

**CITY COUNCIL
STAFF REPORT
JANUARY 14, 2019**

**VACATION/REPLAT
FAIRVIEW ADDITION – BLOCK 10, LOTS 17-21**

CASE NUMBERS: SUB 4-18

PREPARED BY: Sherri Mullinnix, Planning Technician

MEETING DATES: December 17, 2018 – Planning & Zoning Commission
January 14, 2019 – City Council

REQUEST: Vacation of Fairview Addition, Block 10, Lots 17-21 and replatting as Fairview Addition, Block 10, Lot 33.

PURPOSE: The owner wishes to replat to allow for the construction of a garage as an accessory structure to the existing single family residence.

RECOMMENDATION: The Douglas Planning and Zoning Commission and the Community Development Department recommend approval of the request to vacate Fairview Addition, Block 10, Lots 17-21 and replat as Fairview Addition, Block 10, Lot 33.

VICINITY MAP:

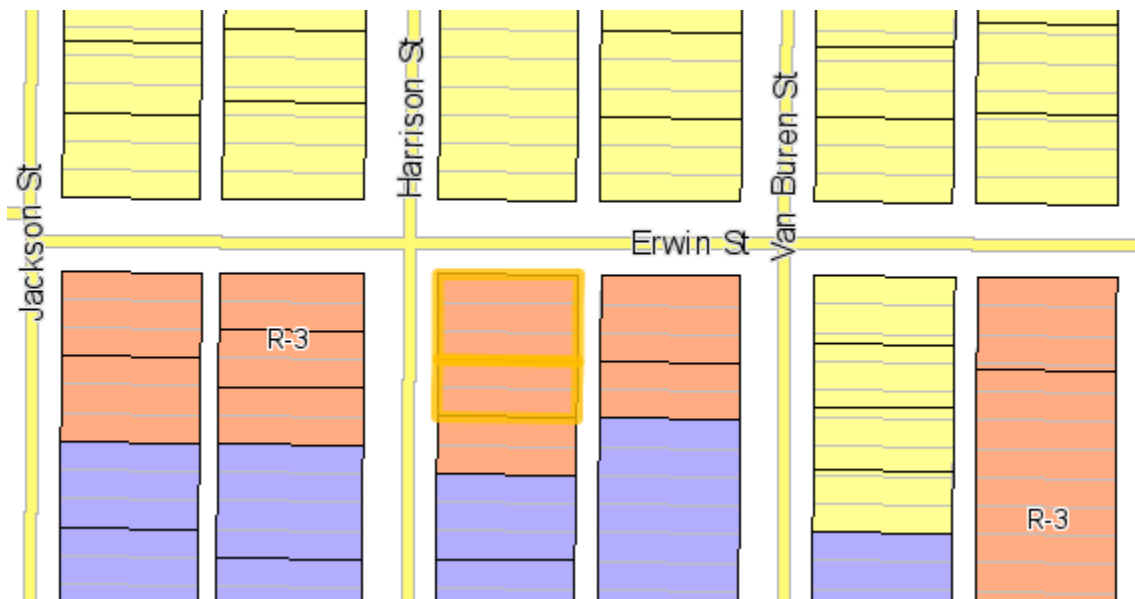


OWNER: Rocky and Debra Shuler
801 Harrison Street
Douglas, WY 82633

LOCATION: The subject properties are located on the southeast corner of the intersection of Erwin and Harrison Streets.

LOT SIZE: 15,867 square feet

ZONING: The property is zoned R-3 Limited Mixed Residential. This district is intended to provide for the development of medium-density and high-density apartments. The district also provides a variety of housing types to serve the housing needs of the area residents.



SURROUNDING PROPERTY USE:

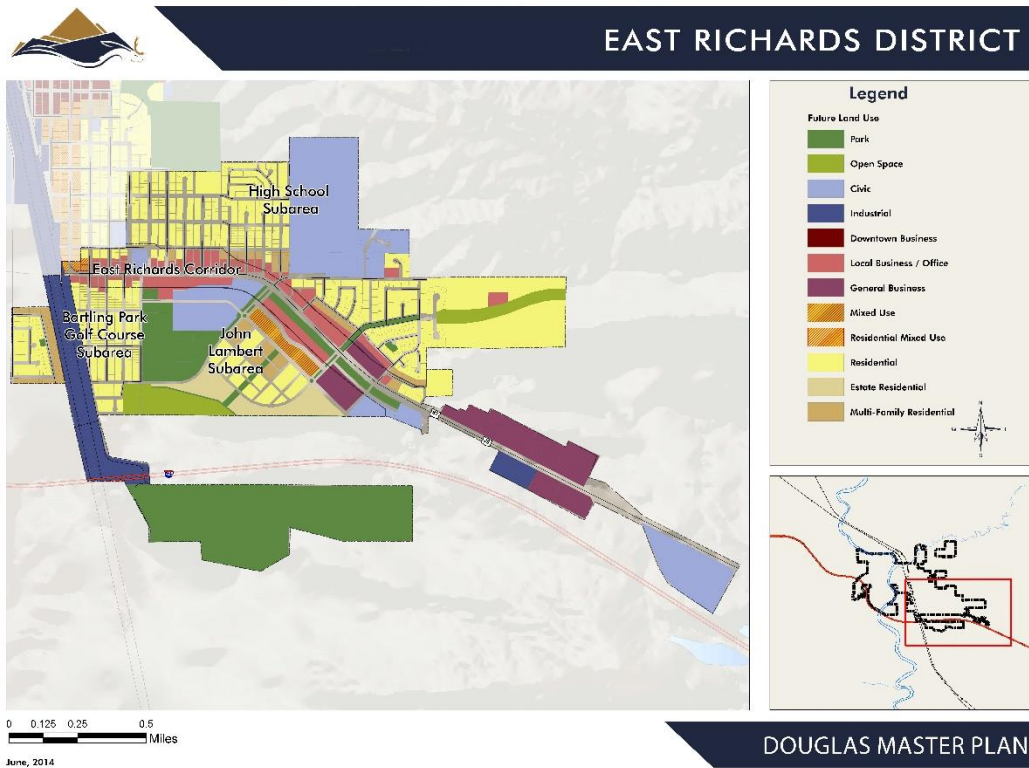
North: Residential
South: Residential
East: Residential
West: Residential

ZONING:

R-1 Neighborhood Residential
R-3 Limited Mixed Residential
R-3 Limited Mixed Residential
R-3 Limited Mixed Residential

EXISTING LAND USE: Proposed Lot 33 is occupied solely by the applicant’s single family residence.

DOUGLAS MASTER PLAN: The Douglas Master Plan, adopted June 23, 2014, designates this property’s location as being in the High School Subarea of the East Richards District. This area is centered on the Douglas High School, and will continue to be a center of activity. Neighborhood enhancements will continue in this area.



HISTORY: Despite the R-3 Limited Mixed Residential zoning designation in the surrounding area, the majority of properties have been utilized for single family residences, as is the case with this property. The existing single family residence extends over three of the existing lots. The remaining two lots were used for a mobile home in the recent past. The owner has removed the mobile home and wishes to construct a large semi-detached garage to his house in that space, necessitating the replat into a single lot.

RECOMMENDATION: Staff recommends approval of the request to vacate Fairview Addition, Block 10, Lots 17-21 and replat as Fairview Addition, Block 10, Lots 33.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the regular Planning and Zoning Commission meeting on December 17, 2018, the Commission recommended approval of the vacation of Fairview Addition, Block 10, Lots 17-21 to be replatted as Fairview Addition, Block 10, Lot 33.