

**CITY COUNCIL  
STAFF REPORT  
AUGUST 28, 2023**

**REZONE OF ORIGINAL TOWN OF DOUGLAS, BLOCK 28, LOTS 15, 16 FROM R-3 LIMITED MIXED RESIDENTIAL ZONE TO R-1 NEIGHBORHOOD RESIDENTIAL ZONE**

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**SUMMARY**

- CASE NUMBER:** ZON 001-23
- PREPARED BY:** Heidi McCullough – Planning Technician
- MEETING DATES:** August 21, 2023 – Planning Commission  
August 28, 2023 – City Council
- REQUEST:** Rezone of Original Town of Douglas, Block 28, Lots 15, 16 from R-3 Limited Mixed Residential Zone to R-1 Neighborhood Residential Zone
- PURPOSE:** Rezone Lots 15 and 16 to R-1 Neighborhood Residential to integrate with the character of the surrounding neighborhood for development.
- RECOMMENDATION:** The Community Development Department recommends approval of the request to Rezone Original Town of Douglas, Block 28, Lots 15, 16 from R-3 to R-1.

**VICINITY MAP:**



**OWNER:** Twin Buttes Ministry Partners  
 21491 WCR 69  
 Greeley, CO 80631

**LOCATION:**

1. Legal Description: Original Town of Douglas, Block 28, Lots 15, 16
2. General Location: The subject parcels are located on the Northeast corner of Walnut Street and North Sixth Street.

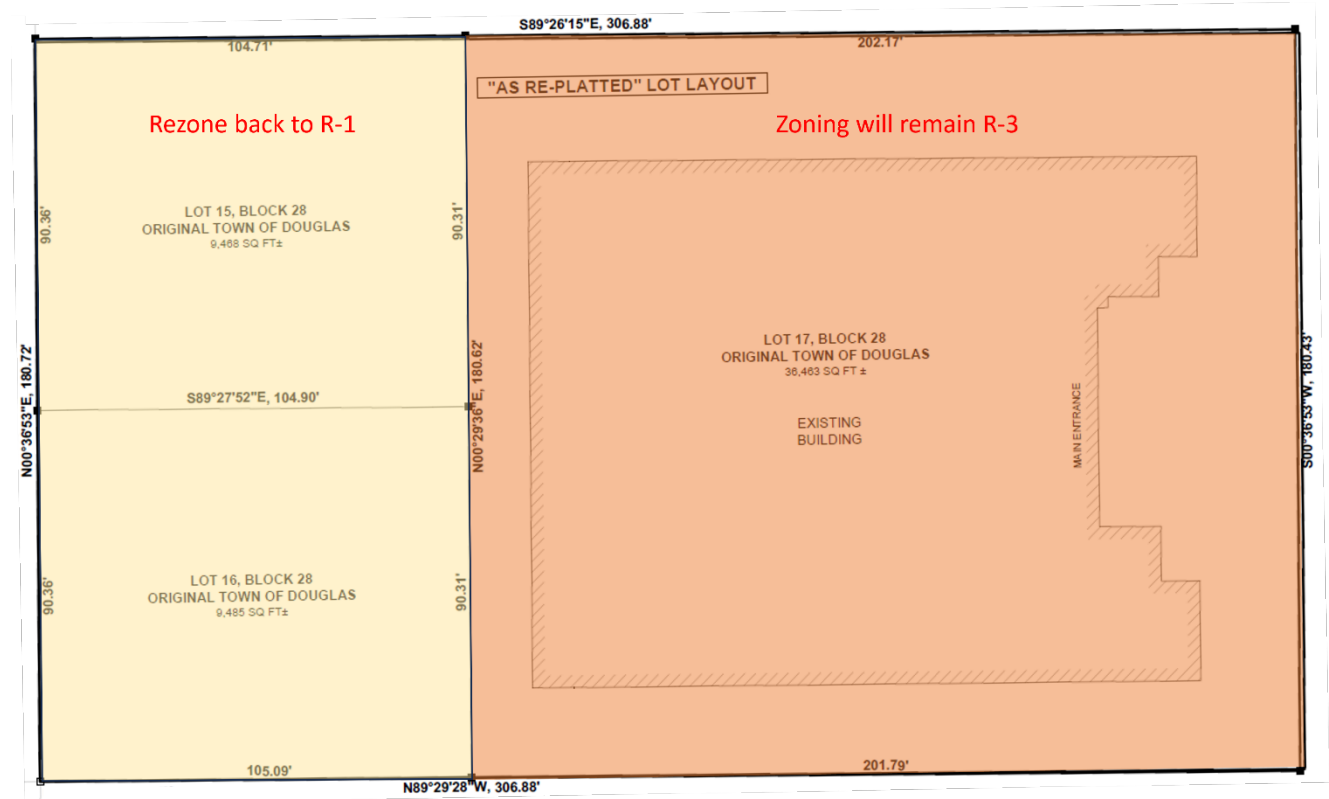
**SIZE:** 1.60 Acres.

