

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

**VACATION AND REPLAT OF ORIGINAL TOWN OF DOUGLAS, BLOCK 28, LOTS
5-10 INTO LOTS 15, 16, 17**

SUMMARY

CASE NUMBER: SUB 01-23

PREPARED BY: Heidi McCullough – Planning Technician

MEETING DATES: August 21, 2023 – Planning Commission
August 28, 2023 – City Council

REQUEST: Replat Original Town of Douglas, Block 28, Lots 5-10 into Lots 15, 16, 17.

PURPOSE: Vacation and Replat the property into lots that are compatible with existing development and to allow for future development.

RECOMMENDATION: The Community Development Department recommends approval of the request to Vacate and Replat Original Town of Douglas, Block 28, Lots 5-10 into Lots 15, 16, and 17.

VICINITY MAP:



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

LOCATION:

1. Legal Description: Original Town of Douglas, Block 28, Lots 5-10
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 |
|---------------------------|--------|-------------------|
| North: Residential | R-1 | City |
| South: Residential | R-2 | City |
| East: Vacant Land | R-1 | City |
| West: Residential | R-1 | City |

CURRENT ZONING: R-3 Limited Mixed Residential.



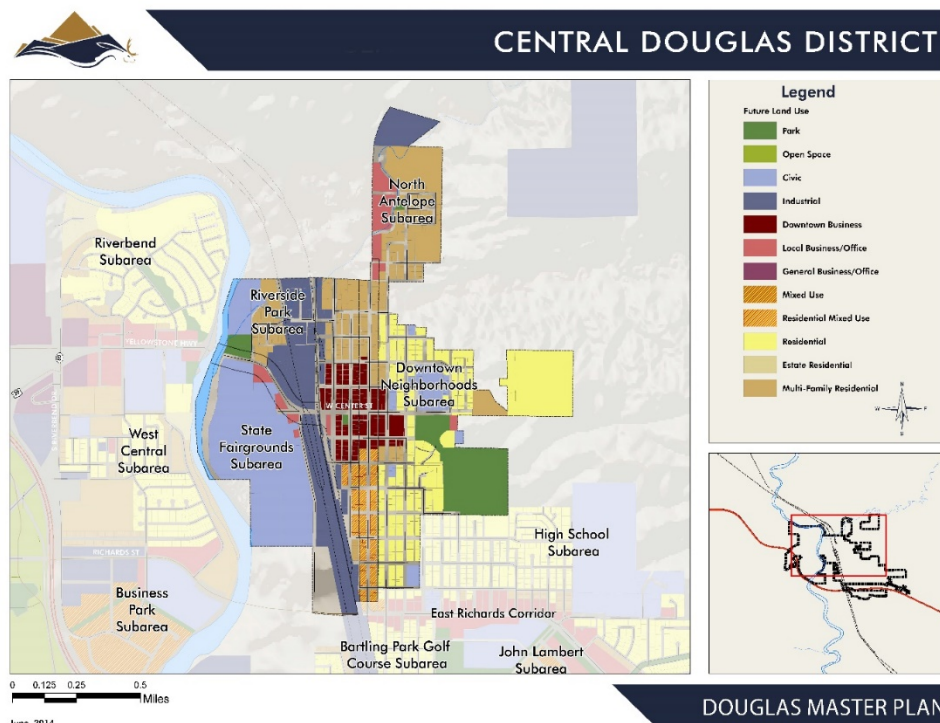
PLAT DATA: Original Town of Douglas, Block 28, Lots 5-10 are currently zoned R-3 Limited Mixed Residential and designed to conform to the R-3 zoning designation. The revised plat is intended to allow for creation of two lots to the west of the existing building and to allow development of the created lots.

Any future use of this parcel will adhere to these standards and all applicable zoning regulations and standards and will remain compatible with the surrounding uses.

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 7th 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 Vacation and Replat is in alignment with the Douglas Master Plan.

FY2023 STRATEGIC DOING: Major Plat Amendments are not referenced in the FY2023 Strategic Doing as Key Performance Indicator (KPI).

STAFF RECOMMENDATION: Staff recommends approval of the request to Vacate and Replat Original Town of Douglas, Block 28 Lots 5-10 into Lots 15, 16, and 17.

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 Vacate and Replat Original Town of Douglas, Block 28 Lots 5-10 into Lots 15, 16, and 17.