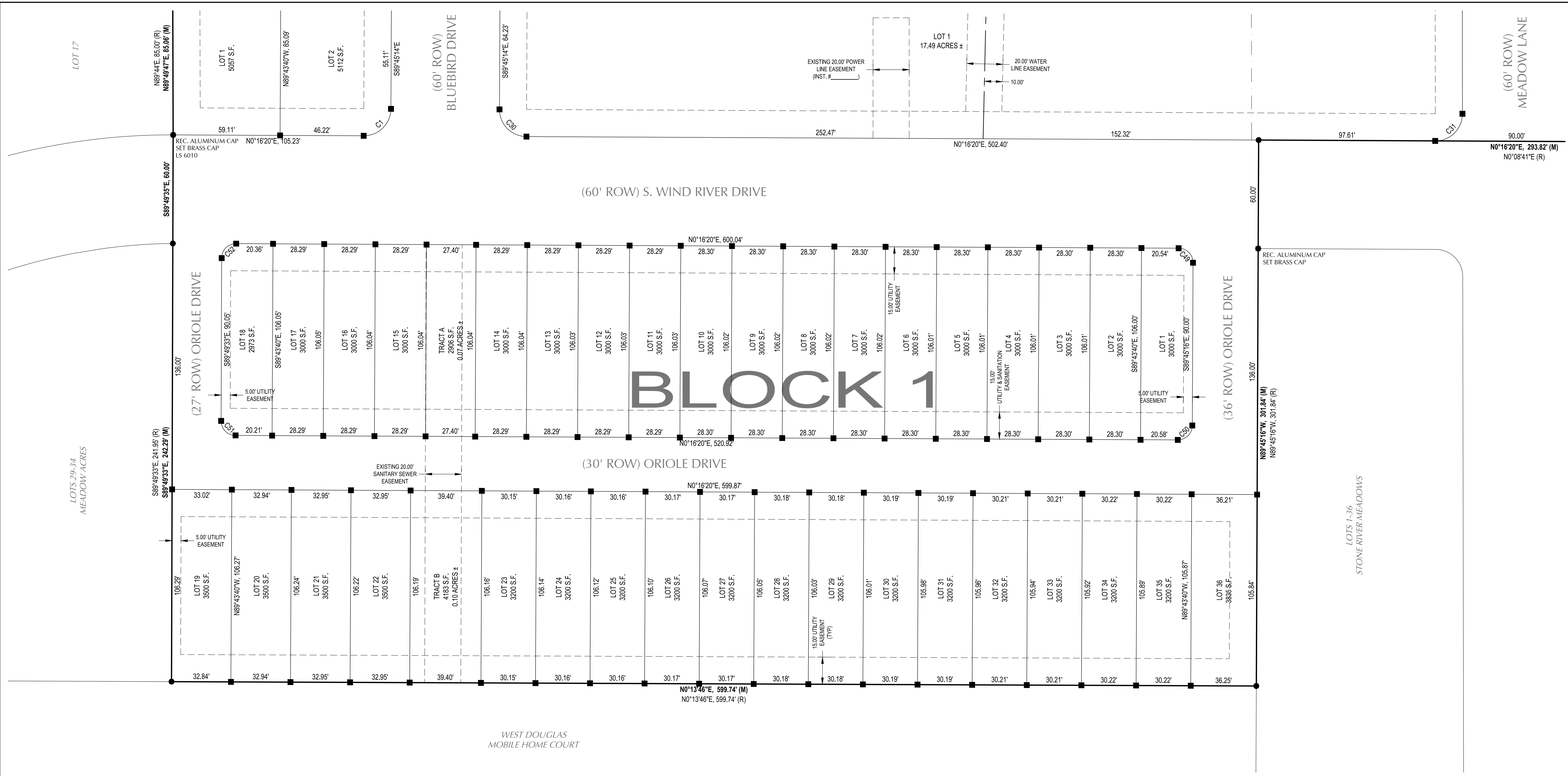
**"COMMUNITY CENTER SUBDIVISION"**

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DATE: 9/19/2025  
PROJECT #: 24-248  
DRAWN BY: SAG

**SHEET TITLE:**  
RECORD OF SURVEY

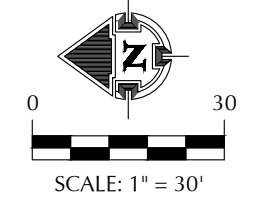
**SHEET NUMBER**  
2 OF 3



Curve #	Radius	Length	Delta	Chord
C1	15,000	23.57	90°01'34"	N44°44'27"W, 21.22'
C2	15,000	23.56	90°00'00"	S45°14'46"W, 21.21'
C3	15,000	27.74	105°58'35"	N52°44'31"W, 23.96'
C4	200,000	39.24	11°14'34"	S68°38'54"W, 39.18'
C5	50,000	13.53	15°30'12"	N23°24'43"E, 13.49'
C6	50,000	45.80	52°28'46"	N57°24'12"E, 44.21'
C7	50,000	5.42	6°12'56"	N86°45'03"E, 5.42'
C8	400,000	16.12	2°18'34"	S64°10'55"W, 16.12'
C9	400,000	37.16	5°19'22"	S67°59'53"W, 37.15'
C10	400,000	38.35	5°29'33"	S73°24'21"W, 38.33'
C11	400,000	38.34	5°29'33"	S78°53'54"W, 38.33'
C12	400,000	37.25	5°20'11"	S84°18'48"W, 37.24'
C13	400,000	20.09	2°52'40"	S88°25'11"W, 20.09'
C14	400,000	32.64	4°40'29"	N87°48'14"W, 32.63'
C15	400,000	36.58	5°14'24"	N82°50'48"W, 36.57'
C16	400,000	41.61	5°57'36"	N77°14'48"W, 41.59'
C17	400,000	14.23	2°02'16"	N73°14'52"W, 14.23'
C18	50,000	37.99	43°31'44"	S88°22'37"E, 37.08'

Curve #	Radius	Length	Delta	Chord
C19	50,000	18.09	20°43'28"	S36°15'01"E, 17.99'
C20	150,000	39.24	14°59'25"	N79°43'26"W, 39.13'
C21	15,000	31.07	118°40'08"	S33°26'48"W, 25.80'
C22	15,000	23.03	87°58'37"	N69°52'35"W, 20.84'
C23	150,000	5.56	2°07'28"	S65°04'23"W, 5.56'
C24	15,000	23.56	89°59'51"	S19°00'43"W, 21.21'
C25	15,000	23.56	90°00'09"	S70°59'17"E, 21.21'
C26	210,000	160.39	43°45'38"	N85°53'27"E, 156.52'
C27	340,000	106.30	17°54'45"	S81°11'06"E, 105.86'
C28	340,000	159.22	26°49'54"	N76°26'35"E, 157.77'
C29	260,000	123.52	27°13'08"	N76°36'12"E, 122.36'
C30	15,000	23.56	89°58'26"	N45°15'33"E, 21.21'
C31	15,000	23.65	90°20'03"	N44°55'42"W, 21.27'
C32	810,000	365.68	25°52'00"	S76°58'16"W, 362.58'
C33	15,000	23.57	90°01'29"	S19°01'32"W, 21.22'
C34	15,000	22.02	84°06'00"	S16°03'47"W, 20.09'
C35	15,000	23.56	89°58'31"	S70°58'28"E, 21.21'
C36	870,000	25.88	1°42'15"	N64°53'24"E, 25.88'

Curve #	Radius	Length	Delta	Chord
C37	870,000	45.33	2°59'07"	N67°14'05"E, 45.32'
C38	870,000	24.85	1°38'12"	N69°32'44"E, 24.85'
C39	870,000	24.79	1°37'58"	N71°10'49"E, 24.79'
C40	870,000	43.30	2°51'06"	N73°25'21"E, 43.30'
C41	870,000	42.72	2°48'49"	N76°15'19"E, 42.72'
C42	870,000	42.27	2°47'02"	N79°03'14"E, 42.27'
C43	870,000	41.93	2°45'41"	N81°49'35"E, 41.92'
C44	870,000	41.69	2°44'44"	N84°34'48"E, 41.69'
C45	870,000	41.55	2°44'11"	N87°19'15"E, 41.54'
C46	870,000	18.46	1°12'56"	N89°17'48"E, 18.46'
C47	15,000	23.47	89°39'53"	N45°04'20"E, 21.15'
C48	15,000	23.64	90°17'32"	N44°52'26"W, 21.27'
C49	8,000	12.57	89°59'31"	S45°16'25"W, 11.31'
C50	8,000	12.57	90°00'24"	N44°43'52"W, 11.31'
C51	8,000	12.55	89°54'08"	N45°13'23"E, 11.30'
C52	8,000	12.58	90°06'13"	S44°46'27"E, 11.32'



- LEGEND**
- RECOVERED BRASS CAP
  - RECOVERED ALUMINUM CAP
  - RECOVERED CORNER AS NOTED
  - SET 5/8" REBAR W/ALUMINUM CAP
  - SET BRASS CAP
  - PLAT BOUNDARY
  - LOT LINES
  - - - - - EASEMENT LINES
  - - - - - MEASURED
  - - - - - RECORD

**J.K.C.**  
ENGINEERING

ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT

330 S. Center St., Ste 407 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672

**"COMMUNITY CENTER SUBDIVISION"**

TO THE CITY OF DOUGLAS, WYOMING

BEING A VACATION AND REPLAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES No. 2, AN ADDITION TO THE CITY OF DOUGLAS, AND ALL OF LOTS 44 THROUGH 76, INCLUSIVE, BLOCK 4, AND ALL OF LOTS 24 THROUGH 57, INCLUSIVE, AND TRACT F, BLOCK 5, MEADOW ACRES No. 2 REPLAT, AND ALL OF MEADOW ACRES No. 4 ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

DATE: 9/19/2025  
PROJECT #: 24-248  
DRAWN BY: SAG

SHEET TITLE:  
**RECORD OF SURVEY**

SHEET NUMBER  
**3 OF 3**

**PLANNING & ZONING COMMISSION  
STAFF REPORT  
OCTOBER 20, 2025**

**COMMUNITY CENTER SUBDIVISION REZONE**

---

**CASE NUMBERS:** ZON 02-25

**PREPARED BY:** Heidi McCullough, Planning Technician

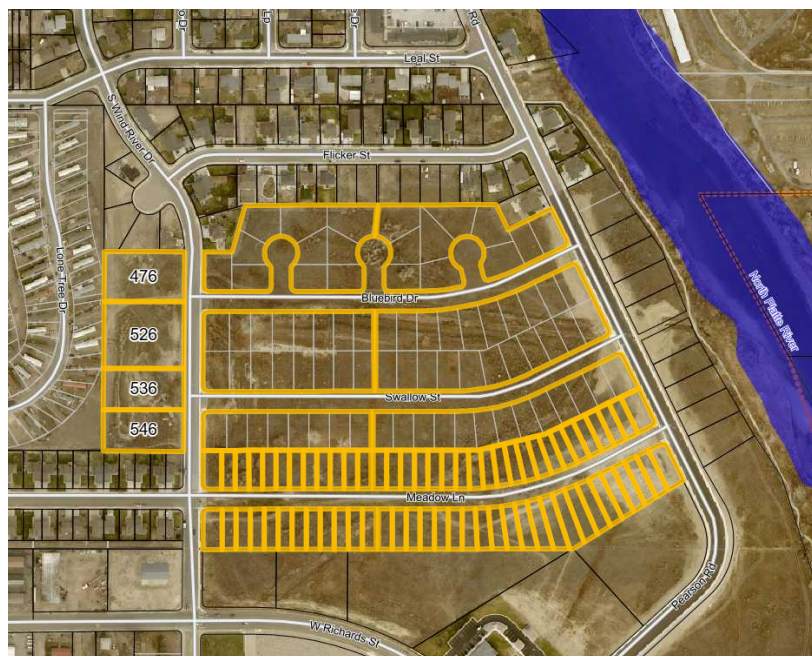
**MEETING DATES:** October 20, 2025 – Planning & Zoning Commission  
October 27, 2025 – City Council

**REQUEST:** Rezone of the Community Center Subdivision from R-1 Neighborhood Residential, R-2 Medium Density Residential, and R-3 Limited Mixed Residential to MU-PUD Mixed-Use Planned Unit Development Zoning District.

**PURPOSE:** To allow for increased flexibility in the siting and design of land uses and zoning standards within a comprehensively planned area to accommodate high-quality residential mixed-use development in conjunction with the Community Center.

**RECOMMENDATION:** The Community Development Department recommends approval of the request to rezone the Community Center Subdivision from R-1 Neighborhood Residential, R-2 Medium Density Residential and R-3 Limited Mixed Residential to MU-PUD Mixed-Use Planned Unit Development Zoning District.

**VICINITY MAP:**



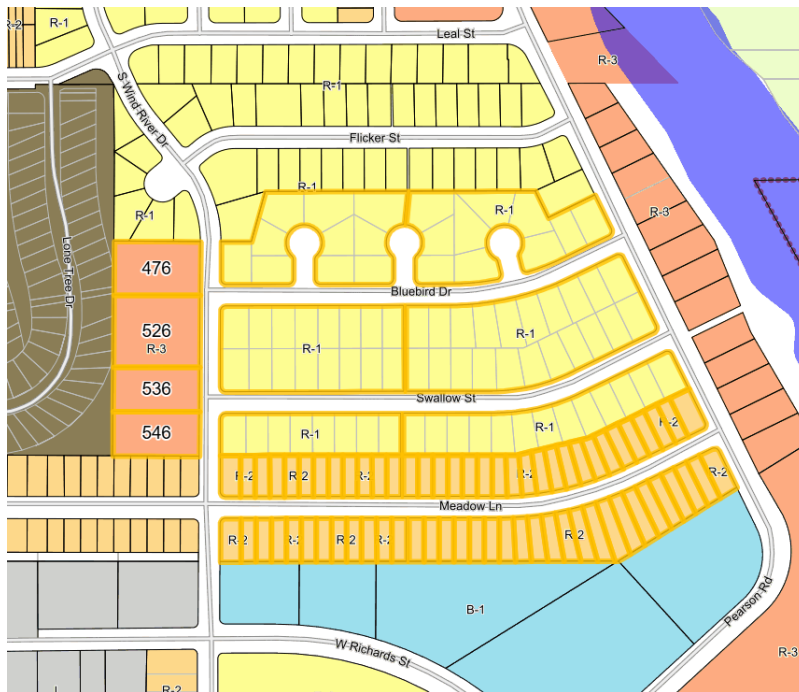
**OWNER:** City of Douglas  
P.O. Box 1030  
Douglas, WY 82633

**LOCATION:**

- (1) Legal Description: Community Center Subdivision
- (2) General Location: The subject property is located between Kestral Lane and East Richards Street, and between Pearson Road and West Douglas Mobile Home Court.
- (2) Addresses: Community Center Subdivision (Multiple)

**SIZE:** 33.35 acres

**ZONING:** The property is currently zoned R-1 Neighborhood Residential, R-2 Medium Density Residential and R-3 Limited Mixed Density Residential.



**ZONING DATA:** The described property is currently zoned R-1 Neighborhood Residential, R-2 Medium Density Residential and R-3 Limited Mixed Density Residential. The applicant desires to rezone to MU-PUD Zoning District which is “*is intended to accommodate high-quality commercial, office, residential, commercial mixed-use, and residential mixed-use development. The purpose of the following regulations is to allow for increased flexibility in the siting and design of land uses and zoning standards within a comprehensively planned area. The MU-PUD zoning district allows for the vertical and horizontal mixture and siting of commercial and residential uses and the establishment of development-specific standards.*”

**SURROUNDING LAND USE**

**North:** Residential  
**South:** Vacant  
**East:** Vacant  
**West:** Residential

**ZONING**

R-1  
B-1  
R-3  
MH-2/R-2

**ANNEXATION STATUS**

City  
City  
City  
City

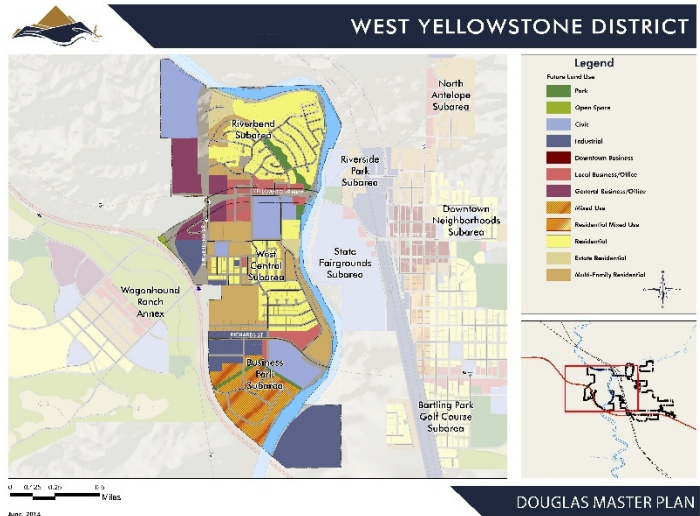
**EXISTING LAND USE:** Vacant Residential.

**2014 DOUGLAS MASTER PLAN:**

The Douglas Master Plan designates this property as residential in the West Central Subarea of the West Yellowstone District.

Per the Master Plan: *“The central part of the subarea will include a mix of housing types. Many of these areas are separated and lack street connections. Other residential neighborhoods are in need of enhancements and redevelopment.”*

The proposed changes would be in keeping with the goals stated in the Douglas Master Plan.



**HISTORY:** The subject property was annexed to the City of Douglas as part of the Venture West Annexation in 1980. In 1980 and 1981 the Additions of Meadow Acres, Meadow Acres 2 and Meadow Acres 3 were created out of the Venture West Annexation. In 2021 a portion of Meadow Acres Addition was replatted into the Meadow Acres #4 Addition. In 2025 parts of Meadow Acres #2 and all of Meadow Acres #4 were replatted into the Community Center Subdivision.

**MU-PUD SUBDIVISION MASTER PLAN:**

The City of Douglas is proposing a Mixed-Use Planned Unit Development (MU-PUD) for a 33.35-acre site generally located between the Douglas Middle School and the Douglas Upper Elementary School.

The Master Plan supports of the Mixed-Use Planned Unit Development (MU-PUD) zoning designation for the Community Center Subdivision. The City of Douglas is proposing a neighborhood development centered around the new Douglas Community Center with a focus on attainable housing, recreation, and a neighborly sense of belonging.

Goals of the Community Center Subdivision MU-PUD include:

1. Create a community design that celebrates the site’s natural features;
2. Promote a community centered around inclusivity and activity;
3. Create attainable housing opportunities for residents today and into the future; and
4. Provide indoor and outdoor recreation for all residents and visitors to Douglas.

The purpose of the Community Center Subdivision MU-PUD zoning master plan is to codify the siting and design of land uses and development standards within the Community Center Subdivision MU-PUD zoning district.

Primary deviations from the existing Unified Land Development Code (ULDC), Title 16 of the Municipal Code include:

- Density & Dimensional Standards (page 11): Revised to match allowed uses on pages 17 and 20.
- Allowed Uses (page 17 & 20): Reduced from all uses identified in the ULDC to those appropriate in the Community Center Subdivision.
- Landscaping (page 24-29): Enhanced Water-Wise requirements.
- Parking & Pedestrian Focus (page 29-30): Revised to focus on developing a people-oriented neighborhood.
- Streets (page 30): Revised to address only the streets within the Community Center Subdivision.

**STAFF RECOMMENDATION:** Staff recommends approval of the request to rezone the Community Center Subdivision from R-1 Neighborhood Residential, R-2 Medium Density Residential, and R-3 Limited Mixed Density Residential to MU-PUD Mixed-Use Planned Unit Development Zoning District with the associated Master Plan.



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## INTENT

The City of Douglas is proposing a Mixed-Use Planned Unit Development (MU-PUD) for a 33.35-acre site generally located between the Douglas Middle School and the Douglas Upper Elementary School. The property is bounded on the West by South Wind River Drive and Lonetree Mobile Home Park, on the east by Pearson Road, on the North by Flicker Street residential, and on the South by undeveloped commercial property along West Richards Street.

A copy of the Community Center Subdivision is attached to this Master Plan.