**EXISTING LAND USE:** Apartments and an event center.

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

**CURRENT ZONING:** R-3 Limited Mixed Residential.

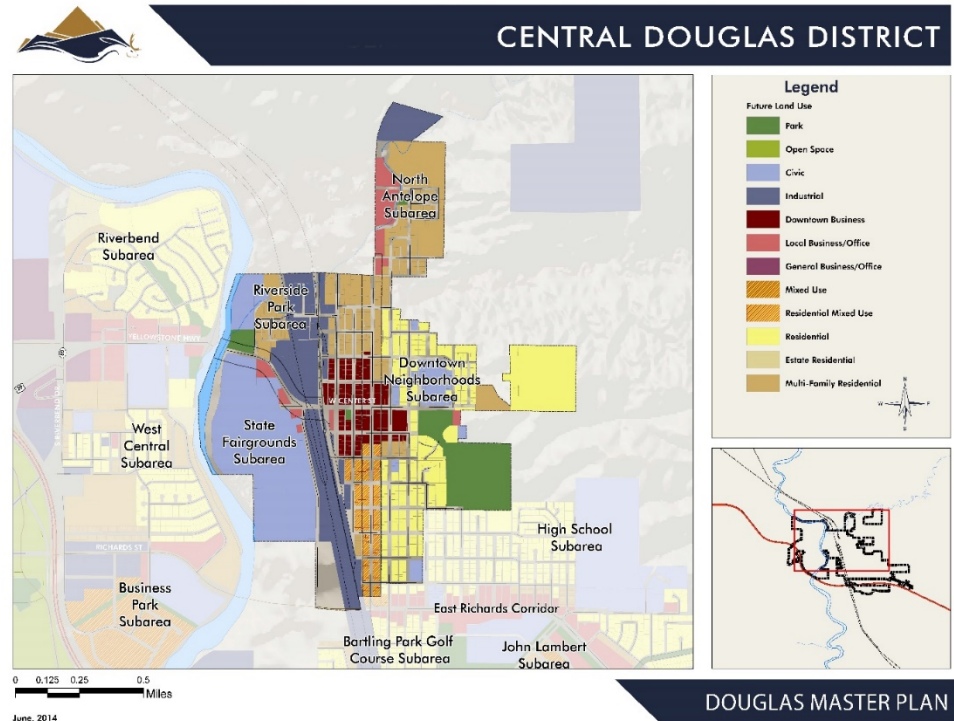
**PROPOSED REZONE:** Rezone Lots 15 and 16 from R-3 to R-1.



**HISTORY:** The subject property was originally platted as in 1887 as part of the Original Town of Douglas. In 1888 it was designated as the site of the new school building. The original structure was built over all six lots and the alley. In 1952 the alley between Lots 5,6,7, and Lots 8,9,10 was vacated, along with South 7<sup>th</sup> Street from Cedar Street to Walnut Street. The current structure, the historic North Grade School was built on the property in 1931. A rezone of the property from R-1 to R-3 was approved in 2020 to accommodate the development of the apartments.

**2014 DOUGLAS MASTER PLAN:** The Douglas Master Plan designates this property’s location as being in the Downtown Neighborhoods Subarea of the Central Business District.

*“This area can be considered an extension of Downtown. Its future desired condition combines the preservation of adjacent historic neighborhoods with new medical facilities. Existing buildings should be redeveloped in a manner that complements this emerging medical and downtown residential district. Areas such as the Eastern Wyoming College campus should be developed to meet specific community education, housing, or economic development goals, such as a senior housing village.”*



The proposed Rezone is in alignment with the Douglas Master Plan.

**FY2023 STRATEGIC DOING:** Rezoning for single family developing is not referenced in the FY2023 Strategic Doing as Key Performance Indicator (KPI).

**STAFF RECOMMENDATION:** Staff recommends approval of the request to Rezone Original Town of Douglas, Block 28, Lots 15 and 16 from R-3 Limited Mixed Residential Zone to R-1 Neighborhood Residential Zone.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** At their regular meeting on August 21, 2023, the Planning and Zoning Commission unanimously voted for recommendation for approval of the request to Rezone Original Town of Douglas, Block 28, Lots 15 and 16 from R-3 Limited Mixed Residential Zone to R-1 Neighborhood Residential Zone.