

SECTION 32 LOCATION AND EXTENT

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### 3201 Intent

To provide procedures for the timely review of the location and extent of public facilities or uses as provided by Section 30-28-110, et.seq. of the Colorado Revised Statutes. A public use is considered to be any activity primarily funded by taxes, or of an entity which has the capability to levy taxes, and is of benefit to the public such as airports, schools, parks, utilities, and other similar public areas or structures.

### 3202 General Requirements

The Planning Commission is required to review and approve construction of, or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the authorization or construction of any such areas or facilities. Routine extensions of public utility lines and minor modifications to existing uses or facilities shall not be subject to this procedure.

Other City review processes may be required in addition to the location and extent review and hearing, such as, Use by Special Review, Rezoning, 1041 permit, or Site Improvement Plan.

### 3203 Submittal Process

3203.01 The applicant shall submit the following to the Planning Office:

- 3203.01.1 A completed land-use application form (*available from the Planning Office*)
- 3203.01.2 Proof of ownership of the land
- 3203.01.3 Application fee (*fee schedule available from the Planning Office*)
- 3203.01.4 Location and Extent plan exhibit (*per Section 3204, herein*)
- 3204.01.5 Development Report (*per Section 3205, herein*)

3203.02 The submittal shall be reviewed for completeness and the applicant notified of any incomplete information. If the submittal is incomplete and cannot be scheduled for a Planning Commission hearing within the 30-day timeframe established by statute, the hearing may be continued with the consent of the applicant.

3203.03 Once the submittal is determined to be complete, staff shall review the application and schedule a meeting before the Planning Commission within 30 days, unless an extension of time is agreed to by the applicant. Staff shall notify the applicant of the date and time of the public meeting.

- 3203.04 The Planning Commission shall evaluate the application, staff report and public testimony, and shall approve, conditionally approve, table for further study, or deny the location and extent of the use or facility.
- 3203.05 In the case of a denial, the Planning Commission shall forward its findings and recommendation to the City Council. The Council may overrule such disapproval by a majority vote. The Council's decision shall be based on the evidence presented.
- 3203.06 If the public way, ground, space, building, structure, or utility is one the authorization or financing of which does not, under the law governing the same, fall within the province of the City Council or other City officials, the submission to the Commission shall be by the body or official having such jurisdiction, and the Commission's disapproval may be overruled by said body by a vote of not less than a majority of its entire membership or by said official. In the case of a utility owned by an entity other than a political subdivision, the submission to the Commission shall be by the utility and shall not be by the public utilities commission; however the Commissions' disapproval may be overruled by the public utilities commission by a vote of not less than a majority of its entire membership. [§30-28-110 (c) C.R.S.]

#### 3204 Location and Extent Plan Exhibit

A location and extent plan exhibit shall be prepared on 24" X 36" paper at a scale of 1" = 50' or as approved by staff, which at a minimum addresses the following:

- 3204.01 Name of proposed use/facility
- 3204.02 Legal description (*land area*)
- 3204.03 Vicinity map a 1-mile radius superimposed on a City subdivision map maintaining the same scale
- 3204.04 Existing and proposed access to the site, surfacing and width of road - identify all easements and drainage ways, loading, parking and outdoor storage areas
- 3204.05 Existing and proposed topography shown at 2-foot contour intervals, or another contour interval approved by staff (*show existing with dashed lines and proposed with solid lines*)
- 3204.06 The location and dimension of all existing and proposed structures, the use of structure, the building elevation (*ground floor*), and building height
- 3204.07 Source and availability of water, and method of waste disposal

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- 3204.08 An illustrative landscape plan, showing all proposed landscape - materials, fences, walls, planters and any other landscape features
- 3204.09 Utility lines and appurtenances

3205 Development Report

The applicant shall submit a report with supporting materials and completely address the items listed below. The degree of detail required for analysis will depend upon the impact to the site and surrounding area.

- 3205.01 A Phase III Drainage Report in accordance with the requirements of the Douglas County Storm Drainage and Design and Technical Criteria Manual, as required
- 3205.02 A narrative or traffic study describing the transportation network establishing the availability and adequacy of the system in accordance with the Douglas County Roadway Design and Construction Standards, as required
- 3205.03 A guarantee of public improvements, such as dedication of rights-of-way, sidewalk construction, etc., as required.
- 3205.04 Additional information may be requested by the staff as appropriate to the request, and information required above may be waived by the Planning Director, when deemed to be inappropriate.
- 3205.05 A narrative describing the purpose of the improvements, the range of impacts, and these impacts are addressed.