The following is a Mixed-Use Planned Unit Development (MU-PUD) Master Plan in support of the MU-PUD zoning designation for the Community Center Subdivision. The City of Douglas is proposing a neighborhood development centered around the new Douglas Community Center with a focus on attainable housing, recreation, and a neighborly sense of belonging.

Goals of the Community Center Subdivision MU-PUD include:

1. Create a community design that celebrates the site's natural features;
2. Promote a community centered around inclusivity and activity;
3. Create attainable housing opportunities for residents today and into the future; and
4. Provide indoor and outdoor recreation for all residents and visitors to Douglas.

The purpose of the Community Center Subdivision MU-PUD zoning master plan is to codify the siting and design of land uses and development standards within the Community Center Subdivision MU-PUD zoning district.

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## Chapter 1 GENERAL PROVISIONS

### 1.1 Official Title

The official title of this document is the "Community Center Subdivision Master Plan." For ease of use and convenience, it is referred to throughout this document as the "CCSMP" or the "Master Plan."

### 1.2 Authority, Adoption, and Applicability

#### 1.2.1 Authority

This CCSMP is adopted under the powers granted and authority conferred by Title 16, Chapter 4.3 of the City of Douglas Unified Land Development Code (ULDC).

#### 1.2.2 Adoption

Pursuant to Title 16, Chapter 4.3 of the City of Douglas Unified Land Development Code (ULDC), the City Council for the City of Douglas, Wyoming, hereby approves and adopts the provisions and regulations of this Code by resolution, which shall be in full force and effect as of 28 October 2025.

#### 1.2.3 Applicability

The provisions and regulations of this CCSMP apply to the development of land, including the construction of buildings and other structures as well as the use of land within the incorporated boundaries of the Community Center Subdivision.

### 1.3 Overview and Purpose

#### 1.3.1 Overview

This CCSMP is organized into nine (9) chapters which are presented herein in a chapter-by-chapter format. Each chapter is intended to provide information pertaining to a particular phase, component, or specific consideration associated with the land development process. The chapters of this Code include: 1) General Provisions, 2) Definitions and Acronyms, 3) Application and Review Procedures, 4) General MU-PUD Standards, 5) General Development Standards, 6) Use-Specific Development Standards, 7) Subdivision Regulations, 8) Public Improvements and Construction, and 9) Enforcement.

#### 1.3.2 Purpose

This Master Plan is adopted for the purpose of preserving and improving the public health, safety, and general welfare of the citizens and businesses of the City of Douglas, Wyoming, and, in particular, this CCSMP is intended to:

- Support and implement the goals and policies of the City of Douglas Master Plan;
- Provide a fair and just process for reviewing and approving development by ensuring due consideration is given to protecting private property rights, the rights of individuals, and the rights of the community as a whole;

- 
- Ensure that appropriate opportunities to participate in the development process are provided to all concerned parties;
  - Preserve and promote predictability, consistency, and efficiency in the land development process;
  - Guide and regulate public and private interests and actions to ensure greater efficiencies in providing community infrastructure and improvements such as streets, sidewalks and other pedestrian pathways, water and wastewater services, schools, parks, recreational facilities, and other public and quasi-public facilities;
  - Establish reasonable standards for the design and development of the Community Center Subdivision;
  - Ensure that the Community Center Subdivision is developed in a manner meeting current City of Douglas goals and needs including, but not limited to, attainable housing, citizen oriented recreation, celebration of natural landscapes, and water wise development and landscaping; and
  - Ensure that development and use of land is conducted in a manner that will prevent the pollution of air, streams, and ponds while also ensuring that all development and uses of land provide for adequate drainage management and facilities.

## **1.4 Administration**

### **1.4.1 General**

The provisions of this CCSMP shall be administered under the authorities granted to the City of Douglas pursuant to Title 16, Chapter 4.3 of the City of Douglas Unified Land Development Code (ULDC). It shall be unlawful for any building, structure, or land use to be constructed, altered, maintained, or initiated in violation of these regulations or amendments hereto. The City shall seek all remedies under the Douglas Municipal Code and all other legal means to prevent unlawful activities.

### **1.4.2 Delegation of Authority**

When a provision of this CCSMP requires the director of a department or another officer or employee of the City to perform an act or duty to use certain discretion, that provision shall be construed as authorizing the director, officer, or employee of the City to delegate that responsibility to others over whom they have authority.

### **1.4.3 Other Regulations**

#### **A. Compliance/Enforcement**

The City Council of the City of Douglas, Wyoming, shall have exclusive enforcement authority over all use, density, dimensional, and development standards, and engineering criteria, including modifications of the same, within the Community Center Subdivision MU-PUD zoning district.

#### **B. Conflict**

---

If the provisions of this CCSMP are inconsistent with those of the state or federal government, the provisions of this CCSMP shall be construed, if possible, so that full effect is given to both. If the conflict between the provisions is irreconcilable, the provision of this CCSMP, as a local provision, prevails as an exception to the state or federal provision unless otherwise expressly prohibited by law.

**C. Reference to Current Versions**

All references to other regulations in this CCSMP shall be construed to refer to the most current version of those regulations, unless specifically indicated otherwise. In the event that the reference regulations have been repealed the requirement for compliance with the regulation shall no longer be in effect.

**D. Internal Conflicts in City Regulations**

If two or more provisions within this CCSMP are inconsistent, or if a provision of this CCSMP is inconsistent with another provision of the City of Douglas Municipal Code, the more restrictive provision, or the provision that is more protective of public health, safety, and welfare, shall control.

**1.5.4 Severability**

In the event that any portion of this CCSMP is found by a court of competent jurisdiction to be invalid or unconstitutional, that portion found invalid or unconstitutional is hereby deemed to be severed from this CCSMP and in no way shall have the effect of invaliding or otherwise negating any other portion of this CCSMP.

**1.5.5 Language**

**A. Tense and Singular/Plural**

Words used in the present tense shall include the future. The singular version of a term shall also include the plural, and the plural version shall also include the singular.

**B. Mandatory and Permissive Language**

The words "shall," "must," "will," "shall not," "may not," "no...may," and "no...shall" are always considered mandatory in application. The word "should" indicates that which is recommended but is not required. The word "may" indicates a use of discretion in making a decision. The word "used" includes "designed, intended, or arranged" to be used. The use of the masculine gender includes the feminine and vice versa. References to "distance" shall be distance as measured horizontally unless otherwise specified in this CCSMP.

**C. Conjunctions**

Conjunctions shall have the following meanings unless the context clearly indicates otherwise:

- “And” indicates that all connecting items, terms, or provisions apply;

- 
- “Or” indicates that the connected items, terms, or provisions may apply singularly or in combination; and
  - “Either...or” indicates that the connected items or provisions apply singularly, but do not apply in combination.

## **1.6 Interpretation**

The Interpretation Procedures outlined in Chapter 1 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

The provisions of the Unified Land Development Code (ULDC), as amended from time to time, shall apply where a specific MU-PUD zoning district is silent, contradictory, or unclear on a particular issue.

## **1.7 Code Amendments**

The Code Amendments Procedures outlined in Chapter 1 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

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## Chapter 2 DEFINITIONS AND ACRONYMS

### 2.1 General

The definitions included in this Chapter are intended to define specific terms used in the CCSMP.

### 2.2 ULDC Applicability

The Definitions outlined in Chapter 2 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

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## Chapter 3 APPLICATION AND REVIEW PROCEDURES

### 3.1 ULDC Applicability

The Application and Review Procedures outlined in Chapter 3 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

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## Chapter 4 GENERAL MU-PUD STANDARDS

### 4.1 Uses

#### 4.1.1 Intent

The Community Center Subdivision MU-PUD zoning district is intended for a neighborhood development centered around the new Douglas Community Center with a focus on attainable housing, recreation, and a neighborly sense of belonging.

These regulations are adopted for the purpose of promoting the health, safety, prosperity, and general welfare of the present and future inhabitants of the City.

#### 4.1.2 Compliance

Installation, construction, initiation, or operation of any building or land use within the City of Douglas shall be pursuant to the use, density, and dimensional standards of this Chapter and shall also comply with the review and approval procedures, general and use-specific development standards, subdivision regulations, and construction and public improvement requirements of this CCSMP and/or the Unified Land Development Code (ULDC).

### 4.3 Nonconforming Uses, Structures, and Lots

#### 4.3.1 ULDC Applicability

The Nonconforming Uses, Structures, and Lots outlined in Chapter 4 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

### 4.5 Density and Dimensional Standards

#### 4.5.1 General

Table 4-2 below identifies the density and dimensional requirements for the Community Center Subdivision MU-PUD zoning district.

#### 4.5.2 Exceptions to Dimensional Standards

##### A. Setback Exceptions

The Setback Exceptions outlined in Chapter 4 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

**Table 4-1. Density and Dimensional Standards for the Community Center Subdivision.**

Use	Minimum Lot Size/ Maximum Density	Minimum Lot Width in Feet	Minimum Building Setbacks in Feet <sup>4,5</sup> Principal (Accessory)			Maximum Building Coverage	Maximum Building Height in Feet Principal (Accessory)	Maximum Accessory Building Size
			Front	Rear	Side			
Single-Family	5,000 sq. ft.	60	No Driveway:15 Driveway: 20	5 (5 <sup>1</sup> )	5 <sup>2</sup> (5 <sup>1,2</sup> )	50%	35 (18 <sup>1</sup> )	1,000 sq. ft. or 75% of the principal building footprint, whichever is larger
Townhouse/Twin House Unit or Duplex Unit	3,000 sq. ft	18	No Driveway:15 Driveway: 20	5 (5 <sup>1</sup> )	5 <sup>2</sup> (5 <sup>1,2</sup> )	60%	35 (18 <sup>1</sup> )	1,000 sq. ft. or 75% of the principal building footprint, whichever is larger
All Other Residential Per Table 4-2 & Table 4-3	Varied <sup>6</sup>	Varied <sup>6</sup>	No Driveway:15 Driveway: 20	7.5 (7.5 <sup>1</sup> )	7.5 (7.5 <sup>1</sup> )	60%	35 (18 <sup>1</sup> )	1,000 sq. ft. or 75% of the principal building footprint, whichever is larger
Recreational Facilities (Public or Private)	No Minimum Lot Size for Commercial Uses	No Minimum Lot Width for Commercial Uses	20	7.5 (7.5 <sup>1</sup> )	7.5 (7.5 <sup>1</sup> )	60%	50 (18 <sup>1</sup> )	Varied <sup>6</sup>
All Other Uses Per Table 4-2 & Table 4-3	Varied <sup>6</sup>	Varied <sup>6</sup>	20	7.5 (7.5 <sup>1</sup> )	7.5 (7.5 <sup>1</sup> )	Varied <sup>6</sup>	Varied <sup>6</sup>	Varied <sup>6</sup>

1. Accessory structures are only allowed in the side or rear yards and if in compliance with the accessory structure setbacks. Accessory structures are not allowed in the front yard. One-story detached accessory buildings used as storage sheds, playhouses, and similar uses are not required to comply with the accessory building setback requirements if the building complies with each of the following: a) the building is two hundred (200) square feet or less, b) the building is located in the side or rear yard, and c) the building is not constructed on a permanent foundation.
2. If a side yard fronts a street (e.g., a corner lot), then the side yard setback for the side adjacent to the street shall be fifteen (15) feet.
3. The height limits in this section shall not apply to: a) chimneys, conveyors, derricks, flagpoles, radio or television towers, masts and aerials, silos, smokestacks, transmission towers, or power transmission line poles; b) churches, hospitals, sanitariums, schools, or other public buildings

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provided that the minimum side and rear yard setbacks are increased by an additional foot for each additional foot of height in excess of the maximum height in the respective zoning district; no building shall exceed fifty (50) feet in height; and c) no man-made edifice shall protrude into the minimum requirements for the Converse County Airport approach zones; such minimum requirements shall be delineated by the adopted Converse County Airport obstruction and approach zone map.

4. Structures built within five (5) feet from the property line may require additional fire rating. Consult the Building Official for details.
5. Every Foundation shall be surveyed by a licensed Wyoming surveyor and foundation stakes shall be required until the foundation is finalized by a City Building Inspector.
6. Applicant shall provide fact-based reasoning for requested density and dimensional standards.

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## 4.6 MU-PUD, Mixed-Use Planned Unit Development Zoning District

### A. Intent

The Mixed Use Planned Unit Development (MU-PUD) zoning district is intended to accommodate high-quality commercial, office, residential, commercial mixed-use, and residential mixed-use development. The purpose is to allow for increased flexibility in the siting and design of land uses and zoning standards within a comprehensively planned area. The MU-PUD zoning district allows for the vertical and horizontal mixture and siting of commercial and residential uses and the establishment of development-specific standards, including:

- Residential density ranges;
- Maximum commercial and office square footages;
- Vertical and horizontal dimensional standards;
- Maximum lot area coverages;
- Open space siting and design;
- Building setbacks;
- Acceptable building types;
- On and off-street parking;
- Street layout and design; and
- Signage.

In exchange for the flexibility and design benefits gained through the use of the MU-PUD zoning district, proposed MU-PUD developments shall demonstrate and provide a combination of the following:

- Innovative and exceptional building design, including the use of higher quality building materials and architectural features;
- A mixture of permitted and conditional land uses that are appropriately sited to ensure use-to-use compatibility within the proposed development and in relation to existing and approved adjacent land uses;
- A mixture of housing types and styles;
- A comprehensive plan for integrating landscaping, screening, and buffering in a manner that creates safe and attractive pedestrian spaces while preserving and enhancing the character of the area;
- Preserving areas as usable open space;
- Providing pedestrian amenities;
- Developing community amenities and public gathering spaces; and

- 
- Designing and constructing public improvements that meet or exceed the standards of this Code.

#### **B. Enforcement**

The City Council shall have exclusive enforcement authority over all use, density, dimensional, and development standards, and engineering criteria, including modifications of the same, within a MU-PUD zoning district.

#### **C. Phasing**

The Community Center Subdivision will progress in phases. At the time of the adoption of this Master Plan, the phases known are:

**Phase I:** Block 3, Lot 1. The western half of the Lot will be redeveloped for the Douglas Community Center.

**Phase II:** Block 1, Lots 1-6 and Lots 31-36. Duplex/Twin Home housing will be developed on these lots and Oriole Drive will be constructed.

Block 4, Lots 1-6. Duplex/Twin Home housing will be developed on these lots and Meadow Lane will be constructed to the point of the Meadow Lane entry to the Douglas Community Center parking lot.

**Phase III:** Duplex/Twin Home housing will continue in Blocks 1 and 4.

**Phase IV:** Duplex/Twin Home housing will begin in Blocks 2.

#### **D. Architectural Standards**

- i. At a minimum, the architectural design standards of Section 5.2, Architectural Design Standards, of this Code shall apply to the development of structures and uses within a MU-PUD zoning district.
- ii. A clearly identifiable and uniform architectural theme shall be required within a MU-PUD zoning district.
- iii. Residential structures with attached garages shall be designed in a manner that front-loaded garages are not the dominant visual features of the street-side elevation and shall be recessed toward the back of the lot at a minimum of five (5) feet from the front of the residential structure.
- iv. Exterior building façades and frontages shall incorporate alternating recesses for individual tenant units within the same building.
- v. The siting and construction of buildings shall be street and pedestrian orientated.

#### **E. Landscape, Buffering and Screening**

- i. The requirements in Section 5.5, Landscaping, Buffering, and Screening, of the Unified Land Development Code (ULDC), shall be considered the minimum standards for landscaping, buffering, and screening within a MU-PUD zoning district.

- 
- ii. The Community Center Subdivision MU-PUD zoning district shall exemplify water wise landscaping practices.

#### **F. Open Space**

- i. The Douglas Community Center development on Block 3 will provide both cultivated and natural open space for the enjoyment of the subdivision and the community. Possible amenities to included in the open space may be:
  - Pedestrian and bicycle trails for non-motorized use;
  - Decorative fences and walls;
  - Signs necessary for identification of and navigation through open space areas;
  - Restrooms;
  - Picnic shelters, pavilions, gazebos, and other similar open-air structures;
  - Maintenance storage facilities;
  - Playgrounds;
  - Recreation-related parking facilities; and
  - Athletic courts and fields.

#### **G. Streets, Alleys, and Sidewalks**

- i. The Streets, Alleys, and Sidewalks outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.
- ii. Streets and transportation networks within the Community Center Subdivision shall be laid out and designed to ensure connectivity in a grid-like hierarchy. The use of cul-de-sacs is highly discouraged within the Community Center Subdivision.
- iii. Pedestrian and bicycle access to an adjacent street, pedestrian trail, or open space amenity shall be required.
- iv. Wherever possible, garages shall be rear-loaded and access from the rear of the lot.

#### **H. Parking, Loading, Maneuvering**

- i. The Parking, Loading, Maneuvering, and Snow Removal outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.
- ii. Shared off-street parking shall be considered whenever possible.
- iii. Loading areas for buildings and uses shall be located at the rear or side of buildings and shall be screened from view from existing, approved, or planned residential uses and from view from public or private streets.

#### **I. Signage**

- 
- i. The Signage procedures outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.
  - ii. Pole signs shall not be permitted in the Community Center Subdivision.
  - iii. Low, decorative monument signage is highly encouraged. Monument signs shall incorporate the same architectural design of the associated building and shall be sited in coordination with landscaping treatments in the form of native grasses, shrubs, rocks and boulders, and/or acceptable xeriscaping materials.
  - iv. All signage should match and enhance the character of the Community Center Subdivision.
  - v. Increased allowances in sign area may be approved as a trade-off in exchange for increased architectural design and construction standards for proposed buildings and signage.

**J. Drainage**

The Drainage, Grading, and Erosion Control procedures outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

**K. Housing**

- i. The development of residential land uses in the Community Center Subdivision shall be substantially consistent with the goals and policies for housing in the City of Douglas Master Plan.
- ii. Housing shall be in line with the intent of the Community Center Subdivision; specifically, a focus on attainable housing to meet the housing needs of the community.

**4.7.1 General**

All MU-PUD zoning district regulations should be designed so as to encourage neighborhood and pedestrian-scale commercial and office uses and appropriate live-work scenarios. Large-scale retail and regional commercial uses should be designed and sited in a logical manner based upon the existing and proposed roadway network and upon the existing land use pattern adjacent to the perimeter of the MU-PUD zoning district.

Table 4-6 below identifies the allowed (A), conditional (C), and temporary (T) principal use allowances for the Community Center Subdivision MU-PUD. Any blank cell within the table shall be interpreted as a prohibited use in the respective zoning district.

Table 4-2: Principal Uses Table—Allowed, conditional, and temporary principal uses in the Community Development Subdivision (MU-PUD).

Use	Community Center Subdivision (MU-PUD)	Additional Requirements
<b>Principal Agricultural Uses</b>		
Agriculture	A	
Agricultural Stands	A	See Section 6 of the ULDC.
Animal Keeping	C	See Section 6 of the ULDC.
Greenhouses (Private or Commercial)	A	
Temporary Agricultural Uses	T	See Section 6 of the ULDC.
<b>Principal Residential Uses</b>		
Assisted Living Facility	C	See Section 6 of the ULDC.
Above Ground Level Residential	A	
Boarding and Rooming (no transient occupancy)	C	See Section 6 of the ULDC.
Construction Employee Housing	T	Allowed during active construction only with a Temporary Use Permit (TUP) and approved utility connections.
Dwelling, Single-Family	A	
Dwelling, Duplex	A	
Dwelling, Townhouse/Twin House	A	
Dwelling, Multi-Family	A	
Family Group Home	C	See Section 6 of the ULDC.
Modular Home Single Residence (Permanent Foundation)	A	See Section 6 of the ULDC.
Short-Term Rental	C	See Section 6 of the ULDC.
Temporary Residential Uses	C	See Section 6 of the ULDC.
Watchman or Caretaker Residence	C	
<b>Principal Institutional Uses</b>		
Private Schools	C	
Public Schools	A	
Public Buildings and Facilities	A	
Religious Institutions	A	
<b>Principal Commercial Uses</b>		
Beauty and Barber Shops	A	
Bed and Breakfast Home	C	See Section 6 of the ULDC.

