

**DOUGLAS CITY COUNCIL  
STAFF REPORT  
JUNE 24, 2024**

**VACATION AND REPLAT OF FAIRVIEW, BLOCK 11, LOTS 26-30 INTO LOT 34**

**SUMMARY**

**CASE NUMBER:** SUB 001-24

**PREPARED BY:** Heidi McCullough – Planning Technician

**MEETING DATES:** June 17, 2024 – Planning Commission  
June 24, 2024 – City Council

**REQUEST:** Vacation and Replat of Fairview, Block 11, Lots 26-30 into Lot 34.

**PURPOSE:** Vacation and Replat the of property to allow for future development.

**RECOMMENDATION:** The Community Development Department recommends approval of the request to Vacation and Replat of Fairview, Block 11, Lots 26-30 into Lot 34.

**VICINITY MAP:**



**OWNER:** Unity Christian Fellowship  
 1523 Erwin Street  
 Douglas, WY 82633

**LOCATION:**

1. Legal Description: Fairview Addition, Block 11, Lots 26-30.
2. General Location: The subject parcels are located in the middle of the block, on the east side of Van Buren Street, between East Richards Street and Erwin Street.

**SIZE:** 0.36 acres

**EXISTING LAND USE:** Residential, Vacant

SURROUNDING LAND USE:	ZONING	ANNEXATION STATUS
<b>North:</b> Residential	R-1/B-2	City
<b>South:</b> Commercial Office Space	B-2	City
<b>East:</b> Multi-Family Residential	R-3	City
<b>West:</b> Auto Repair Shop	B-2	City

**CURRENT ZONING:** B-2 General Business. The B-2 General Business Zoning District is *intended to provide for commercial uses that create a use intensity transition between residential neighborhoods and light industrial uses.*



**PLAT DATA:** Fairview Addition, Block 11, Lots 26-30 are currently zoned B-2 General Business and designed to conform to the B-2 zoning designation. The revised plat is intended to allow for creation of a lot to allow development of an activity center for the church youth group.

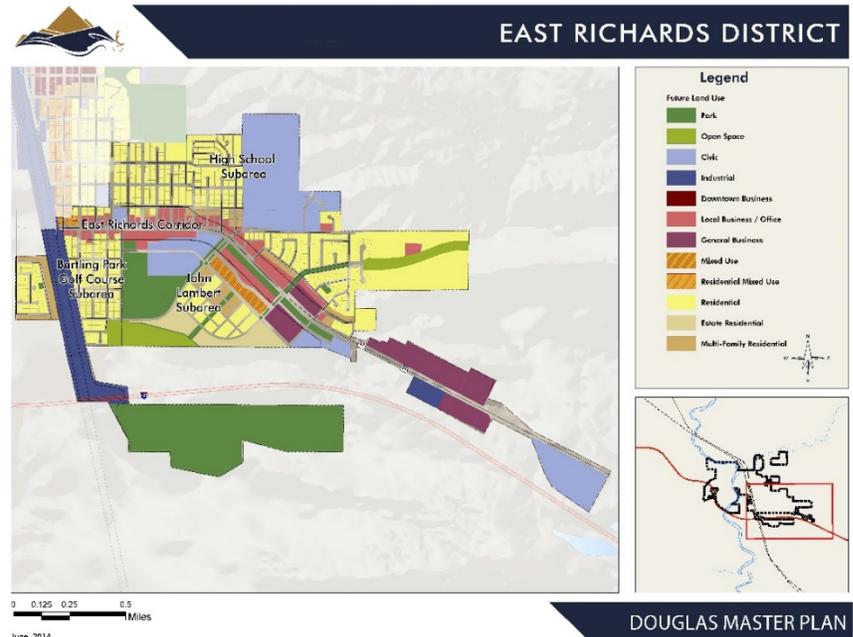
Any future use of this parcel will adhere to these standards and all applicable zoning regulations and standards and will remain compatible with the surrounding uses.

**HISTORY:** The subject property was originally annexed to the City of Douglas as part of the Fairview Addition in 1917 and was re-platted in 1917, 1920, and 1925. It has remained unchanged since the last replat.

**2014 MASTER PLAN:** The property is designated as part of East Richards Corridor Subarea of the East Richards District.

Per the Master Plan, this area “serves as the southern entryway to the Douglas. The area includes an eclectic mix of highway commercial, residential neighborhoods, civic uses, parks and large areas of vacant lands.”

Desired future character includes: “Retail commercial activities in this area can target both the needs and preferences of visitors staying at nearby accommodations and tourists at large events (e.g. State Fair), as well as Douglas residents living in adjoining residential subdivisions in northwest Douglas.”



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 Fairview, Block 11, Lots 26-30 into Lot 34.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** At their regular meeting on June 17, 2023, the Douglas Planning and Zoning Commission voted unanimously to recommend approval of the request to Vacate and Replat Fairview Addition, Block 11, Lots 26-30 into Lot 34.