

17.02.060 - Zoning process.

The purpose of this Section is to establish the procedure and requirements for initial zoning at the time of annexation or requested changes to the Zoning District classification of property. Any such amendments to the Zoning District Map (Rezoning) shall be processed according to the following procedures and requirements:

- A. Application. The applicant for the Rezoning shall comply with the Development Procedures Manual.
- B. Public Hearings. The Planning Commission shall conduct a public hearing for the purpose of providing a recommendation to the Town Council on the Rezoning request. Thereafter the Town Council shall conduct a separate public hearing and shall take final action on the application. The procedure for such public hearings and action by the Planning Commission and Town Council is prescribed in Chapter 17.04.
- C. Approval criteria. The Planning Commission and Town Council shall consider the following criteria in evaluating a request for Rezoning as well as any additional criteria germane to the Rezoning request as prescribed in this Title:
  - 1. Compatibility with applicable Intergovernmental Development Plan, such as but not limited to the Douglas County/Castle Rock Land Use Intergovernmental Agreement.
  - 2. Conformity with the most recently adopted versions of the Town's Vision, Comprehensive Master Plan and long-range or master plans.
  - 3. Compatibility with existing and planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any incompatibility.
  - 4. Adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation, or such impacts will be substantially mitigated.
  - 5. Whether the property will have access to current or planned services and infrastructure adequate to support the orderly development of the property.
  - 6. Positive economic impact potential from development of the property.
  - 7. Additional criteria, if any, germane to the Rezoning request as prescribed under this Title.

(Ord. 2012-18 §1, 2012)