<b>Bed and Breakfast Inn</b>	C	See Section 6 of the ULDC.
<b>Convenience Store</b>	A	
<b>Clinics, Hospitals, and Nursing Homes</b>	A	
<b>Day Care Centers</b>	C	See Section 6 of the ULDC.
<b>Domestic Dog Services</b>	C	
<b>Meeting, Conference, and Lodge Halls</b>	A	
<b>Model Home/Subdivision Sales Office</b>	T	Allowed during active construction and subdivision home sales only with a Temporary Use Permit (TUP).
<b>Museums, Libraries, and Galleries (Public or Private)</b>	A	
<b>Neighborhood Retail, 2,000 sq. ft. or less</b>	A	
<b>Professional Offices (including business and public offices)</b>	A	
<b>Restaurants and Cafes</b>	A	
<b>Retail Bakeries</b>	A	
<b>Principal Utility and Communication Uses</b>		
<b>Public and Private Utilities</b>	C	See Section 6 of the ULDC.
<b>Radio and Television Transmission and Reception Towers (Commercial and Non-Commercial Telecommunication Facilities)</b>	A	See Section 6 of the ULDC.
<b>Principal Recreational and Entertainment Uses</b>		
<b>Amusement Center, Indoor</b>	C	
<b>Amusement Center, Outdoor</b>	C	
<b>Bowling Alley</b>	A	
<b>Commercial Gymnasium</b>	A	
<b>Naturally Vegetated Areas</b>	A	
<b>Open Space</b>	A	
<b>Parks and Playgrounds</b>	A	
<b>Recreational Facilities (Public or Private)</b>	A	
<b>Social and Recreational Facilities (Public or Private)</b>	A	

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## 4.7 Accessory Uses and Structures

### A. Conformance with General and Use-Specific Development Standards

All accessory structures and uses shall comply with the general and use-specific development standards.

### B. Principal Structure Required

No building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure.

### C. Prohibited Storage Buildings

Semi-trailers, mobile storage containers, and mobile homes shall not be used as accessory storage buildings.

### D. Violations

Any building, structure, or use that does not qualify as an accessory structure or use and is not identified as an allowed use or approved conditional use is a violation of the ULDC and shall be subject to zoning enforcement pursuant to the provisions of Chapter 9 of the ULDC.

Table 4-3: Accessory Uses Table - Allowed, conditional, and temporary accessory uses in the Community Center Subdivision (MU-PUD).

Use	Community Center Subdivision (MU-PUD)	Additional Requirements
<b>Accessory Agricultural Uses</b>		
<b>Accessory Agricultural Structures and Uses</b>	A	See Section 6 of the ULDC
<b>Animal Keeping</b>	A	See Section 6 of the ULDC
<b>Bee Keeping</b>	A	
<b>Fowl Keeping</b>	A	See Section 6 of the ULDC
<b>Hobby Farms</b>	A	
<b>Private, Personal-Use Greenhouse</b>	A	
<b>Accessory Residential Uses</b>		
<b>Accessory Dwelling Units</b>	A	See Section 6 of the ULDC
<b>Accessory Residential Structures and Uses</b>	A	See Section 6 of the ULDC
<b>Short-Term Rental</b>	C	See Section 6 of the ULDC
<b>Accessory Commercial Uses</b>		
<b>Home Day Care</b>	A	See Section 6 of the ULDC
<b>Home Occupations</b>	A	See Section 6 of the ULDC
<b>Home Occupations, Agricultural</b>	C	See Section 6 of the ULDC
<b>Small Scale Commercial Kiosk</b>	C	
<b>Accessory Industrial Uses</b>		
<b>Personal Wind Energy Generator</b>	A	See Section 6 of the ULDC
<b>Personal Solar Energy Generator</b>	A	See Section 6 of the ULDC
<b>Roof, Wall, or Pole Mounted Commercial Mobile Radio Service Facility</b>	A	See Section 6 of the ULDC
<b>Tower, Commercial and Private (Non-Commercial Telecommunication Facilities)</b>	C	See Section 6 of the ULDC

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## Chapter 5 GENERAL DEVELOPMENT STANDARDS

### 5.1 General

The provisions of this Chapter are intended to promote the health, safety, convenience, and welfare of the general public and to establish standards for design and operation of uses and structures. These standards are adopted to encourage the construction of sound, economical, stable developments and to create a healthy environment for the present and future inhabitants of the City of Douglas. All development within the City of Douglas shall be subject, to varying degrees as described herein, to the requirements of this chapter.

### 5.2 Architectural Design Standards

#### 5.2.1 Intent

The intent of this Section is to establish general development standards to guide developers in the architectural design and development of the Community Center Subdivision. These standards are intended and designed to accomplish the following:

- Protect the character of new and existing neighborhoods;
- To ensure compatibility of adjacent land uses;
- To prevent urban blight, deterioration, and decay;
- To provide minimum standards for enhanced architectural character of the community;
- Promote higher quality of structural design and development within the City;
- Create a diversity of design; and
- Promote the creation of place within the Community.

#### 5.2.2 ULDC Applicability

The Architectural Design Standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

#### 5.2.3 Exceptions

Mobile construction housing may be used for the purposes of housing contractors during active construction of the Community Center Subdivision.

#### 5.2.4 Accessory Structures

Accessory structures for any use shall be consistent with the character of the principal structure on the site with similar design and constructed with similar materials, architectural finishes, and colors.

#### 5.2.5 General Architectural Design Requirements

The use of architectural standards is intended to ensure a higher level of development and compatibility with adjacent and surrounding land uses and to improve compatibility with surrounding residential neighborhoods.

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## **A. Façades and Exterior Building Surfaces**

Building façades shall be articulated to reduce the massive scale and uniform, impersonal, and monolithic appearances associated and shall be constructed so as to provide visual interest consistent with the character and scale of the community.

### **i. Projections and Recesses**

The horizontal wall plane of all exterior building façades shall incorporate wall plane projections, recesses, change in color or material, or a combination of multiple architectural elements.

No uninterrupted length of any façade shall exceed 50 horizontal feet.

### **ii. Street-Facing Façades**

The exterior wall plan facing public streets shall be interrupted by any combination of display windows, entry areas, awnings or other architectural features along a majority of its horizontal length.

### **iii. Change in Architectural Detail and Finishes**

All structures shall be designed to incorporate alternate or repeating changes in any combination of color, façade texture, or construction materials.

## **B. Materials**

Predominant exterior building materials shall be high-quality materials, including, but not limited to, brick, stucco, wood, aggregate, glass, sandstone, native stone, manufactured stone and tinted/textured concrete masonry units, or other material approved by the city. Concrete panels or prefabricated metal panels visible on building façades must be textured or colored or otherwise incorporated in a manner consistent with the intent of this Section. Metal panels may be used on roofs, awnings or similar features when incorporated into an architectural design in a manner consistent with the intent of this Section.

## **C. Colors**

Façade colors shall be low-reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, or fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors, including primary colors, and metallic accents. The use of florescent or neon tubing shall be prohibited.

## **D. Roofs**

Roofs along any primary façade shall provide breaks in the roof line by adding parapets, mansard roofs, gable roofs, hip roofs, dormers, or other architectural features as approved by the city. Roof line breaks should be located in consideration of the potential for future adaptive reuse of the subject building. See Figure 5.2-2 below for examples of various roof types and dormers.

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Where walls are shared between properties, roofs shall be constructed in such a manner that each property can replace the roof independently without negatively impacting the adjoining roof.

#### **E. Building Entrances**

Buildings shall have clearly defined, highly visible entrances and shall be designed to incorporate architectural features such as canopies or porticos, overhangs, recesses or projections, arcades, raised corniced parapets over the door, arches, outdoor patios, display windows, architectural details such as tile work and moldings which are integrated into the building structure and design, and/or outdoor planters or wing walls that incorporate landscaped areas and/or places for sitting.

### **5.2.6 General Single-Family Residential Architectural Design Requirements**

#### **Change in Architectural Detail and Finishes**

All single-family residential structures shall be designed to incorporate alternating or repeating changes in any combination of color, façade texture, or construction materials including but not limited to wood, brick, sandstone, native stone, manufactured stone and tinted/textured concrete masonry units, or other materials approved by the City as part of the Residential Site Plan review process in the ULDC.

#### **5.2.7 Low-Flow Efficient Appliances**

All plumbing fixtures and home appliances shall be designed to significantly reduce water consumption with minimal impact on performance, such as low-flow showerheads, faucets, and dual-flush toilets, or water-efficient dishwashers and washing machines.

#### **5.2.8 Maintenance**

The exterior façades, surfaces, and architectural design features of all structures shall be regularly maintained, repainted, replaced, or otherwise maintained to meet the intent of this Section and to prevent deterioration or similar blighted conditions.

#### **5.2.9 Enforcement**

Upon recommendation by the Community Development Director, the City Council may find that properties and/or structures subject to the provisions of this Section are not in compliance with the provisions of this Section nor meet the intent of the requirements of this Section. Any violation of the architectural design standards of this Section shall be subject to the enforcement provisions of Chapter 9 of the ULDC.

### **5.3 Drainage, Grading, and Erosion Control**

#### **5.3.1 ULDC Applicability**

The Drainage, Grading, and Erosion Control standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

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## 5.4 Fences and Walls

### 5.4. ULDC Applicability

The Fences and Walls standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

## 5.5 Landscaping, Buffering, and Screening

### 5.5.1 General

#### A. Intent

This Section is intended to provide uniform standards for the installation and maintenance of landscaping, buffering, and screening. Application of these standards during the site development planning process shall be based upon the following:

- The use of water wise landscaping practices;
- The provision of adequate visual screening between differing or incompatible uses;
- Promoting higher quality sustainable developments in terms of design and visual relief; and
- Enhancing the visual character of development by planning for inclusion of natural surface treatments in a manner that is consistent with the goals, principles, and policies of the City of Douglas Master Plan.

#### B. Applicability

The landscaping requirements of this section shall apply only to the Community Center Subdivision. The Landscaping, Buffering, and Screening Procedures outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

#### C. Landscape Materials

##### i. Authorized Landscaping Materials

All plant materials proposed in the landscaping plan shall be specified according to the American Standard for Nursery Stock and shall meet the principles of Water Wise Landscaping.

##### ii. Water Wise Landscaping

A water wise landscape is one that is functional, attractive, and easily maintained in its natural surroundings. A water wise landscape also helps to conserve water.

Conserving water in the landscape can be accomplished by selecting low water use plants, designing and scheduling irrigation systems efficiently, grouping plants according to their water requirements, and using hardscaping materials (patios, stone paths, decks, etc.) appropriately to reduce the area requiring irrigation.

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Water Wise landscape should consider such factors as seasonal effects of sun and shade, soil conditions, slopes, direction of winds, and views from various points on the site.

The United States Department of Agriculture (USDA) locates Wyoming in Zones 4b and 5a hardiness zone, meaning the average annual extreme minimum temperatures are between -25°F and -20°F (Zone 4b) and -20°F and -15°F (Zone 5a). Use the USDA Plant Hardiness Zone Map to pinpoint the hardiness zone.

Based on environmental considerations found in site analysis, plants should be placed for optimum aesthetic value, screening of undesirable views, shade or windbreaks, and separation of areas of the yard. Consider the use of hardscaping materials such as patios, walks, screens, and lighting.

These materials can enhance the design while reducing the amount of area that needs to be irrigated and maintained.

Deciduous trees should be placed on the south, east and west sides of the building to take advantage of the potential benefits of summer shade and winter sun to heat or cool the building.

Evergreens are good insulators but limit sunlight, so try to plant them on the north side of the building. In order to protect a home from cold and snow, use trees and shrubs as insulators or windbreaks along the building.

When choosing plants, identify their water requirements and group those with similar irrigation requirements in the same area or irrigation zone. This will help to more accurately meet plant water needs while conserving water. Zones can be separated into zone 0 (no irrigation), zone 1 (irrigate monthly), zone 2 (irrigate twice per month), zone 3 (irrigate weekly) and zone 4 (irrigate twice per week).

Plants adapted to the dry conditions of Wyoming will survive with little or no water (zone 0).

Adjust soil conditions to the optimum pH range, salt tolerance level, and soil moisture requirement for the selected plants.

iii. Combination of Plant Materials and Types

Landscape plans shall provide a mix of shrubs, trees, green space and/or acceptable water wise landscaping.

iv. Minimizing Turfgrass on Residential Lots

Turfgrass means various grasses (such as Kentucky bluegrass or turf-type tall fescue) grown to form turf.

Turfgrass shall be minimized to 100 square feet on a single residential lot.

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Exception: Acceptable water wise lawn-type grass would include a blend that thrives with minimal irrigation once established, that requires fewer inputs than traditional turf, that provides pollinator support in the form of habitat edges and wildflower borders, that provides a no-mow option growing low and lush without frequent mowing, and that performs well in full sun, partial sun and shaded areas. An example mix could include creeping red fescue (dense, fine-bladed grass that spreads evenly), chewing fescue (low-growing, shade-tolerant, and soft underfoot), or sheep fescue (drought-tolerant with a natural, deep green color).

v. Outdoor Amenities

Developments may propose the use of outdoor amenities, including, but not limited to, outdoor dining and/or seating areas, public art, and/or street furniture, and may be substituted for internal landscape requirements.

vi. Residential Irrigation

Traditional sprinkler systems shall be limited to turfgrass on residential lots. All other irrigation systems shall be drip systems.

**D. Completion of Required Landscaping**

i. Completed Prior to Certificate of Occupancy

Required landscaping shall be completed prior to issuance of a certificate of occupancy.

ii. Landscape Completion Agreement

A temporary certificate of occupancy may be issued after approval of a landscape completion agreement. The landscape completion agreement shall include the time necessary to complete the required landscaping on the approved Development Plan, a detailed cost estimate prepared by a licensed landscaping contractor or landscaping professional with itemized material and installation costs necessary to complete the approved landscaping, and financial assurance. Financial assurance for the completion of landscaping shall be in the form acceptable by the City Attorney and shall be in the amount identified on the cost estimate approved by the City and shall be for use by the City to install the required landscaping in the event the developer fails to meet the terms of the agreement. The Community Development Director shall have the authority to review and approve all landscape completion agreements and associated financial assurance estimates and may accept financial assurance securing performance of a landscape completion agreement.

**5.5.2 Alternate Landscape Plan**

The Alternate Landscape Plan outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

**5.5.3 Landscape Requirements**

**A. Street Trees/Roadway Landscaping**

Landscape plans shall comply with the ULDC Title 16 Section 5.5.3(A) pertaining to Street Trees/Roadway Landscaping.

**B. Internal Landscaping**

Developments shall provide a minimum combination of shrubs, trees, green space and/or acceptable water wise treatments in the form of internal landscaping on the subject property pursuant to the requirements of Table 5.2-3 below. Internal landscaping requirements shall be in addition to the requirements for street trees, buffering, and screening.

**Table 5-1 Internal Landscaping Calculations**

Development Type	Property Size	Percentage of Site Required to be Landscaped
Residential	0 — 19,999 square feet	Ten percent (10%)
	20,000 square feet — one (1) acre	Eight percent (8%)
	Over one (1) acre	Six percent (6%)
Commercial	0 — one (1) acre	Fifteen percent (15%)
	Over one (1) acre	Twenty percent (20%)

i. Internal Landscaping Requirements

One (1) tree shall be provided within the internal landscape area for every residential property.

ii. Internal Landscaping Shall Not Create An Obstruction

Trees, shrubs, or other landscaping treatments that are installed, planted, or otherwise located in the front or side yard of a lot or parcel shall not create any of the following obstructions:

- The view of vehicular traffic within the sight line triangle at any street or alley intersection; and
- The view of pedestrian or vehicular traffic within a fifteen (15) foot sight line.

iii. Clustering of Trees

Trees are encouraged to be clustered in areas subject to increased visual impacts in order to achieve maximum effectiveness.

iv. Parking Lot Screening

a. Screened from Rights-of-Way

Commercial parking lots shall be screened from adjacent public rights-of-way with a combination of plantings, water wise materials, xeriscaping materials, and landscaped berms.

b. Adjacent to Residential Uses

Any commercial site adjacent to a residential use or across right-of-way from a residential use shall be required to screen all parking lots and loading docks

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with a six (6) foot 100% opaque fence and a combination of plantings, water wise materials, xeriscaping materials, landscaped berms, and decorative walls.

**C. Refuse Storage Screening**

i. ULDC Applicability

Landscape plans shall comply with the ULDC Title 16 Section 5.5.3(D) pertaining to Refuse Storage Screening.

ii. Residential Shared Dumpsters

Shared dumpsters in the residential neighborhoods of the Community Center Subdivision shall be placed on concrete pads and screened with a six (6) foot 100% opaque fence. Maintenance of the screening shall be shared by the property owners on which the shared dumpster resides.

**D. Outdoor Storage Screening**

Outdoor storage accessory to any non-residential use shall be screened from the view of the public and adjacent properties with a six (6) foot 100% opaque fence or decorative wall and a combination of plantings, water wise materials, xeriscaping materials, and landscaped berms.

**E. Residential Landscaping Requirements**

i. Single-Family/Duplex/Townhouse Residential Landscaping Requirements

With the exception of driveways, sidewalks and permitted parking areas or storage areas, residential yards shall be used exclusively for the planting and growing of trees, shrubs, gardens, water wise materials, xeriscaping materials, and other ground covering or landscaping material approved by the City. Each single-family/duplex/townhouse residential site plan shall provide for the planting of a minimum of one (1) tree, pursuant to the street tree requirements of this Chapter. Tree species shall be picked from the small and medium Authorized Tree Species list in Chapter 5.5 of the ULDC unless otherwise approved by the City Arborist.

ii. Multi-Family Residential Landscaping Requirements

Multi-family uses abutting a single-family residential or non-residential use shall provide a minimum fifteen-foot water wise or xeriscape buffer along the shared property line.

A minimum of one (1) medium or large tree picked from the Authorize Tree Species list in Chapter 5.5 of the ULDC or approved by the City Arborist shall be provided for every twenty (20) feet of common property line separating a multi-family residential use from an adjacent single-family residential use. A minimum of ten (10) shrubs may be substituted for each required tree.

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A one hundred (100) percent opaque fence shall not be the single method of screening used to screen multi-family residential uses from single-family residential uses. One hundred (100) percent opaque fences used for screening shall be a maximum of six (6) feet in height and shall incorporate breaks of masonry columns, and/or shrubs or small evergreen trees or species approved by the City Arborist.

## **F. Irrigation and Maintenance**

### **i. Irrigation Plan Required**

An irrigation plan shall be submitted with all landscape plans in support of a commercial development. The irrigation plan shall include irrigation guidelines and/or system specifications to ensure the proper installation, growth, and maintenance of all plant materials identified on the landscape plan.

### **ii. Maintenance Required**

All landscaping shall be regularly maintained, watered, trimmed and cared for at the expense of the property owner. All landscaping must be living and in good health unless otherwise approved as a water wise or xeriscaping alternative. Dead or unhealthy vegetation must be replaced at the owner's expense within sixty (60) days. Landscaping not replaced within sixty (60) days of the date of a determination of non-compliance shall be subject to the enforcement provisions of Chapter 9 of the ULDC.

## **5.6 Lighting**

### **5.6.1 ULDC Applicability**

The Lighting standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

## **5.7 Natural Hazards**

### **5.7.1 ULDC Applicability**

The Natural Hazards standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

## **5.8 Parking, Loading, Maneuvering, Snow Removal and Storage**

### **5.8.1 ULDC Applicability**

The Parking, Loading, Maneuvering, Snow Removal and Storage standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

### **5.8.2 Residential Parking**

#### **A. Residential Off-Street Parking**

Primary parking for residential units in the Community Center Subdivision shall be located in the rear of the structure when a garage is provided.

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Vehicle parking in the front yard of residential properties in the Community Center Subdivision shall be prohibited when a garage is provided.

Vehicle parking in the rear of residential properties in the Community Center Subdivision shall be shall be surfaced with an all-season material such as concrete, brick, asphalt, gravel or other similar material.

