

**DOUGLAS CITY COUNCIL
STAFF REPORT
MAY 28, 2019**

**VACATION/REPLAT
FAIRVIEW ADDITION – BLOCK 28, LOTS 44-47**

CASE NUMBERS: SUB 01-19

PREPARED BY: Sherri Mullinnix, Planning Technician

MEETING DATES: May 20, 2019 – Planning & Zoning Commission
May 28, 2019 – City Council

REQUEST: Vacation of Fairview Addition, Block 28, Lots 44-47 and replatting as Fairview Addition, Block 28, Lots 56 and 57.

PURPOSE: Given the small width of the existing lots (25 feet), the owner wishes to replat to allow flexibility for any future changes pertaining to the residences.

RECOMMENDATION: The Douglas Planning and Zoning Commission and the Community Development Department recommend approval of the request to vacate Fairview Addition, Block 28, Lots 44-47 and replat as Fairview Addition, Block 28, Lots 56 and 57.

VICINITY MAP:



OWNER: Jesus and Sylvia Delgado
P.O. Box 58
Douglas, WY 82633

LOCATION: The subject property is located on the east side of Washington Street, north of Laramie Street.

SIZE: 12,700 square feet

ZONING: The property is zoned MH-1 Single Residence Manufactured Home. This district is intended to provide for manufactured and site/stick built homes with single-family uses and lot ownership.



SURROUNDING PROPERTY USE:

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

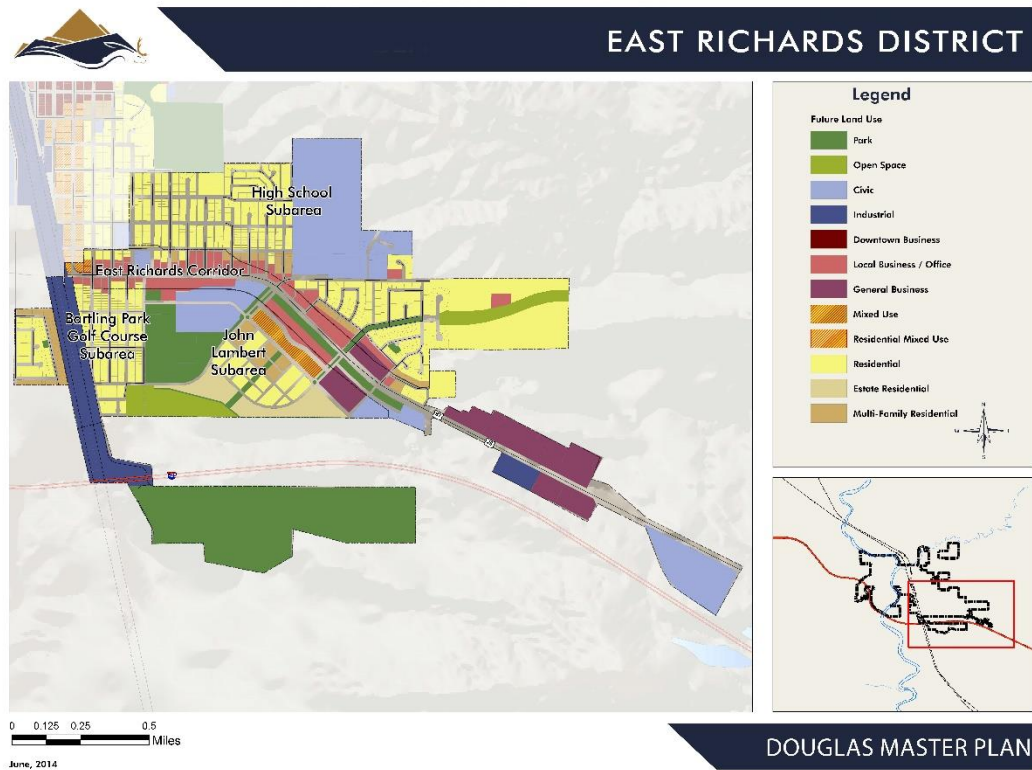
ZONING:

MH-1 Single Residence Manufactured Home
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EXISTING LAND USE: Currently the property is vacant.

DOUGLAS MASTER PLAN: The Douglas Master Plan, adopted June 23, 2014, designates this property’s location as being in the Bartling Park Subarea of the East Richards District. “*Neighborhood redevelopment and enhancements are expected to occur as the Joh Lambert area*”

evolves in residential areas adjacent to Bartling Park. Key housing units will slowly redevelop to more permanent single family dwellings.”



HISTORY: Those portions of the Fairview Addition south of East Richards Street were rezoned to MH-1 in 2003 in anticipation of the property transitioning over time from an area largely occupied by single wide mobile homes to more established and traditional single family residences. Over the last fifteen years, that concept has been borne out as mobile homes have moved out, adjacent twenty-five-foot-wide lots have been replatted to allow for larger homes on permanent foundations and the assessed value of the area has increased accordingly. This request is a further example of the changes that have occurred across the district.

STAFF RECOMMENDATION: Staff recommends approval of the request to vacate Fairview Addition, Block 28, Lots 44-47 and replat as Fairview Addition, Block 28, Lots 56 and 57.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the regular Planning and Zoning Commission meeting on May 20, 2019, the Commission recommended approval of the vacation of Fairview Addition, Block 28, Lots 44-47, to be replatted as Fairview Addition, Block 28, Lots 56 and 57.