

WELCOME TO



PUBLIC HEARINGS

MINOR DEVELOPMENT - To provide a streamlined review process for the creation of 4 or fewer single-family residential lots in accordance with Section 30-28-101 (10)(d), C.R.S. The Director may determine whether additional lots may be created through this process, based on design, size, available public facilities, services, access and transportation network, not to exceed ten lots. *(Amended 7/23/97)*

HOW MINOR DEVELOPMENTS ARE EVALUATED

The following are the only criteria other than State or Federal law, which staff, the Planning Commission, and the Board of County Commissioners can use to evaluate a project.

MINOR DEVELOPMENT APPROVAL CRITERIA
from Article 6 of the Douglas County Subdivision Resolution,
available @ www.douglas.co.us

Recommendations are based upon the following criteria, plus input from expert referral agencies (generally those providing service to the proposed project):

- 603.01 the minor development final plat is in conformance with the goals, objectives, and policies of the Douglas County Master Plan; *(Amended 8/25/99)*
- 603.02 the minor development final plat is in conformance with the design elements established in Section 604, herein; *(Amended 7/23/97)*
- 603.03 the subdivider has provided evidence that provision has been made for a water supply that is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the Water Supply – Overlay District section of the *Douglas County Zoning Resolution*; [Sec 30-28-133(6)(a), C.R.S.] *(Amended 8/12/98)*
- 603.04 the subdivider has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations; [Sec 30-28-133(6)(b), C.R.S.]
- 603.05 the subdivider has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions; [Sec 30-28-133(6)(c), C.R.S.]
- 603.06 the subdivider has provided adequate drainage improvements; [Sec 30-28-133(3)(c)(VIII), C.R.S.] *(Amended 7/23/97)*
- 603.07 significant cultural, archaeological, natural and historical resources, and unique landforms have been protected; *(Amended 7/23/97)*

- 603.08 the extraction of any known commercial mining deposit shall not be impeded by this development; and [Sec 34-1-302(1), C.R.S.] *(Amended 7/23/97)*
- 603.09 services, including fire/police protection, recreation facilities, utility service facilities, streets, and open space, are available to serve the proposed subdivision. *(Amended 7/23/97)*