**B. Residential On-Street Parking**

The availability of on-street parking shall be provided in the Community Center Subdivision on Meadow Lane, Bluebird Drive, South Wind River Drive, and Oriole Drive. Parking on these rights-of-way shall not be limited to residential only but may be used for general parking.

**5.8.3 Pedestrian Focus**

The Community Center Subdivision is intended to highlight a neighborhood feel with a pedestrian focus. Development should consider the pedestrian first with connections from the neighborhoods to the Community Center and local schools.

**5.9 Signs**

**5.9.1 ULDC Applicability**

The Sign Standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

**5.10 Streets, Alleys, and Sidewalks**

**5.10.1 ULDC Applicability**

The Streets, Alleys, and Sidewalks Standards outlined in Chapter 5 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

**5.10.2 Community Center Subdivision Rights-of-Way Dimensional Standards**

The following shall apply only to the Community Center Subdivision dedicated rights-of-way.

**A. Dimensional Standards**

- iii. South Wind River Drive: Local, sixty (60) feet where on-street parking is allowed.
- iv. Meadow Lane: Local, sixty (60) feet where on-street parking is allowed.
- v. Bluebird Drive: Local, sixty (60) feet where on-street parking is allowed.
- vi. Oriole Drive: Local, one-way ,thirty (30) feet where on-street parking is allowed on one side of the street.
- vii. Kestrel Lane: Local, one-way, thirty (30) feet where on-street parking is not allowed.
- viii. Alley: Local, one-way, thirty (30) feet where on-street parking is not allowed.

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## Chapter 6 USE-SPECIFIC DEVELOPMENT STANDARDS

### 6.1 ULDC Applicability

The Use-Specific Development Standards outlined in Chapter 6 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

DRAFT

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## Chapter 7 SUBDIVISION REGULATIONS

### 7.1 ULDC Applicability

The Subdivision Regulations outlined in Chapter 7 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

DRAFT

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## Chapter 8 CONSTRUCTION OF PUBLIC IMPROVEMENTS AND UTILITIES

### 8.1 ULDC Applicability

The Construction of Public Improvements and Utilities Procedures outlined in Chapter 8 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

DRAFT

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## Chapter 9 ENFORCEMENT

### 9.1 ULDC Applicability

The Enforcement Procedures outlined in Chapter 9 of the Unified Land Development Code (ULDC) of the City of Douglas Municipal Code shall apply unless otherwise stated in this CCSMP.

DRAFT

# COMMUNITY CENTER SUBDIVISION PLAT

## FINAL PLAT OF "COMMUNITY CENTER SUBDIVISION"

TO THE CITY OF DOUGLAS, WYOMING

LOCATED IN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8,  
TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CONVERSE COUNTY, WYOMING

SCALE: 1"=100'

### NOTES

1. ERROR OF CLOSURE - EXCEEDS 1:500,000.
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/86.
3. DISTANCES: GRID.
4. COORDINATES LISTED RELATE TO THE CITY OF DOUGLAS DATUM.
5. ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.
6. PUBLIC WATER AND SEWER WILL BE PROVIDED BY THE CITY OF DOUGLAS, WYOMING, BUT ALL IMPROVEMENTS TO PUBLIC OR PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER.

### CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "COMMUNITY CENTER SUBDIVISION" as laid out, planned, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Douglas regulations governing the subdivision of land.

STATE OF WYOMING ) ss

NATRONA COUNTY )

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

James F. Jones, P.L.S.

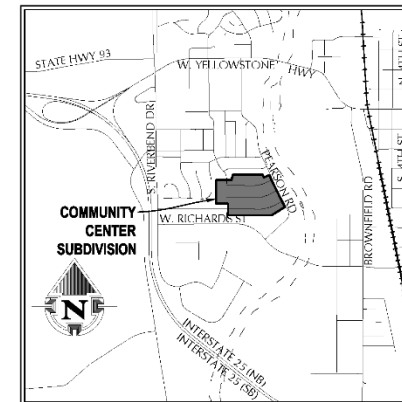
as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:



### CONVERSE COUNTY CLERK'S CERTIFICATION

HAVING NO  
OFFICE OF THE REGISTER OF DEEDS  
STATE OF WYOMING  
COUNTY OF CONVERSE  
THIS INSTRUMENT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED AS INSTRUMENT # \_\_\_\_\_  
IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS



VICINITY MAP  
1" = 2000'

### CERTIFICATE OF DEDICATION

The City of Douglas hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37, inclusive, Block 3, and all of Lots 1 through 21, inclusive, Block 4, Meadow Acres No. 2, an addition to the City of Douglas, and all of Lots 44 through 76, inclusive, Block 4, and all of Lots 24 through 37, inclusive, Block 5, Meadow Acres No. 2, Replat, and all of Meadow Acres No. 4 Addition situated within the SW1/4SE1/4, and the SE1/4SW1/4, Section 8, Township 32 North, Range 71 West of the Sixth Principal Meridian, Converse County, Wyoming, being more particularly described by notes and bearings as follows:

Beginning at the northwest corner of Lot 4, Block 8, Meadow Acres No. 3 and a point on the east right-of-way line of South Wind River Drive, monumented by an aluminum cap; thence N0°16'20"E, along the east right-of-way line of said South Wind River Drive, a distance of 293.87 feet to a point; thence N89°45'16"W, a distance of 301.84 feet to the southwest corner of West Douglas Middle School; thence N0°13'40"E, along the east line of said West Douglas Middle School, a distance of 599.74 feet to the southwest corner of Lot 32, Meadow Acres; thence S89°49'33"E, along the south line of said Meadow Acres, a distance of 212.29 feet to the southeast corner of Lot 34, Meadow Acres and a point on the west right-of-way line of said South Wind River Drive; thence S89°49'33"E, across said South Wind River Drive, a distance of 60.00 feet to the southwest corner of Lot 17, Block 2, Meadow Acres No. 2 and a point on the east right-of-way line of said South Wind River Drive, monumented by an aluminum cap; thence N69°49'47"E, along the south line of said Lot 17, a distance of 85.06 feet to the southeast corner of said Lot 17, monumented by an aluminum cap; thence N2°59'37"E, along the east line of said Lot 17, a distance of 144.85 feet to the northeast corner of said Lot 17 and a point on the south line of Lot 14 of said Meadow Acres 27, monumented by an aluminum cap; thence N89°51'31"E, along the south line of Lots 2 through 14, and Tract B of said Block 2, Meadow Acres #2, a distance of 754.67 feet to the northwest corner of Lot 38 of said Block 2, Meadow Acres #2, monumented by an aluminum cap; thence S25°27'18"E, along the west line of said Lot 38, a distance of 83.16 feet to the southwest corner of said Lot 38, monumented by an aluminum cap; thence N63°56'33"E, along the south line of said Lot 38, a distance of 144.85 feet to the southeast corner of said Lot 38 and a point on the west right-of-way line of Pearson Road, monumented by an aluminum cap; thence S25°59'13"E, along the west right-of-way line of said Pearson Road, a distance of 907.49 feet to the northeast corner of Lot 3, Block 8, Meadow Acres 27, monumented by an aluminum cap; thence S48°06'48"W, along the north line of said Lot 3, Block 8, a distance of 389.62 feet to the northeast corner of said Lot 3 and a point on the south line of Section 8, monumented by a brass cap; thence S89°35'29"W, along the south line of said Section 8 and the north line of Lot 6, Block 6, Meadow Acres 43, a distance of 312.91 feet to the 1/4 corner common to Sections 8 and 17, monumented by a GLO stone; thence S89°35'19"W, along the south line of said Section 8 and the north line of Lots 4, 5 and 6 of said Block 8, Meadow Acres #3, a distance of 803.36 feet to the Point of Beginning.

The above described Parcel contains 33.35 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "COMMUNITY CENTER SUBDIVISION", an addition to the City of Douglas, Wyoming, the above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

**OWNER**  
City of Douglas  
P.O. Box 1030  
Douglas, Wyoming 82633

Kim Peston - Mayor, City of Douglas

STATE OF WYOMING ) ss  
CONVERSE COUNTY )

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025, by:

Kim Peston - Mayor, City of Douglas

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

### APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

APPROVED BY THE CITY COUNCIL OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

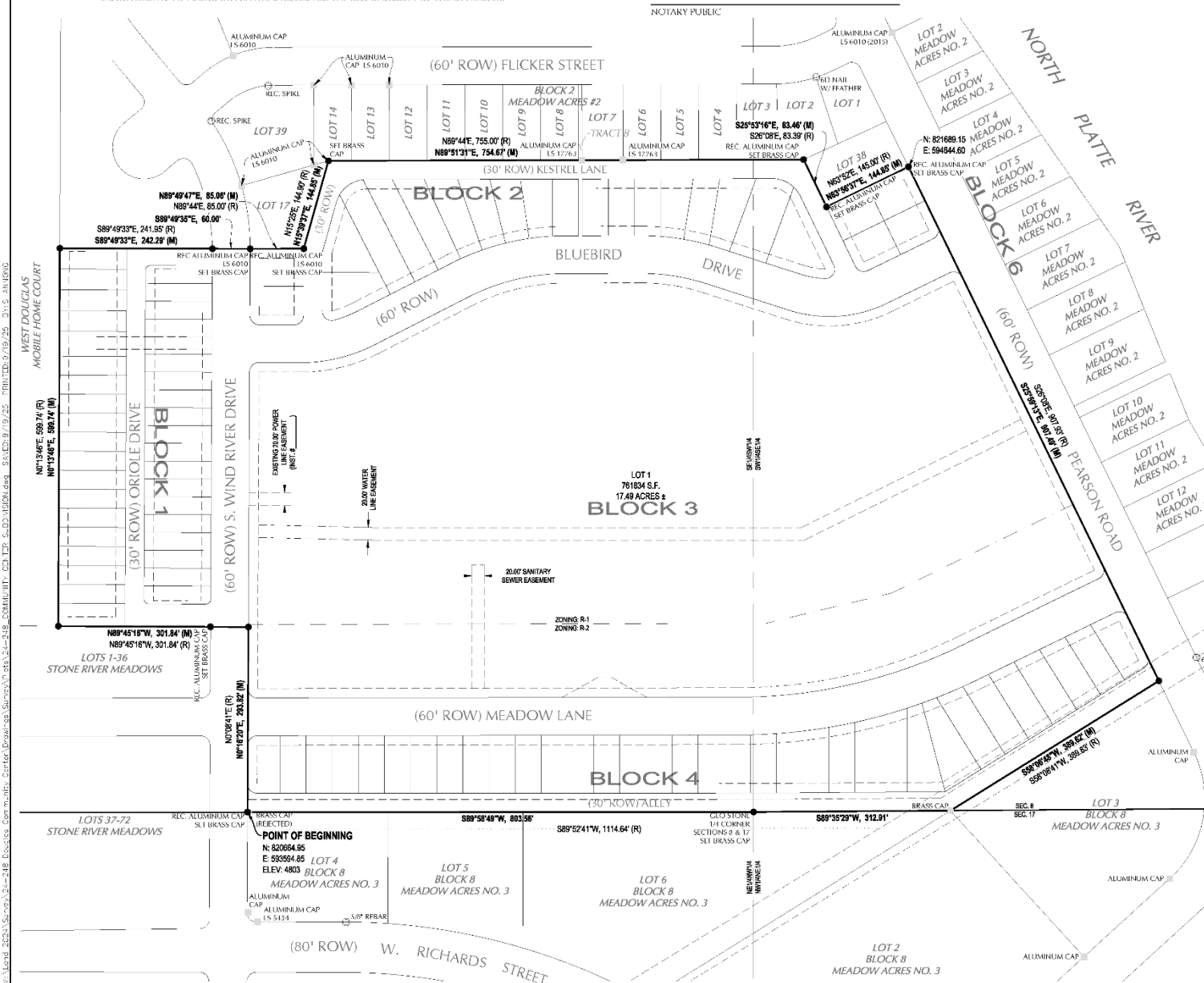
ATTEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

APPROVED BY THE CITY ENGINEERS OFFICE OF DOUGLAS, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY ENGINEER \_\_\_\_\_

### LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- RECOVERED CORNER AS NOTED
- SET 3/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- LOT LINES
- EASEMENT LINES
- MEASURED RECORD
- MEASURED RECORD



ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT  
330 S. Center St., Ste 407 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672

**J.K.C. ENGINEERING**

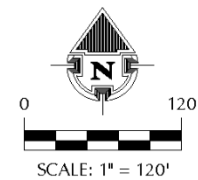
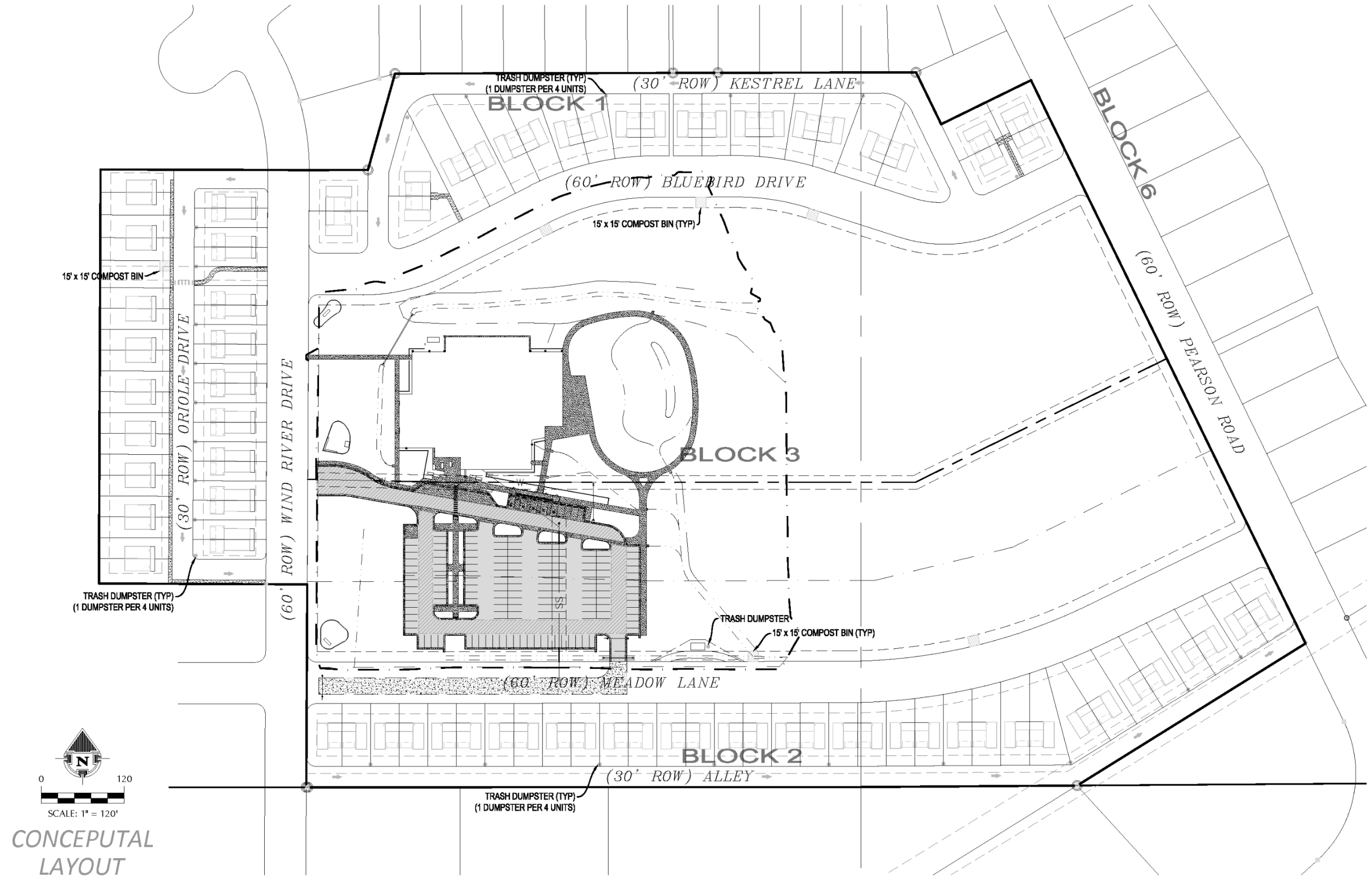
FINAL PLAT OF  
"COMMUNITY CENTER SUBDIVISION"  
TO THE CITY OF DOUGLAS, WYOMING,  
BEING A VACATION AND REPEAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES NO. 2, AN ADDITION TO THE CITY OF DOUGLAS, AND ALL OF LOTS 44 THROUGH 76, INCLUSIVE, BLOCK 4, AND ALL OF LOTS 24 THROUGH 37, INCLUSIVE, BLOCK 5, MEADOW ACRES NO. 2, REPLAT, AND ALL OF MEADOW ACRES NO. 4 ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

DATE: 9/19/2025  
PROJECT #: 24-248  
DRAWN BY: SAG  
SHEET TITLE:  
RECORD OF SURVEY  
SHEET NUMBER  
1 OF 3



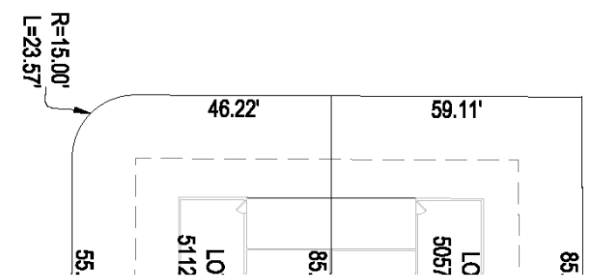
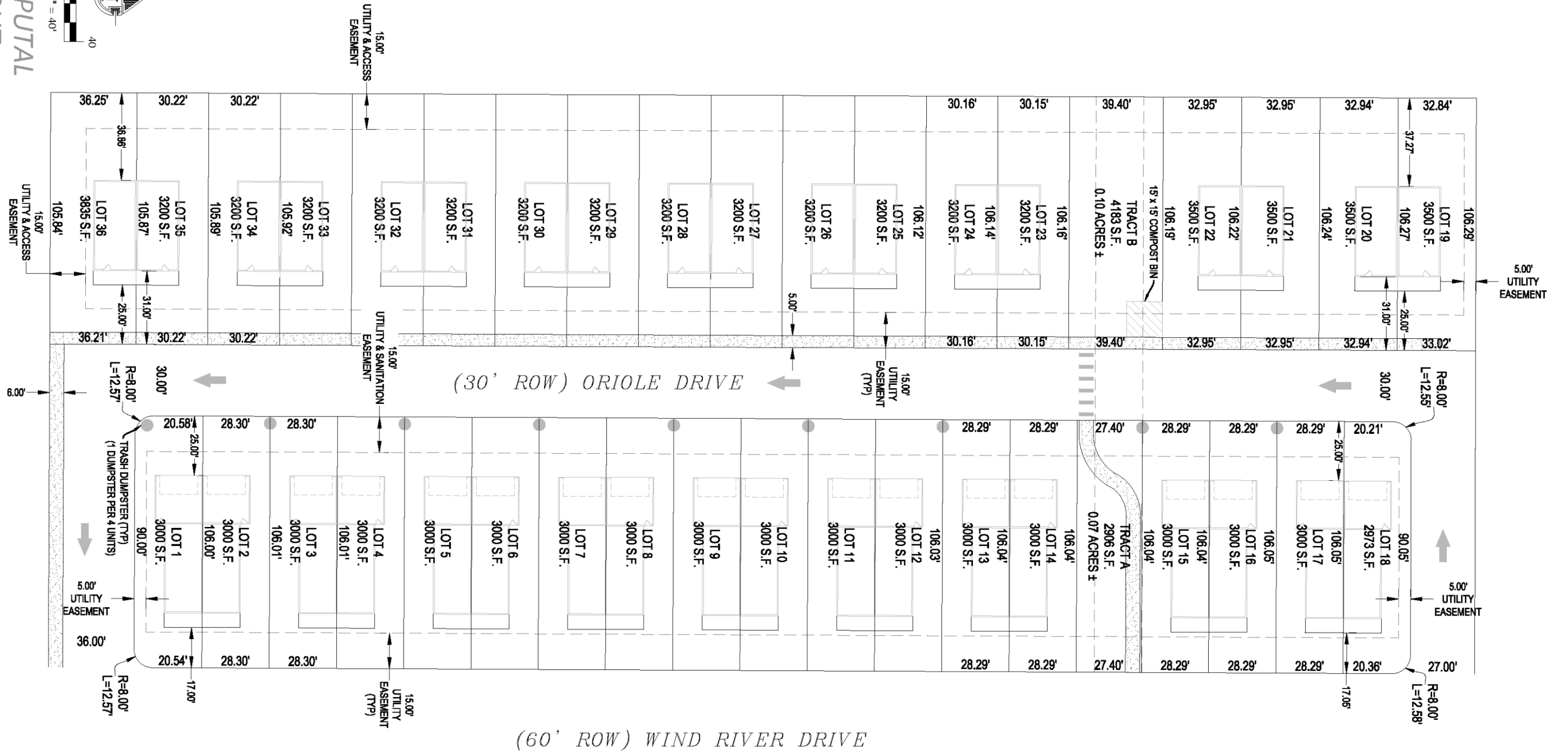
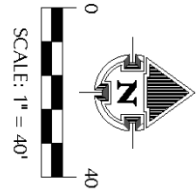


