MEETING DATE: November 16, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Bobcat of the Rockies - Rezoning - Project File: ZR2026-007.

SUMMARY: The request is for approval to rezone 12.9 acres from Agricultural One (A-1) to Commercial(C) as well as inclusion of the property within the Interim Water & Sanitation Overlay District (IWSOD) to allow for use of an onsite wastewater treatment system (OWTS).

STAFF ASSESSMENT: Staff has evaluated the rezoning request in accordance with Part 25 in Zoning. The intent of the Interim Water & Sanitation Overlay District is to provide a process for non-residentially zoned properties to receive interim development approvals for low water demand uses pending development of central services. Should the Planning Commission find that the approval standards have been met, it may recommend approval of the rezoning and the inclusion of the site into the Interim Water & Sanitation Overlay District to the Board of County Commissioners.

REVIEW:

Curt Weitkunat	Approve	11/6/2026

ATTACHMENTS:

Staff Report - ZR2026-007