

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**RESOLUTION DENYING THE APPLICATION OF 303 INVESTMENTS, L.L.C., TO
REZONE A PARCEL OF LAND, 257.42 ACRES IN SIZE, FROM AGRICULTURAL-
ONE TO RURAL RESIDENTIAL.**

WHEREAS, 303 Investments, L.L.C. ("Applicant"), are the owners of a parcel of land, which is comprised of 257.42 acres, and more particularly described in Exhibit A, attached hereto and incorporated herein ("Subject Property"); and

WHEREAS, the Applicant has made an application to rezone the Subject Property from Agricultural-One (A-1) to Rural Residential ("RR"); and

WHEREAS, the planning commission heard this matter at a public hearing held on April 4, 2016, and recommended denial of said application; and

WHEREAS, the Board of County Commissioners held a public hearing on this application on April 26, 2016; and

WHEREAS, after said public hearing was conducted, and everyone who wished to speak regarding the application was heard, the Board closed public testimony, debated whether the application satisfied the approval criteria, and adopted a motion directing the County Attorney to prepare a resolution for the Board's consideration denying the application; now, therefore,

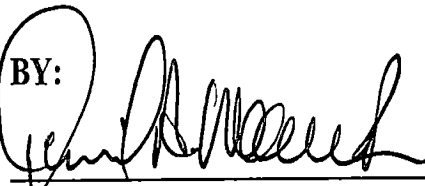
BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, that the application of 303 Investments, L.L.C., for rezoning of the Subject Property from Agriculture-One to Rural Residential is hereby denied for the following reasons:

1. The rezoning application was subject to the approval criteria in Section 25 of the Douglas County Zoning Resolution (DCZR).
2. Compliance with all approval criteria was required before the Board could approve the application.
3. The Board finds that the application did not satisfy DCZR Section 2502.01, 2502.03, and 2502.07.
4. The Board concludes that the proposed 42% adjacent similar land was insufficient to satisfy applicable Comprehensive Master Plan policies.

5. The Board concludes that the area around the subject property has remained primarily large lot agricultural uses since the time this property was last zoned and there has not been a substantial change in the character of the neighborhood sufficient to support the application.
6. The proposed application is not compatible with the current surrounding land uses.


PASSED AND ADOPTED this 10th day of May, 2016, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY: 

DAVID A. WEAVER, Chair

ATTEST:



MEGHAN MCCANN, Deputy Clerk