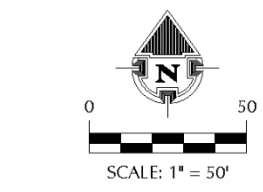
COMMUNITY CENTER SUBDIVISION HOUSING CONCEPTUAL LAYOUT



CONCEPTUAL  
LAYOUT

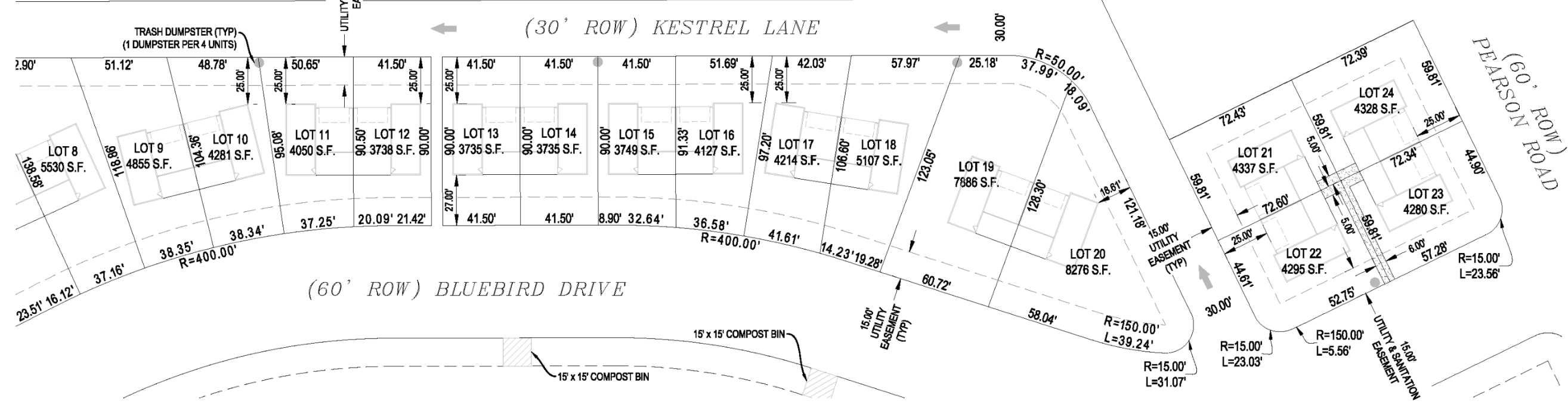
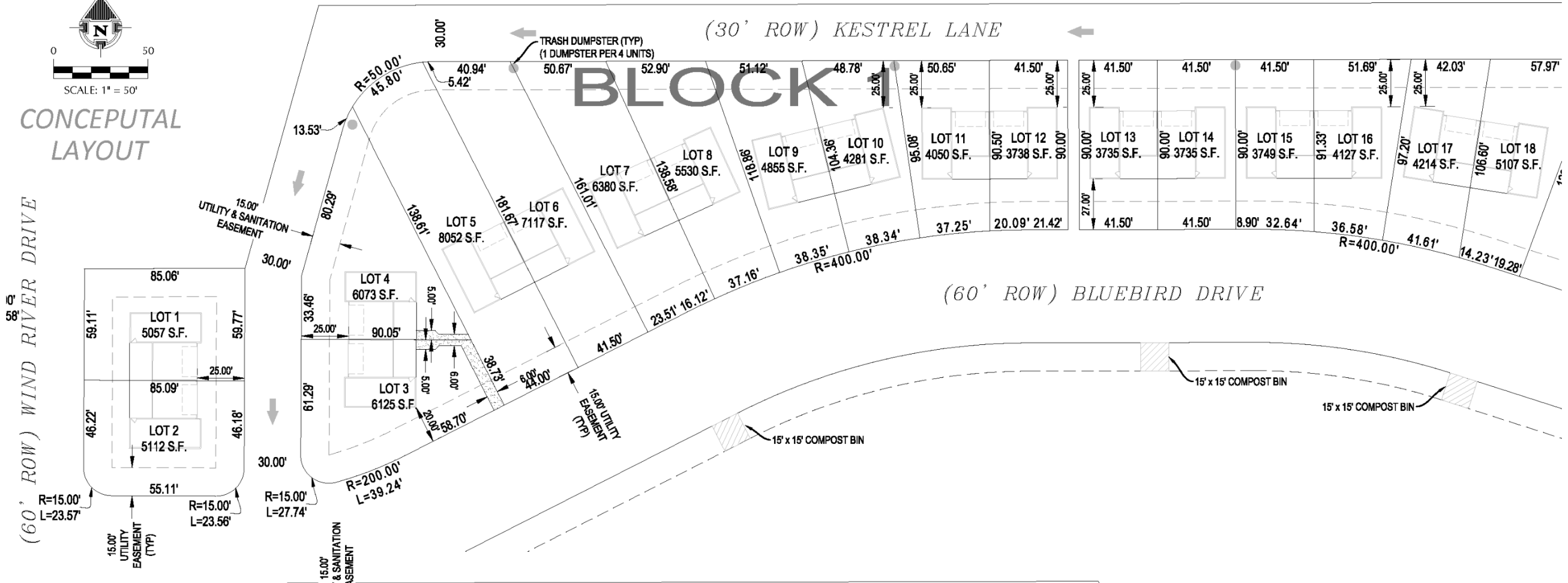
CONCEPTUAL LAYOUT

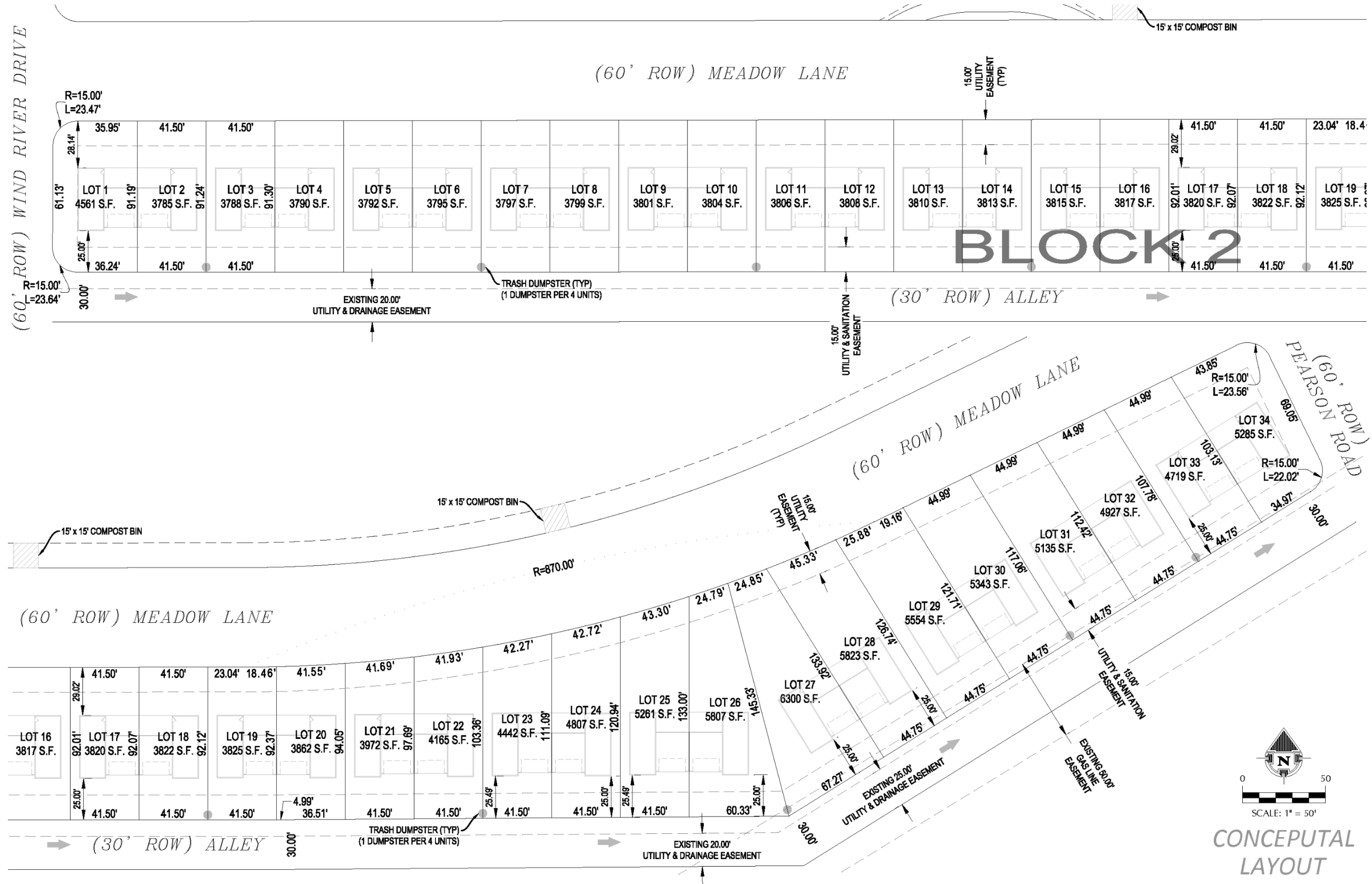




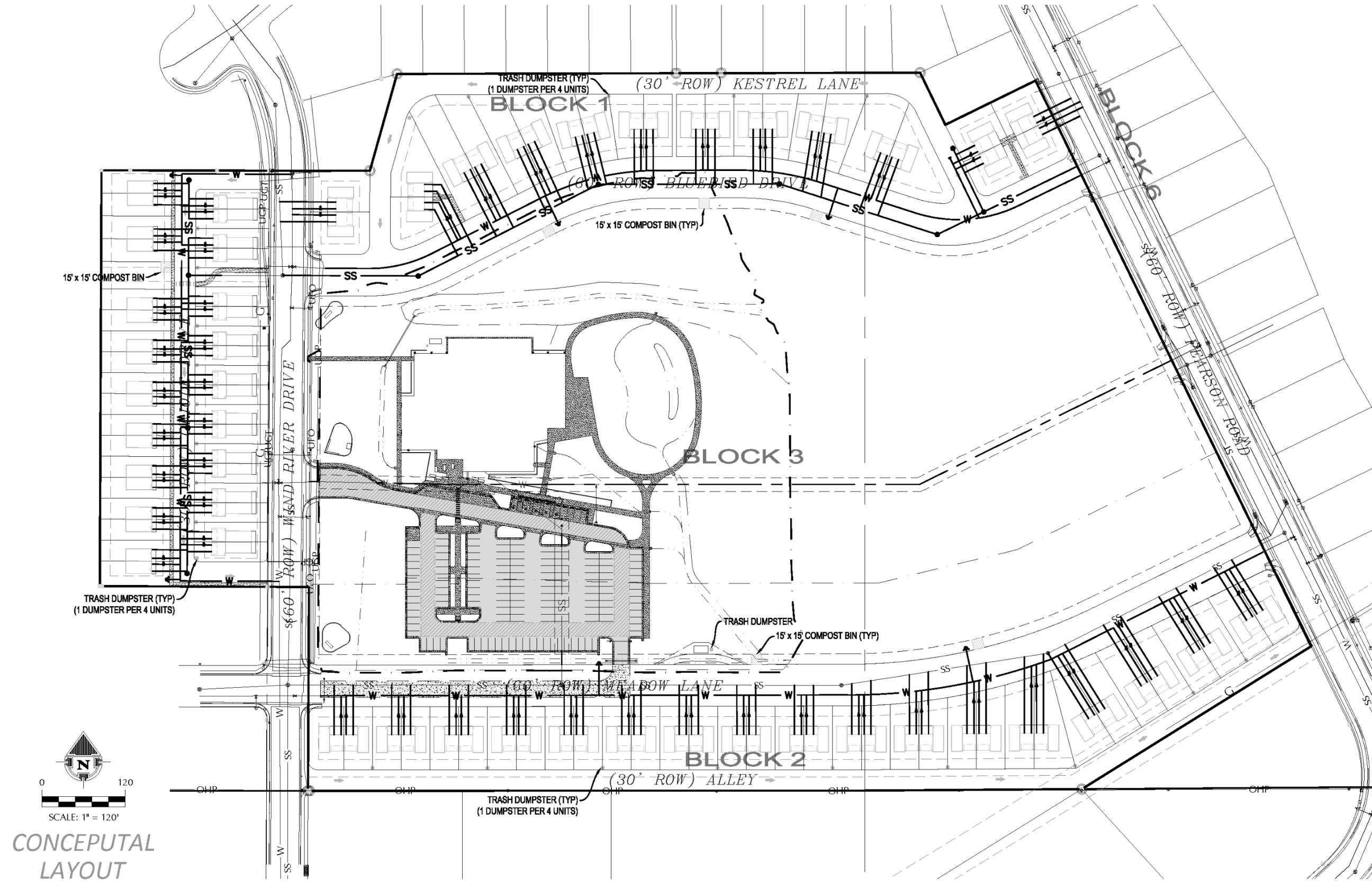
CONCEPTUAL LAYOUT

(60' ROW) WIND RIVER DRIVE



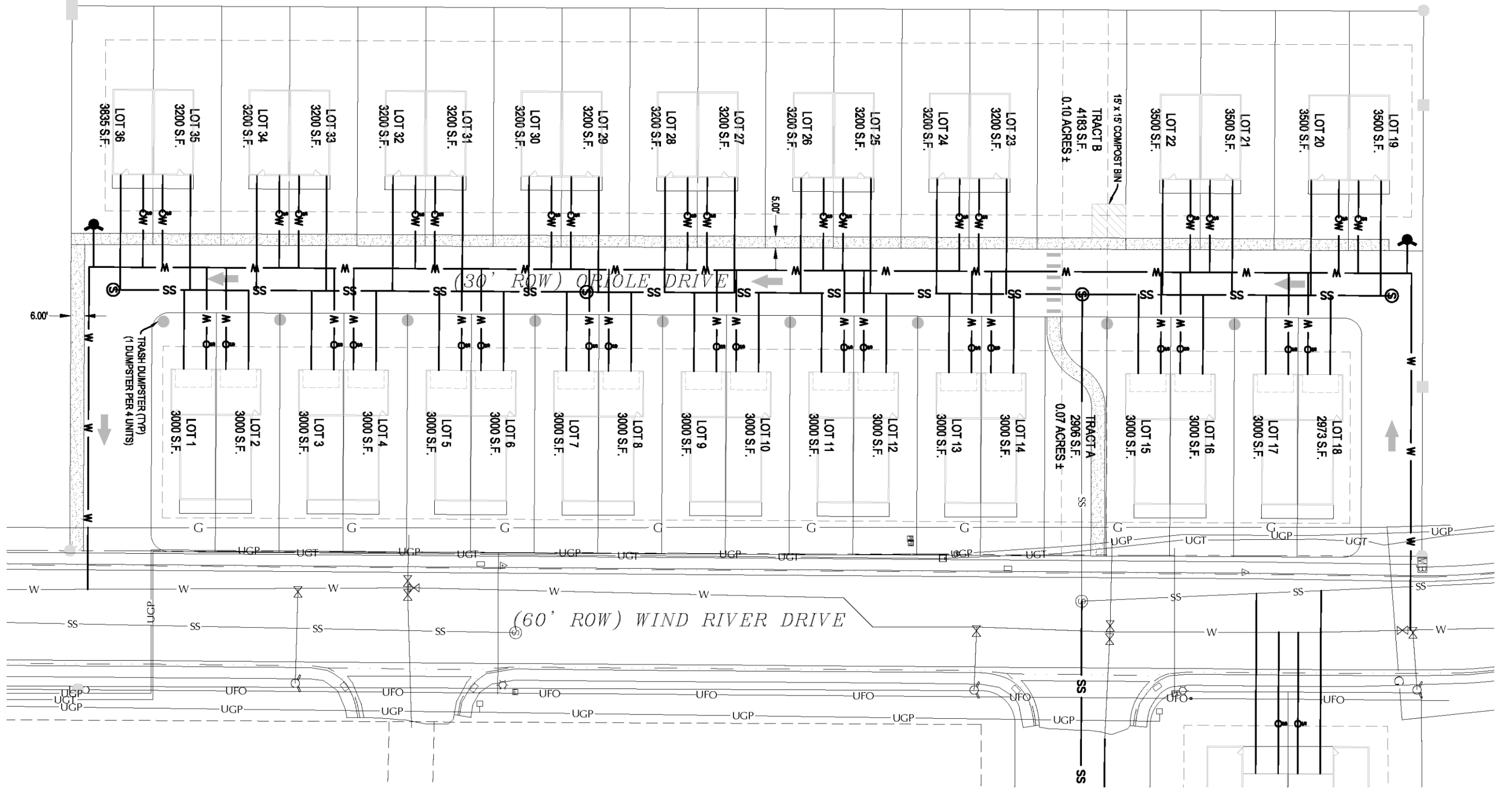
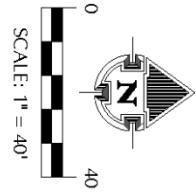


