

WELCOME TO



PUBLIC HEARINGS

PD REZONING AND PD MAJOR AMENDMENT - requests a change to the land use of the property, the development standards and/or text changes to the Planned Development.

HOW PD REZONING PROJECTS 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.

***PD REZONING APPROVAL CRITERIA
from Section 1503 of the Douglas County Zoning 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):

- 1503.01 whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;
- 1503.02 whether the application is in compliance with all applicable statutory provisions;
- 1503.03 whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;
- 1503.04 whether the general impact of the rezoning would adversely impact the provision of public facilities and services;
- 1503.05 whether the proposed rezoning is compatible with the surrounding land uses;
- 1503.06 whether the subject land is suitable for the intended use and is compatible with the natural environment;
- 1503.07 whether the intended land use would create traffic congestion or burden the existing road network;
- 1503.08 whether the proposed development plan complies with the general requirements in 1502 herein;
- 1503.09 whether the planned development provides for unified development control under a unified plan; and
- 1503.10 whether the subject land contains a water supply sufficient in terms of quantity, dependability and quality as determined in conformance with Section 18A, Water Supply – Overlay District, herein.

For residential rezonings, services such as water, sewer, roads, schools and parks must be provided concurrently with the development of the proposal.