

## **SECTION 13-200 CONVENTIONAL ZONING**

### **13-201 INTENT**

To provide a process to amend the Zoning Map of any zoning district. A rezoning plan is required whenever a rezoning is proposed from one zone district to another zone district. Therefore, a rezoning process has been established, in accordance with the Administrative Provisions of this document, to provide for the review of land use and/or development criteria revision requests. The criteria listed below shall be considered by the Planning Commission and Board in the review of all rezoning applications. All rezoning applications must meet the following standards:

#### **13-201.01**

Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

#### **13-201.02**

Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

#### **13-201.03**

Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

#### **13-201.04**

Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

#### **13-201.05**

Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

#### **13-201.06**

Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

#### **13-201.07**

Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

#### **13-201.08**

Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

## **Chapter 13: Zoning Procedures**

### **13-201.09**

Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

### **13-201.10**

Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

## **13-202 GENERAL PROVISIONS**

### **13-202.01**

All zone categories, whether straight zoned or PUD zoned, remain subject to further regulation by Arapahoe County except to the extent of legally enforceable vested rights.

### **13-202.02**

Amendments to the requirements, uses and standards of straight zone districts will not automatically affect the requirements, uses and standards of already zoned property, unless so stated in the amendment or in subsequent amendments.

### **13-202.03**

Following approval of a conventional rezoning, a subdivision development plan may be necessary in accordance with Chapter 13.

## **13-203 GENERAL PROCESS, SUBMITTAL REQUIREMENTS, AND EXPIRATION OF APPROVAL PROCEDURES**

All Rezoning applications shall follow the PDP requirements (per Chapter 13 herein). The Rezoning exhibit shall be a photographic mylar or equivalent (prepared such that the text/line work does not bleed, flake, or scratch off) on 24" x 36" single/double matte mylar. The drawing shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee and shall contain the following information:

### **13-203.01**

The title block shall contain the following: A-B-C REZONING PLAN County of Arapahoe State of Colorado, A part of 1/4 Section X, Township Y South, Range Z West of the 6<sup>th</sup> P.M.

### **13-203.02**

Legal description of the subject property. A metes-and-bounds or description to the centerline of any abutting and adjacent streets shall be used. The area of the rezone in acres or square feet shall be included.

### **13-203.03**

A rezoning request statement, indicating the current zoning classification of the subject property, and the zoning classification requested.

### **13-203.04**

A rezoning map, a graphic representation of the subject property and the adjacent streets and properties showing:

#### **13-203.04.01**

Subject property – based on the legal description, and using a scale of one inch/ 100 feet or larger, show the subject property with the existing and proposed zoning, any existing

## **Chapter 13: Zoning Procedures**

buildings and structures, any one-hundred year floodplains, topographic contours, and related physical conditions that may influence the rezoning request.

### **13-203.04.02**

Adjacent properties and parcels – show the adjoining properties and include information on existing zoning, existing land uses(s), and existing project/ property names, if known.

### **13-203.04.03**

Adjacent streets – show all adjacent streets and list street names, street classification, right-of-way widths, and existing level of improvement.

### **13-203.04.04**

Vicinity map – at a scale of 1”/ 2000’, with a north arrow and an emphasis on the major roadway network within one mile of the subject property.

### **13-203.04.05**

Standard certifications, to include:

1. Owner’s signature block, with dateline and title line.
2. Planning Commission Recommendation block
3. Board of County Commissioners approval block
4. Surveyor Certification

### **13-203.04.06**

A Case Number line in the lower left-hand corner of the rezoning map sheet

### **13-203.04.07**

Other items as required by the County shall be shown on the rezoning map.