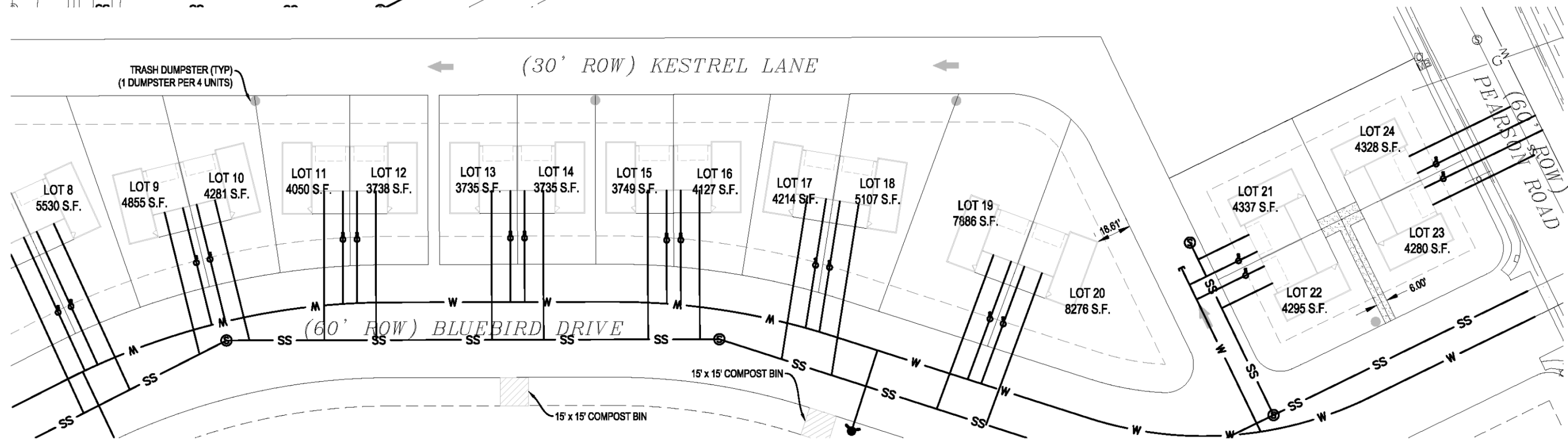
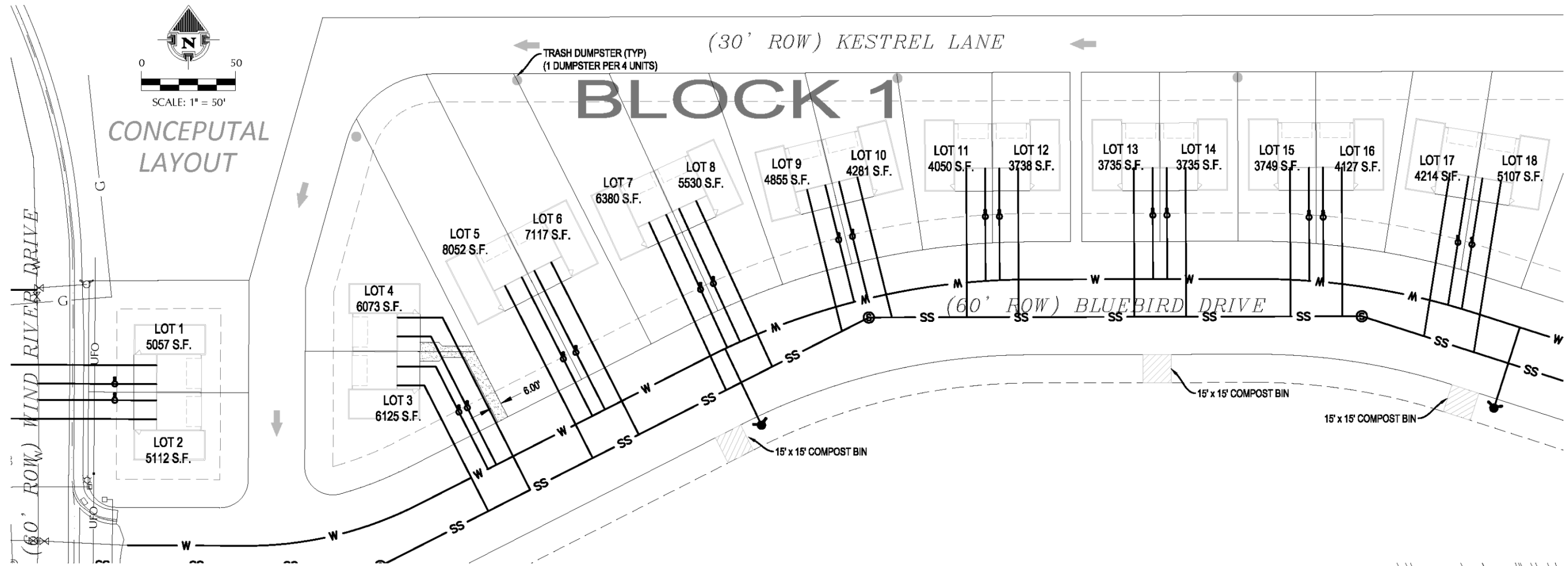
COMMUNITY CENTER SUBDIVISION UTILITIES CONCEPT

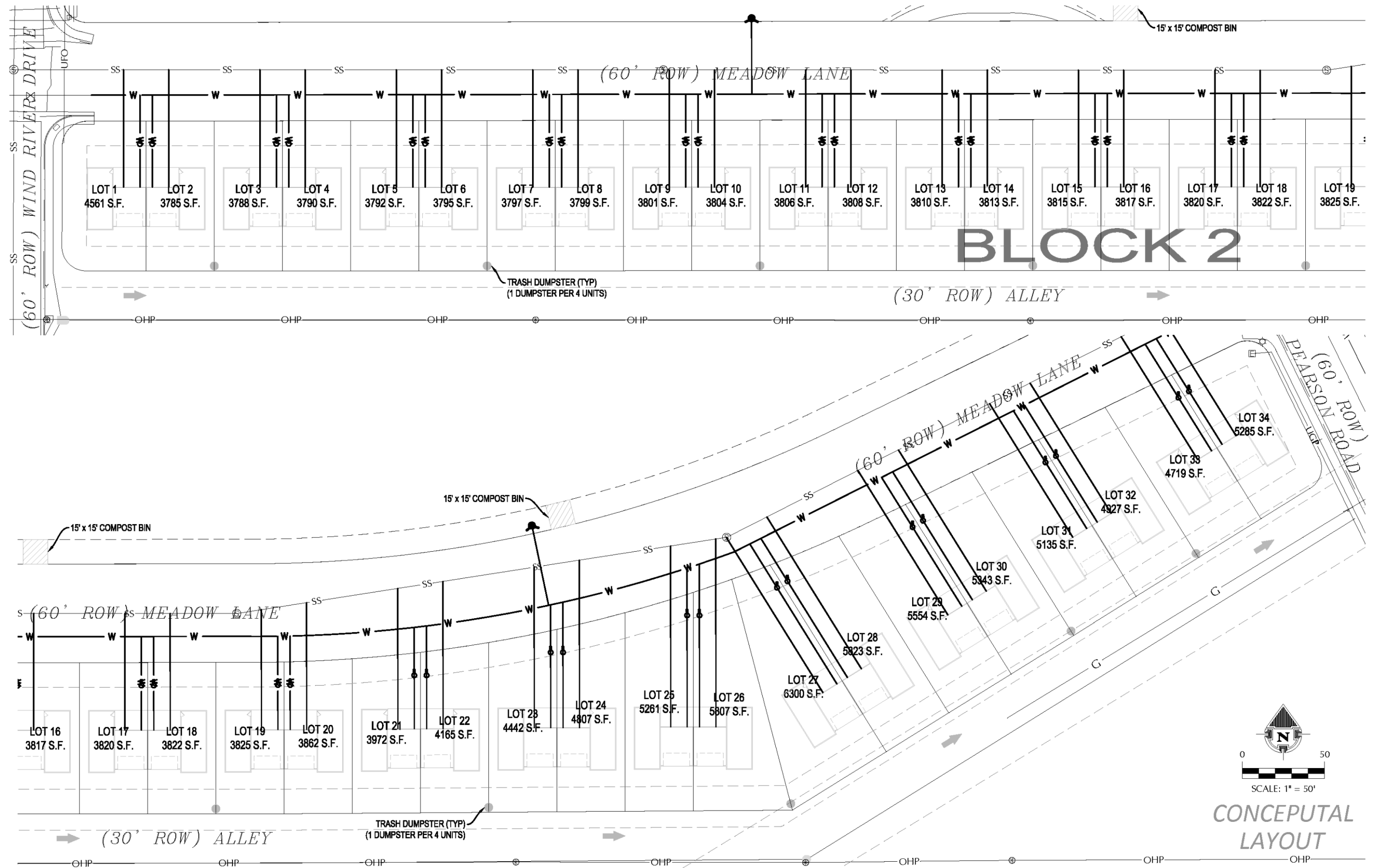


CONCEPTUAL LAYOUT

CONCEPTUAL LAYOUT







# PROPOSED PHASE I HOUSING

## FINAL PLAT OF "COMMUNITY CENTER SUBDIVISION"

TO THE CITY OF DOUGLAS, WYOMING

LOCATED IN THE SW1/4SE1/4, AND THE SE1/4SW1/4, SECTION 8,  
TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CONVERSE COUNTY, WYOMING

SCALE: 1"=100'

### NOTES

1. ERROR OF CLOSURE = EXCEEDS 1:500,000.
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/86.
3. DISTANCES: GRID.
4. COORDINATES LISTED RELATE TO THE CITY OF DOUGLAS DATUM.
5. ELEVATIONS LISTED REFERENCE NAVD88 AND NOT INTENDED FOR USE AS BENCHMARKS.
6. PUBLIC WATER AND SEWER WILL BE PROVIDED BY THE CITY OF DOUGLAS, WYOMING, BUT ALL IMPROVEMENTS TO PUBLIC OR PRIVATE UTILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER.

### CERTIFICATE OF SURVEYOR

I, James F. Jones, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "COMMUNITY CENTER SUBDIVISION" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Douglas regulations governing the subdivision of land.

STATE OF WYOMING ) SS  
NATRONA COUNTY )

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

James F. Jones, P.L.S.

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

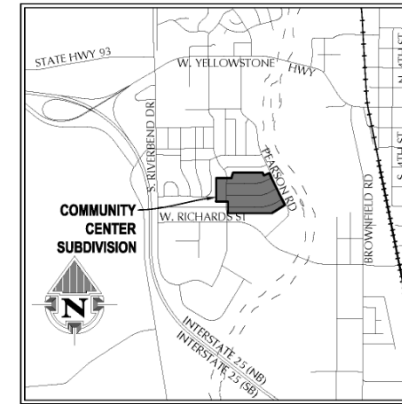
NOTARY PUBLIC



### CONVERSE COUNTY CLERK'S CERTIFICATION

FILING NO. \_\_\_\_\_  
OFFICE OF THE REGISTER OF DEEDS  
STATE OF WYOMING  
COUNTY OF CONVERSE  
THIS INSTRUMENT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED AS INSTRUMENT # \_\_\_\_\_  
IN CABINET \_\_\_\_\_ ON SLIDE \_\_\_\_\_

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS



VICINITY MAP  
1" = 2000'

### CERTIFICATE OF DEDICATION

The City of Douglas hereby certifies that they are the owner and proprietor of the foregoing Parcel located in and being all of Lots 18 through 37, inclusive, Block 2, and all of Lots 1 through 37, inclusive, Block 3, and all of Lots 1 through 21, inclusive, Block 4, Meadow Acres No. 2, an addition to the City of Douglas, and all of Lots 44 through 76, inclusive, Block 4, and all of Lots 24 through 57, inclusive, and Tract F, Block 5, Meadow Acres No. 2 Replat, and all of Meadow Acres No. 4 Addition situated within the SW1/4SE1/4, and the SE1/4SW1/4, Section 8, Township 32 North, Range 71 West of the Sixth Principal Meridian, Converse County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 4, Block 8, Meadow Acres No. 3 and a point on the east right-of-way line of South Wind River Drive, monumented by an aluminum cap; thence N0°16'20"E, along the east right-of-way line of said South Wind River Drive, a distance of 293.82 feet to a point; thence N89°45'16"W, a distance of 301.84 feet to the southeast corner of West Douglas Mobilhome Court; thence N0°13'40"E, along the east line of said West Douglas Mobilhome Court, a distance of 599.74 feet to the southwest corner of Lot 32, Meadow Acres; thence S89°49'53"E, along the south line of said Meadow Acres, a distance of 242.29 feet to the southeast corner of Lot 34, Meadow Acres and a point on the west right-of-way line of said South Wind River Drive; thence S89°49'35"E, across said South Wind River Drive, a distance of 60.00 feet to the southwest corner of Lot 17, Block 2, Meadow Acres No. 2 and a point on the east right-of-way line of said South Wind River Drive, monumented by an aluminum cap; thence N89°49'47"E, along the south line of said Lot 17, a distance of 85.06 feet to the southeast corner of said Lot 17, monumented by an aluminum cap; thence N15°59'37"E, along the east line of said Lot 17, a distance of 144.85 feet to the northeast corner of said Lot 17 and a point on the south line of Lot 14 of said Meadow Acres #2, monumented by an aluminum cap; thence N89°51'31"E, along the south line of Lots 2 through 14, and Tract B of said Block 2, Meadow Acres #2, a distance of 754.67 feet to the northwest corner of Lot 38 of said Block 2, Meadow Acres #2, monumented by an aluminum cap; thence S25°53'16"E, along the west line of said Lot 38, a distance of 83.46 feet to the southwest corner of said Lot 38, monumented by an aluminum cap; thence N63°56'37"E, along the south line of said Lot 38, a distance of 144.85 feet to the southeast corner of said Lot 38 and a point on the west right-of-way line of Pearson Road, monumented by an aluminum cap; thence S25°53'13"E, along the west right-of-way line of said Pearson Road, a distance of 907.49 feet to the northeast corner of Lot 3, Block 8, Meadow Acres #3, monumented by an aluminum cap; thence S58°06'48"W, along the north line of said Lot 3, Block 8, a distance of 389.62 feet to the northwest corner of said Lot 3 and a point on the south line of Section 8, monumented by a brass cap; thence S89°52'29"W, along the south line of said Section 8 and the north line of Lot 6, Block 8, Meadow Acres #3, a distance of 312.91 feet to the 1/4 corner common to Sections 8 and 17, monumented by a GLO stone; thence S89°58'49"W, along the south line of said Section 8 and the north line of Lots 4, 5 and 6 of said Block 8, Meadow Acres #3, a distance of 803.56 feet to the Point of Beginning.

The above described Parcel contains 33.35 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the foregoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "COMMUNITY CENTER SUBDIVISION", an addition to the City of Douglas, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and grants to the public and private utility companies an easement and license to locate, construct, use and maintain conduits, lines, wires and pipes, any or all of them, under, along or across the strips of land marked as utility easements as shown on this plat.

**OWNER**  
City of Douglas  
P.O. Box 1030  
Douglas, Wyoming 82633

Kim Peston - Mayor, City of Douglas

STATE OF WYOMING ) SS  
CONVERSE COUNTY )

The foregoing instrument was acknowledged before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025, by:

Kim Peston - Mayor, City of Douglas

as a free and voluntary act and deed. Witness my hand and official seal. My commission expires:

NOTARY PUBLIC

### APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DOUGLAS,  
WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN

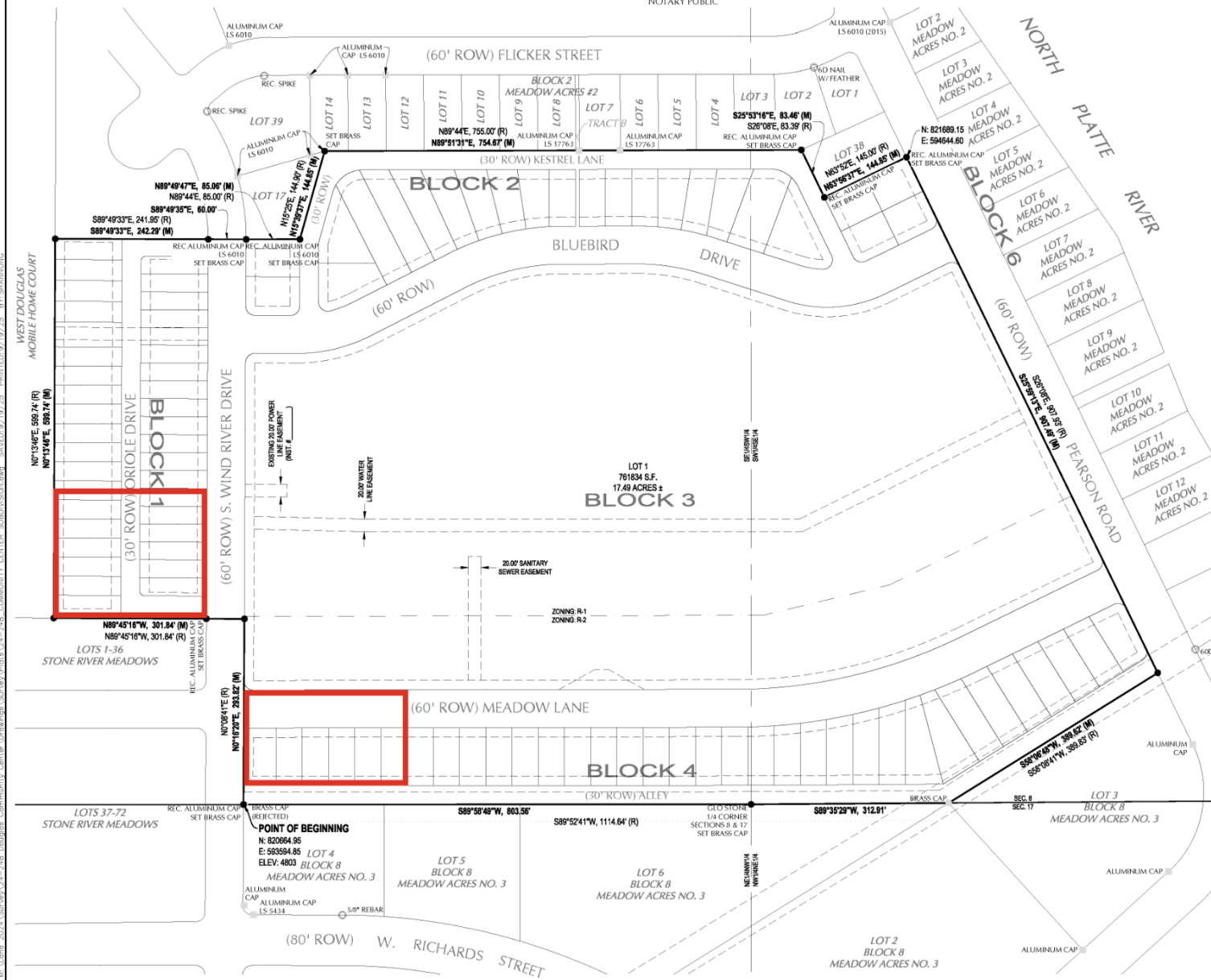
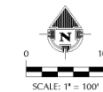
APPROVED BY THE CITY COUNCIL OF DOUGLAS, WYOMING,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

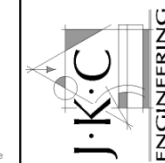
APPROVED BY THE CITY ENGINEERS OFFICE OF DOUGLAS, WYOMING,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY ENGINEER

LEGEND	
○	RECOVERED BRASS CAP
□	RECOVERED ALUMINUM CAP
●	RECOVERED CORNER AS NOTED
■	SET 5/8" REBAR W/ALUMINUM CAP
●	SET BRASS CAP
—	PLAT BOUNDARY
---	LOT LINES
- - - -	EASEMENT LINES
---	MEASURED RECORD
---	N52°14'56" W, 308.40' (M)
---	N52°14'56" W, 308.40' (R)



ENGINEERING • SURVEYING • GIS MAPPING  
CONSTRUCTION MANAGEMENT  
330 S. Center St., Ste 407 • Casper, Wyoming 82601  
Ph: 307-265-4601 • Fax: 307-265-4672

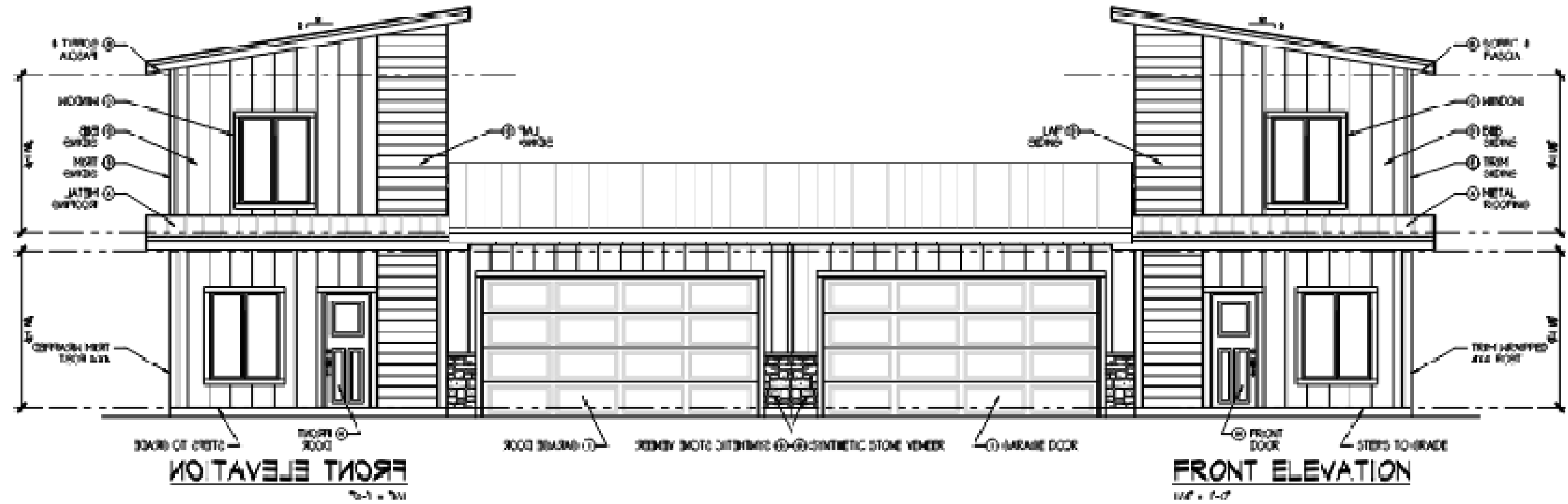


FINAL PLAT OF  
"COMMUNITY CENTER SUBDIVISION"  
TO THE CITY OF DOUGLAS, WYOMING,  
BEING A VACATION AND REPLAT OF ALL OF LOTS 18 THROUGH 37, INCLUSIVE, BLOCK 2, AND ALL OF LOTS 1 THROUGH 37,  
INCLUSIVE, BLOCK 3, AND ALL OF LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 4, MEADOW ACRES NO. 2, AN ADDITION TO THE CITY OF  
DOUGLAS, AND ALL OF LOTS 44 THROUGH 76, INCLUSIVE, BLOCK 4, AND ALL OF LOTS 24 THROUGH 57, INCLUSIVE, AND TRACT F,  
BLOCK 5, MEADOW ACRES NO. 2, REPLAT, AND ALL OF MEADOW ACRES NO. 4 ADDITION, SITUATE WITHIN THE SW1/4SE1/4, AND THE  
SE1/4SW1/4, SECTION 8, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, CONVERSE COUNTY, WYOMING.

