

**DOUGLAS CITY COUNCIL
STAFF REPORT
OCTOBER 24, 2022**

**CLAY STREET ALLEY
PETITION TO VACATE**

CASE NUMBER: VAC 02-22

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: October 17, 2022 – Planning and Zoning Commission
October 24, 2022 – City Council

REQUEST: To vacate the alley between Lot 8 and Lots 9, 10, 11 and 12: Block 46 in the Original Town of Douglas Subdivision.

PURPOSE: To allow the contiguous development of Original Town of Douglas, Lots 8, 9, and 10, Block 46.

RECOMMENDATION: The Community Development Department recommends approval of the vacation of the alley between Lot 8 and Lots 9, 10, 11 and 12, Block 46 in the Original Town of Douglas Subdivision.

VICINITY MAP:



PETITIONER: James Willox, Willox Properties LLC
451 Brownfield Road
Douglas, WY 82633

LOCATION: The platted alley between Original Town of Douglas, Block 46: Lot 8 and Original Town of Douglas, Block 46, Lots 9, 10, 11, and 12



ZONING DATA: The property is currently zoned I - Industrial Zoning District. This district *“is intended to provide for wholesale trade, storage and warehousing, trucking and transportation terminals, light and heavy manufacturing uses and similar activities.”*

EXISTING LAND USE: Commercial retail and vacant land

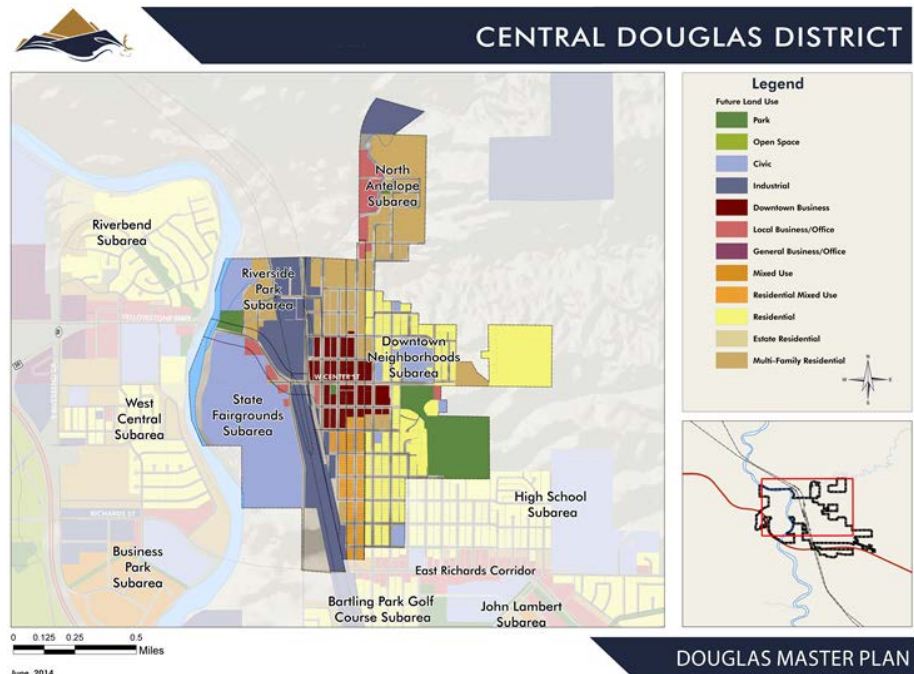
PROPOSED USE: Commercial

SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Construction Yard	I	City
South:	Vacant Land	I	City
East:	Vacant Land	I	City
West:	Residential	I	City

DESCRIPTION OF SITE AND SURROUNDINGS: The surrounding land uses are noted above. The subject property is surrounded by vacant land and residential and industrial uses.

MASTER PLAN:

These properties are designated as part of the Riverside Park subarea of the Central Douglas District “*This area is expected to continue to grow into a highly amenitized area. The park and river trail and its associated amenities will continue to be improved. Higher quality multifamily developments should be encouraged. Industrial areas should be carefully integrated with residential areas.*”



The desired future character for this subarea is one that reinforces the heart of the community by building on what is already present, areas adjacent to Downtown should also be reinforced to ensure they remain current and relevant.

The request conforms to the Douglas Master Plan as continued development to the existing residential and commercial uses of the area are encouraged.

HISTORY & CONTEXT: This area was included in the Original Town Site of Douglas as Outlot B in 1889 and then Subdivided into Block 46 in 1908. There have been no other significant changes to this area since that time.

The streets and alleys in this area were originally platted in the 1908 Subdivision. Over the years, the area has not developed, other than a few houses and a retail property on Lots 9 and 10.

The rest of the area is mainly storage and vacant industrial. Willox Properties has purchased Lots 8, 9, and 10 and has plans to develop them in the future. The alley bisects these lots and creates an obstruction in the contiguous development of the lots.

FINDINGS OF FACT:

- Willox Properties LLC owns the land on either side of the majority of the alley: specifically, Lots 8, 9, and 10.
- On September 8, 2022, Willox Properties, LLC, formally requested the vacation of the alley between Lot 8 and Lots 9, 10, 11 and 12, Block 46 in the Original Town of Douglas Subdivision.
- Community Development staff has confirmed that the petition received is a qualifying petition and contains the required signatures.

CONCLUSION OF LAW:

- The City Council has the exclusive power to vacate city streets (16.3.13 of the Douglas Municipal Code).
- The required Notice of Public Hearing was published in the Douglas Budget on September 28, 2022, a minimum of 15 days prior to the public hearing.
- Property owner notifications within three hundred (300) feet of the subject property were mailed on September 28, 2022. One objection has been received to date.

STAFF RECOMMENDATION: The Community Development Department recommends approval of the vacation of the alley between Original Town of Douglas, Block 46, Lot 8 and Original Town of Douglas, Block 46, Lots 9, 10, 11, and 12.

Upon approval of the request, the vacated property shall be quitclaimed to Willox Properties and Joe and Nick Villalobos

PLANNING AND ZONING COMMISSION RECOMMENDATION: The Planning and zoning commission, at their regular meeting on October 28, 2022, recommended approval of the vacation of the alley between Original Town of Douglas, Block 46, Lot 8 and Original Town of Douglas, Block 46, Lots 9, 10, 11, and 12 with the suggestion to the property owners to work together to explore access possibilities in light of potential development by the tenant of lots 11 and 12.

Upon approval of the request, the vacated property shall be quitclaimed to Willox Properties and Joe and Nick Villalobos