

1503 Approval Criteria for Planned Development Rezoning (Amended 11/18/14)
The following criteria shall be considered by the Planning Commission and Board in the review of planned development rezoning applications:

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 application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;

1503.05 whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development;

1503.06 whether the proposed rezoning is compatible with the surrounding land uses;

1503.07 whether the subject land is suitable for the intended use and is compatible with the natural environment;

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 application is in conformance with Section 18A, Water Supply - Overlay District, herein. (Amended 5/26/2015)