



Initial Zoning – Project Name

Town Council / Planning Commission

Project Planner / Title

Meeting Date



Request

Initial Zoning to XXXX District

- Project Size:
- Existing Zoning:
- Existing Use:



Overview

- Background
- Proposal
- Decision



Location

Insert location of project

INSERT LOCATION MAP



Comprehensive Plan

Comp Plan Designation(s) & description

INSERT COMPREHENSIVE PLAN MAP



Zoning

Current zoning district

INSERT ZONING MAP



Surrounding Context

INSERT NORTH CONTEXT PHOTO

Insert Zoning – land use

INSERT WEST CONTEXT PHOTO

Insert Zoning – land use

INSERT LOCATION MAP

INSERT EAST CONTEXT PHOTO

Insert Zoning – land use

INSERT SOUTH CONTEXT PHOTO

Insert Zoning – land use



TMP and Planned Projects

TMP classification of
adjacent road(s)

List of Planned
Transportation Projects

- XXXXXX
- Xxxxx

INSERT TMP MAP WITH SITE HIGHLIGHTED



Special Agreements

If applicable add information on any special agreements that would affect the development

INSERT GRAPHICS IF APPLICABLE



Infrastructure

Add information on streets,
utilities, drainage, etc.

INSERT GRAPHICS IF APPLICABLE



Oil & Gas

If applicable add information on Oil and Gas in the vicinity

INSERT GRAPHICS IF APPLICABLE



Environmental Hazards

If applicable add information on any identified or known environmental hazards (undermining, floodplain, landfill, etc.)

INSERT GRAPHICS IF APPLICABLE



Overview

- ✓ Background
- Proposal
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Initial Zoning Map

INSERT GRAPHIC

(duplicate this slide as many times as needed to include Concept Plans, etc.)



Initial Zoning - XXX District

Zoning District Intent

Bulk Standards

Uses



Overview

- ✓ Background
- ✓ Proposal
- Decision



Approval Criteria

- a. The initial zoning will promote the public health, safety, and general welfare;
- b. The initial zoning is generally consistent with the town's comprehensive plan and the purposes of this UDC;
- c. The initial zoning is generally consistent with the stated purpose of the proposed zoning district;

Approval Criteria

- d. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development
- e. The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- f. The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;



Approval Criteria

- g. Future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property; and
- h. The initial zoning is generally consistent with the town's economic development goals and objectives in bringing positive growth and sustainable revenues to the town.



Public Notice

Neighborhood Meeting: {Insert Date}

PUBLIC NOTICE OF HEARING

Published in the Colorado Hometown Weekly: {Insert Date}

Property Posted: {Insert Date}

Letters to Adjacent Property Owners: {Insert Date}



Neighborhood Meeting Summary

Insert summary of attendees and questions



Staff Recommendation

Insert recommendation from staff report, include any conditions



Initial Zoning – Project Name

**Board of Trustees / Planning
Commission**

Presenter Name, Presenter Title

Meeting Date