

**DOUGLAS CITY COUNCIL
STAFF REPORT
APRIL 22, 2024**

Proposed Wild Cards Subdivision

CASE NUMBER: CCSUB 02-24

PREPARED BY: Heidi McCullough, Planning Technician

MEETING DATES: April 15, 2024 – Planning and Zoning Commission
April 22, 2024 – Douglas City Council

RECOMMENDATION: The Community Development staff recommends vacation and replat Part of the NE1/4 of the SW1/4: Section 34 Township 33 Range 71:, Converse County, Wyoming, into Lots 1 and 2 Wild Cards Subdivision, Converse County Wyoming with reservations as to the future development of the property given the absence of county zoning regulations.

VICINITY MAP:



OWNERS: Wild Cards LLC
P.O. Box 1482
Douglas, WY 82633

APPLICANT: Troy Casey
P.O. Box 1482
Douglas, WY 82633

PURPOSE: To create two reconfigured parcels.

LOCATION: The subject property is located at 221 State Highway 59 on the west side of the highway.

SIZE: Area: 4 Acres

ZONING: N/A

EXISTING LAND USE: Industrial

PROPOSED USE: Commercial.

RECOMMENDED LAND USE PER ADOPTED PLAN: N/A

PLAT DATA: Lot 1: 2.0 acres
Lot 2: 2.0 acres

SUBDIVISION STANDARDS: N/A
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ADDITIONAL INFRASTRUCTURE REQUIRED: No additional infrastructure required at this time.

ANALYSIS: This application is being considered per Wyoming Statute 18-5-308, which states any part of a subdivision within one mile of the boundaries of an incorporated city must obtain the approval of its governing body.

All Lots will be accessed off Highway 59, via direct access, or by private roads. Private roads include plated access easements. Water and sewage disposal would be provided by private wells and septic systems.

The location is in the Planning Area, as designated in the City of Douglas Master Plan, adopted in 2014. Land included in this area is anticipated to be a possible site of annexation within a 20–30-year period, making long range impacts to the property important to future City growth needs. The site is visible from Wyoming State Highway 59, influencing the perceptions of travelers of the community. The city’s strong preference would be for any activity to be developed in a manner similar to City of Douglas Industrial zoning standards.

STAFF RECOMMENDATION: The Community Development staff recommends vacation and replat of Part of the NE1/4 of the SW1/4: Section 34 Township 33 Range 71:, Converse County, Wyoming, into Lots 1 and 2 Wild Cards Subdivision, Converse County Wyoming with reservations as to the future development of the property given the absence of county zoning regulations.

PLANNING & ZONING COMMISSION RECOMMENDATION: The Planning & Zoning Commission, at their regular meeting on April 15, 2024, voted unanimously to recommend approval of the Wild Cards County Subdivision with reservations as to future development of the property given the lack of county zoning regulations.