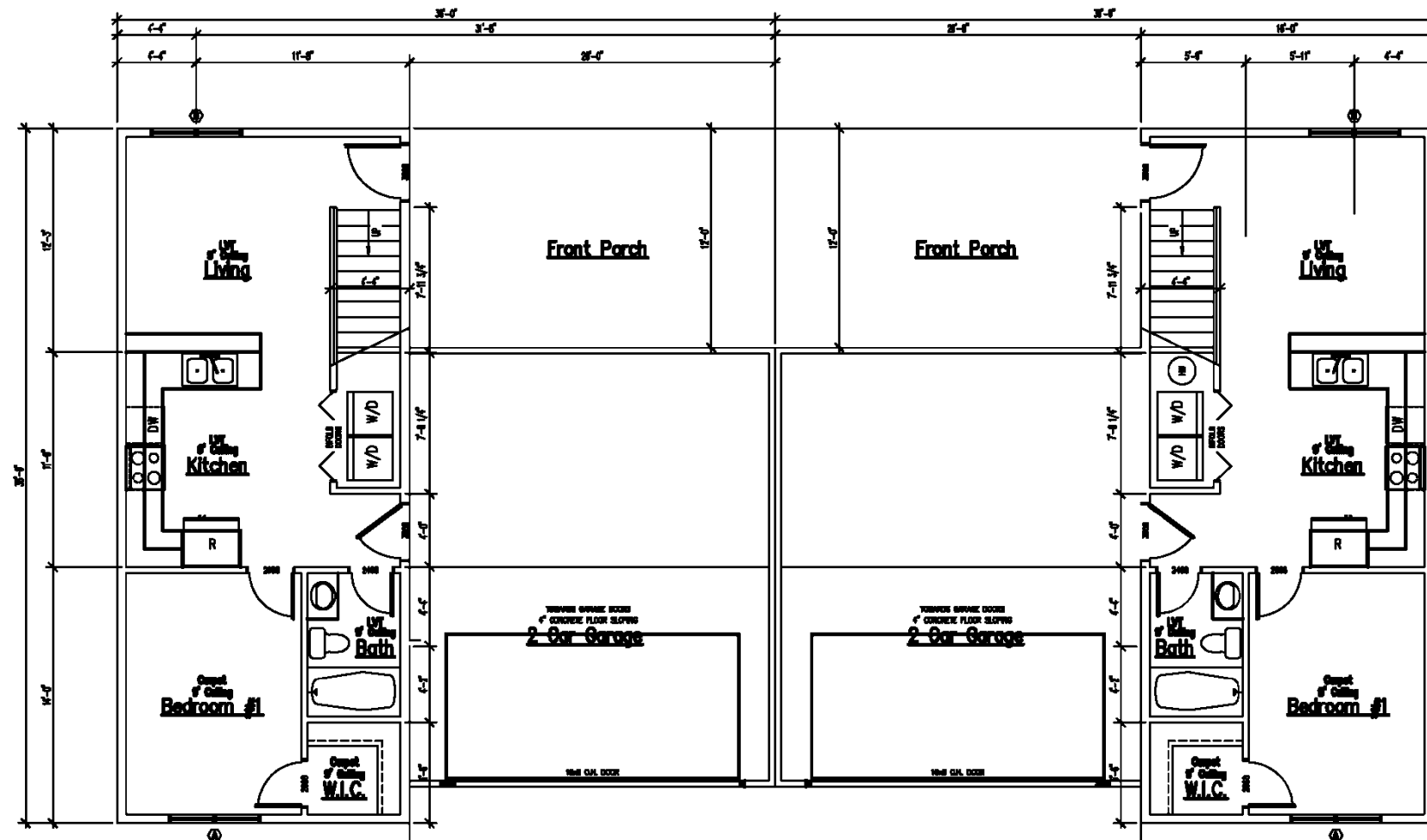
DATE: 9/19/2025  
PROJECT #: 24-248  
DRAWN BY: SAG  
SHEET TITLE:  
RECORD OF SURVEY  
SHEET NUMBER  
1 OF 3

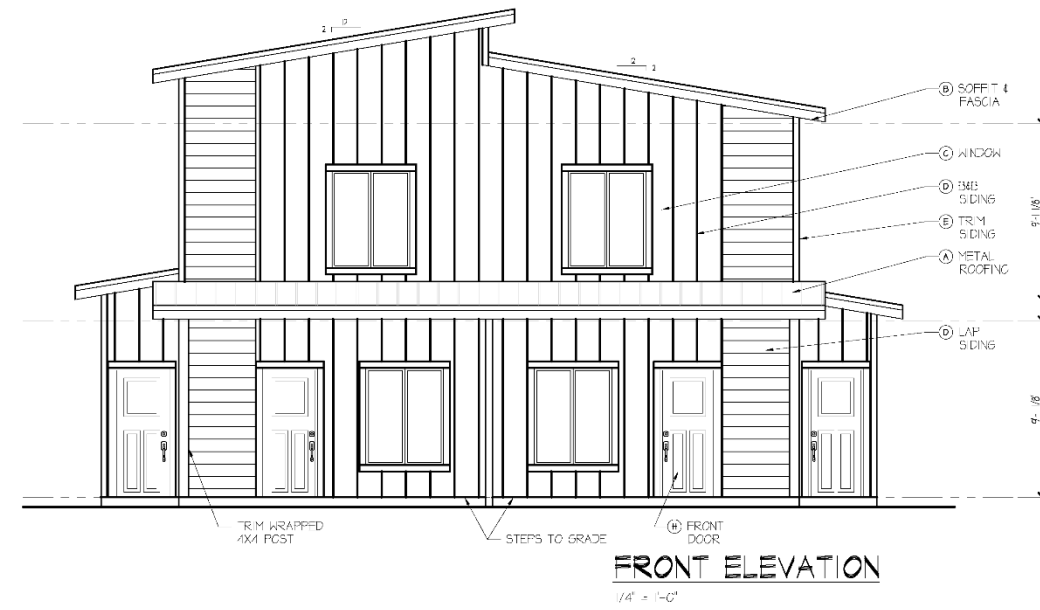
PROPOSED HOUSING PLANS

Meadow Lane, Bluebird Drive, and Kestrel Lane: Medicine Bow Twin Homes (Attached Garage)

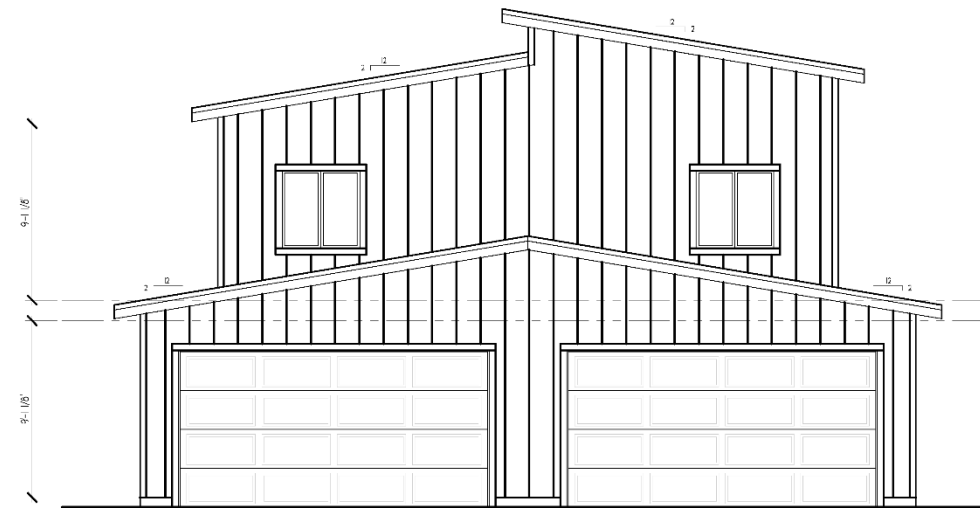


# Medicine Bow Attached at Garage





**FRONT ELEVATION**  
1/4" = 1'-0"



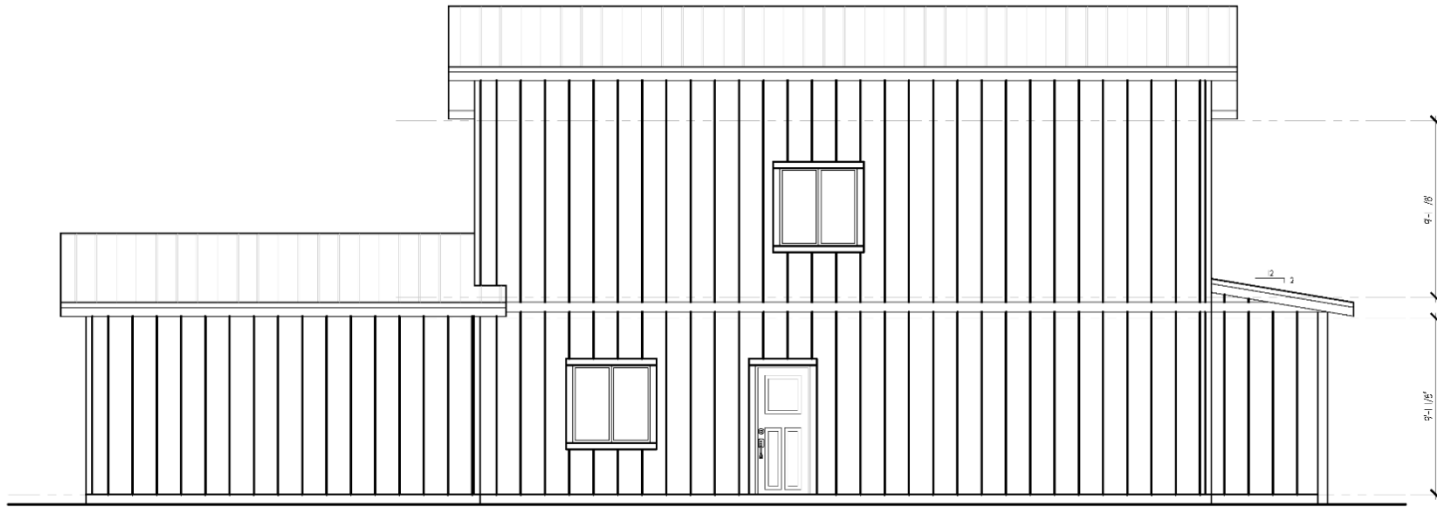
**BACK ELEVATION**  
1/4" = 1'-0"

[11/28/24 @ 7:30 AM]

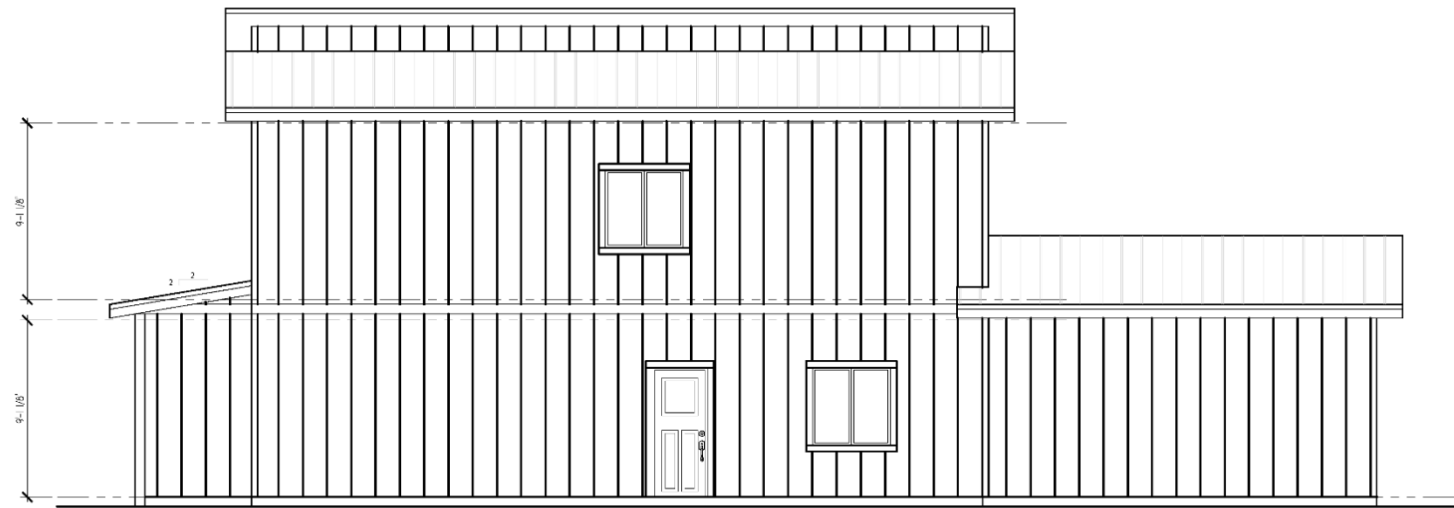
ELEVATION "A"

PROJECT TITLE	REMINGTON ALLEY TWIN CHRYSLER, WYOMING
BUILDER	<b>JEI CONTRACTORS, INC.</b>
DESIGNER	<b>PRECISION DRAFTING LLC</b> 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 368-0799 FAX: (970) 368-9575 EMAIL: prece@pdraft.com
SCALE:	1/4" = 1'-0"
DATE:	AUGUST, 2024
FILE NAME:	REMALLTWIN
PROJECT NUMBER:	1115-58-24
SHEET NO.	1.10

[11/28/24 @ 7:30 AM]



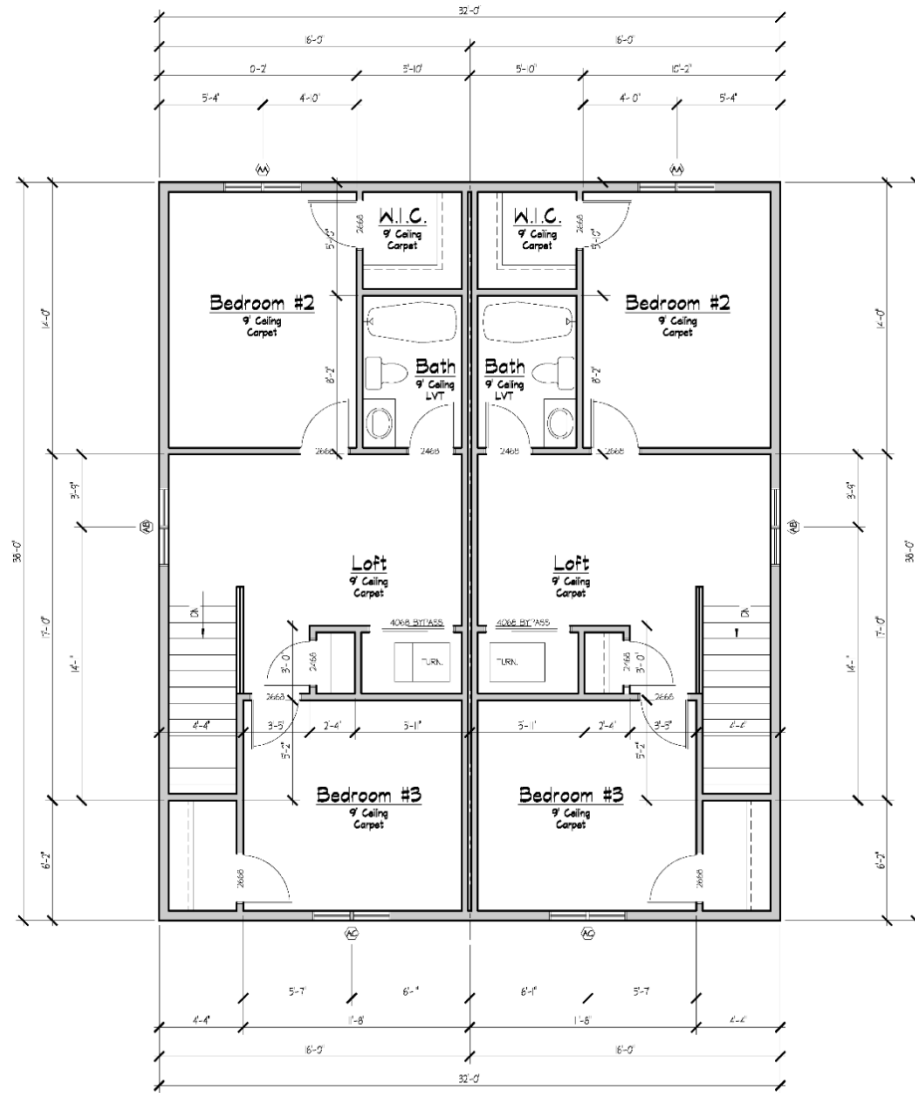
**LEFT ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"

ELEVATION "A"

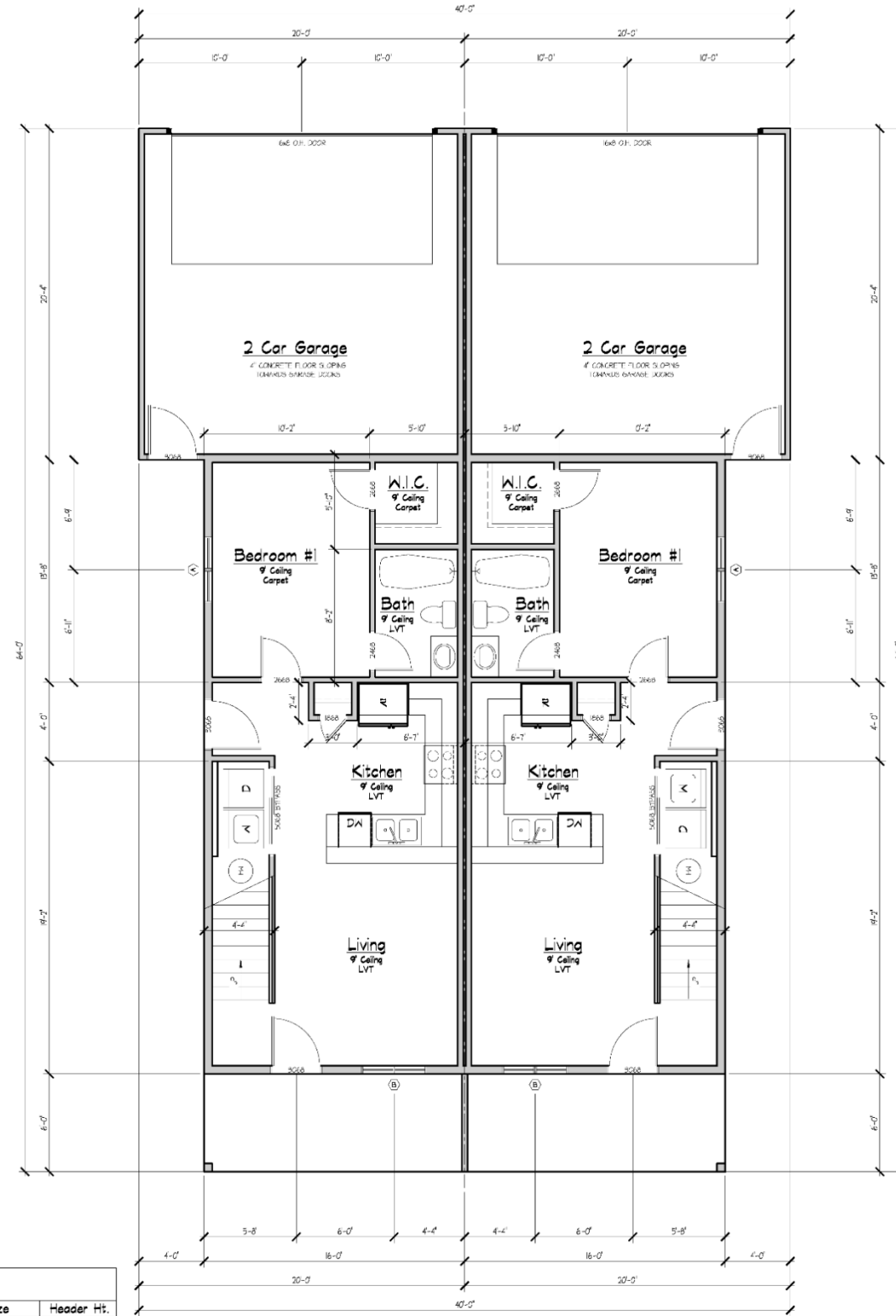
PROJECT TITLE: REMINGTON ALLEY TWIN CHRYSTINE WYOMING
BU LIDER: <b>JEI CONTRACTORS, INC.</b>
DESIGNER: <b>PRECISION DRAFTING LLC</b> 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 588-0799 FAX: (970) 588-9375 EMAIL: <a href="mailto:predee@hotmail.com">predee@hotmail.com</a>
SCALE: 1/4" = 1'-0"
DATE: AUGUST, 2024
FILE NAME: REMA11TWIN
PROJECT NUMBER: 1115-58-24
SHEET NO. 1.20



**SECOND FLOOR PLAN**  
SECOND FLOOR AREA = 608 SF

**SECOND FLOOR PLAN**  
SECOND FLOOR AREA = 608 SF

Window Schedule			
Symbol	Type	Size	Header Ht.
(A)	Slkwr	4040	6'-0"
(B)	Slkwr	4050	
(C)	Slkwr	4040	
(D)	Slkwr	4040	
(E)	Slkwr	4050	



**MAIN FLOOR PLAN**  
MAIN FLOOR AREA = 608 SF  
GARAGE AREA = 402 SF

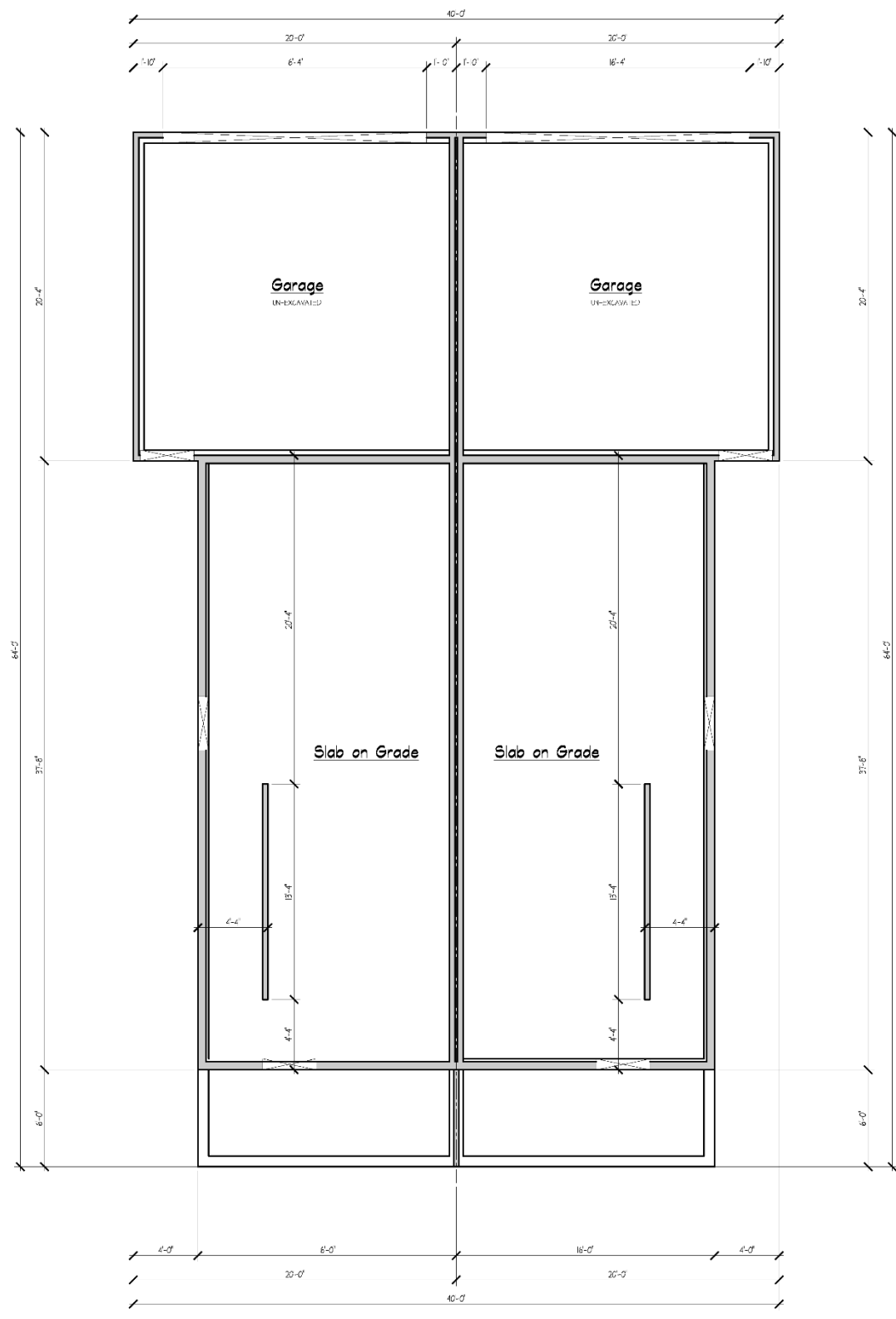
**MAIN FLOOR PLAN**  
MAIN FLOOR AREA = 608 SF  
GARAGE AREA = 402 SF

**SLAB ON GRADE**

DESIGNER: <b>PRECISION DRAFTING LLC</b> 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 588-0799 FAX: (970) 588-9375 EMAIL: preces@hotmail.com	BU LIDER: <b>JEI CONTRACTORS, INC.</b>	PROJECT TITLE: REMINGTON ALLEY TWIN CHEYENNE, WYOMING
SCALE: 1/4" = 1'-0" Drawn: WMK	DATE: AUGUST, 2024	PROJECT NUMBER: 1115-58-24
SHEET NO. <b>2.10</b>		

[11/28/24 @ 7:30 AM]

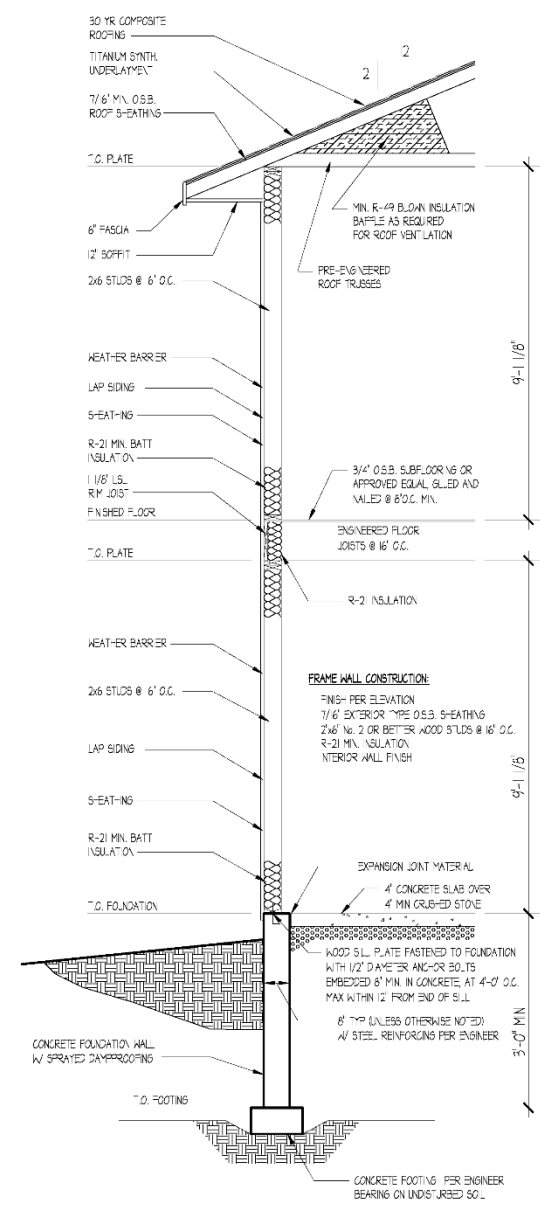
[11/28/24 @ 1:30 AM]



FOUNDATION PLAN

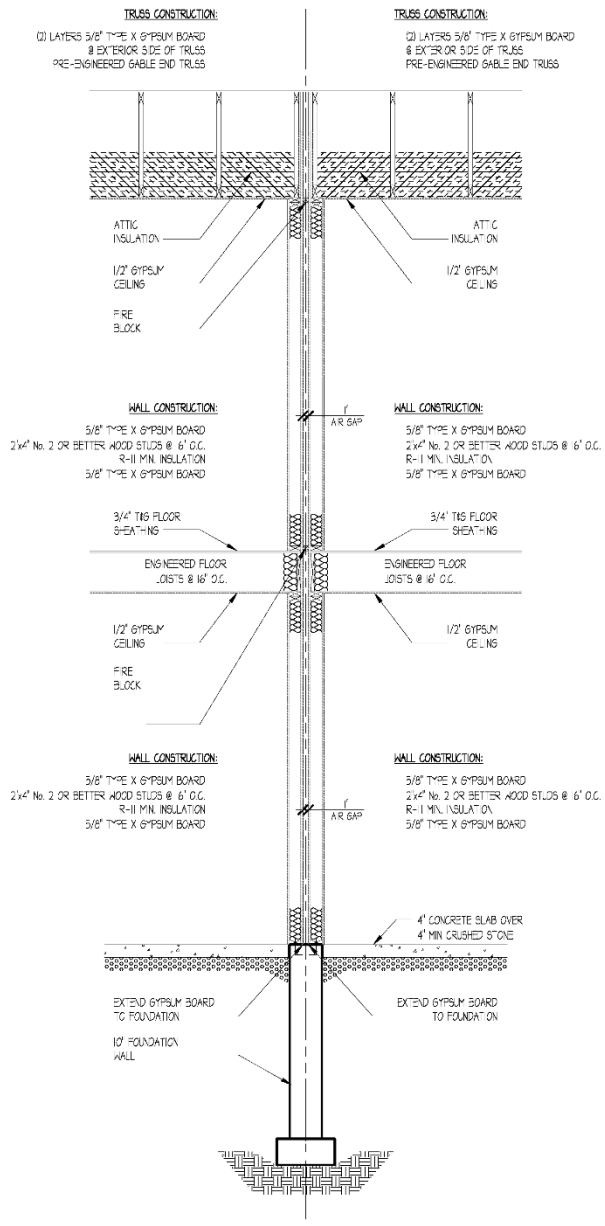
SLAB ON GRADE

DESIGNER:	PRECISION DRAFTING LLC 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 588-0799 FAX: (970) 588-9575 EMAIL: <a href="mailto:precision@hotmail.com">precision@hotmail.com</a>	BUILDER:	JEI CONTRACTORS, INC.	PROJECT TITLE:	REMINGTON ALLEY TWIN CHETENNE, WYOMING
SCALE:	1/4" = 1'-0"	DATE:	AUGUST, 2024	PROJECT NUMBER:	1115-58-24
DATE:	AUGUST, 2024	FILE NAME:	REMLLTWIN	SHEET NO.:	3.10

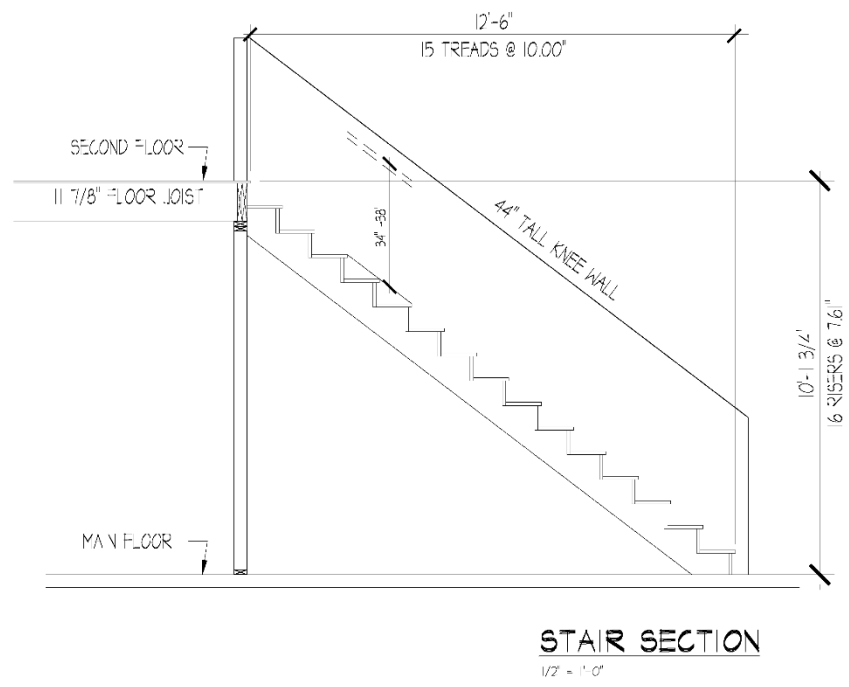


**TYP. WALL SECTION**  
1/2" = 1'-0"

**SHEATHING NOTE:**  
USE FIRE-RETARDANT PLYWOOD FOR 4'-0"  
ON EACH SIDE OF THE PARTY WALL AT  
THE ROOF SHEATHING.



**2 HR. FIRE RATED WALL SECTION**  
1/2" = 1'-0"



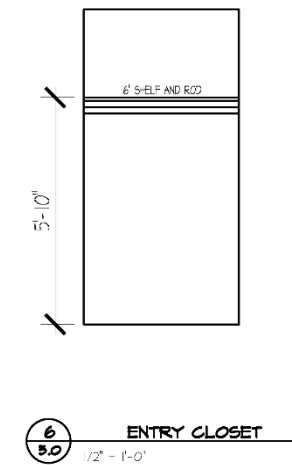
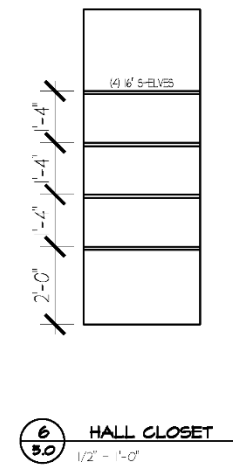
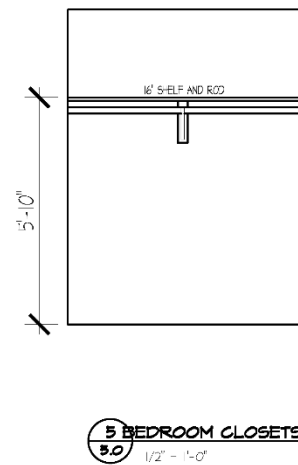
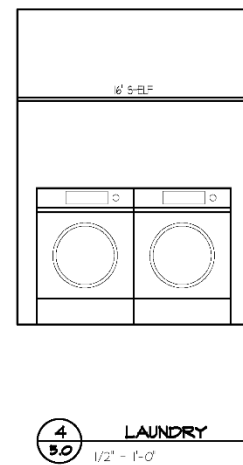
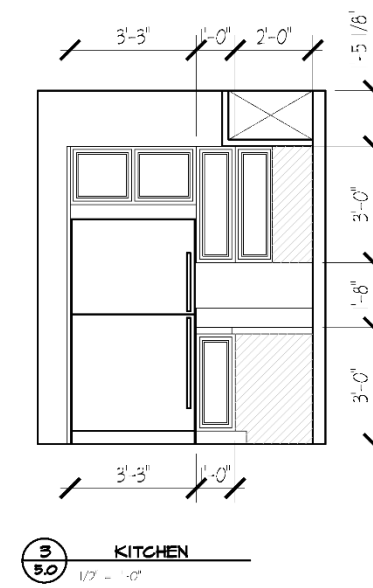
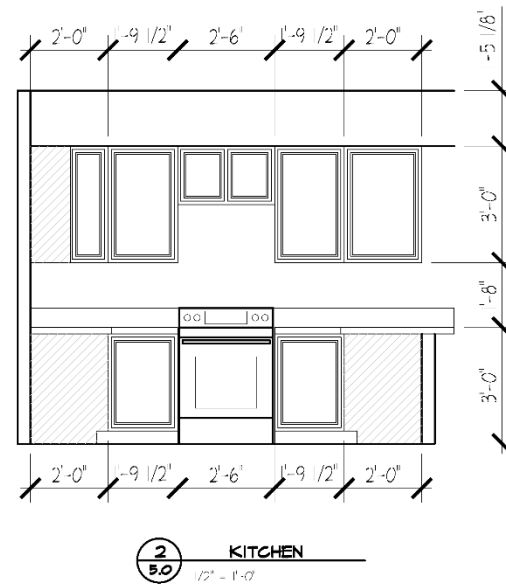
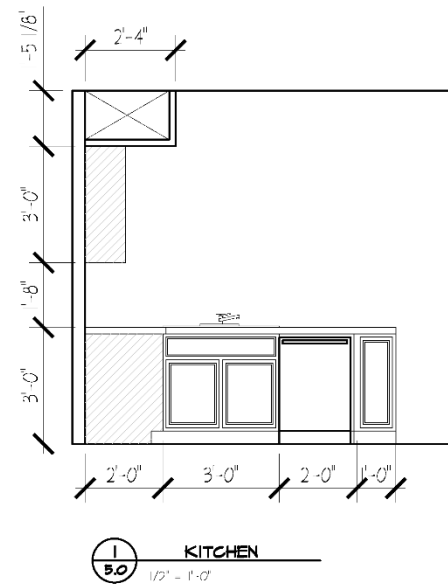
**STAIR SECTION**  
1/2" = 1'-0"

**SLAB ON GRADE**

PROJECT TITLE:	REMINGTON ALLEY TWIN CHEYENNE, WYOMING
BUILDER:	<b>JEI CONTRACTORS, INC.</b>
DESIGNER:	<b>PRECISION DRAFTING LLC</b> 3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549 PHONE: (970) 568-0799 FAX: (970) 568-9575 EMAIL: pcedes@hofmail.com
SCALE:	1/4" = 1'-0"
DATE:	AUGUST, 2024
FILE NAME:	REMA11TWIN
PROJECT NUMBER:	1115-5B-24
SHEET NO.:	4.10

11/28/24 @ 7:30 AM





PROJECT TITLE: REMINGTON ALLEY TWIN  
CHEYENNE, WYOMING

JEI CONTRACTORS, INC.

DESIGNER: PRECISION DRAFTING LLC  
3376 MAMMOTH COURT, WELLINGTON, COLORADO, 80549  
PHONE: (970) 568-0799 FAX: (970) 568-9575  
EMAIL: [precise@hotmail.com](mailto:precise@hotmail.com)

SCALE: 1/4" = 1'-0"

DATE: AUGUST, 2024

PROJECT NUMBER: 1115-5B-24

SHEET NO. 6.10

DRAFT