



*GREENWOOD VILLAGE
MEMORANDUM*

DATE: December 15, 2009

FOR: January 4, 2010 City Council Meeting

TO: Honorable Mayor and Members of City Council

THROUGH: Jim Sanderson, City Manager
George C. Weaver, Jr., Community Development Director

FROM: Joy S. McGee, Planning Manager

SUBJECT: Resolution No. 2-10, A Resolution Adopting a Plan in Accordance With Colorado Revised Statutes Section 31-12-105(1)(e) Establishing an Area Eligible for Annexation Within Three Miles of the City Boundary

ISSUE

Should the City Council establish a Three Mile Plan in accordance with Colorado Revised Statutes ("C.R.S.") Section 31-12-105(1) (e)?

RECOMMENDATION

Staff recommends City Council adopt a resolution establishing a plan for Greenwood Village's three-mile planning area.

DISCUSSION

Background

Pursuant to C.R.S. §31-12-105(1)(e), as a precondition to any valid annexation, the annexing municipality must have in place a plan for that area generally describing the proposed location, land uses and the extent of streets and infrastructure to serve the area. The plan is required to be updated at least once annually. The last Council action taken on this matter was the adoption of Resolution No. 16-09 on May 18, 2009.

The adoption by Greenwood Village of a “three-mile planning area” fulfills the statutory requirements and preserves the ability to annex lands in conformance with state statute. A resolution has been prepared and is attached for Council consideration. The graphic attachment is the three-mile planning area map.

Greenwood Village Planning Area

The three-mile planning area is primarily east of the Greenwood Village boundaries in portions of unincorporated Arapahoe County. An objective of adopting the three-mile plan is to provide comprehensive consideration of the land use goals of adjacent jurisdictions in planning for future growth and urbanization. The proposed resolution refers to the Arapahoe County Comprehensive Plan which recommends “urban residential” and “open space” uses for the area east of Greenwood Village. Greenwood Village recognizes these land use recommendations to the extent they do not conflict with the Village plans and policies for the area.

The planning area covers approximately one mile east and two miles northeast of the municipal boundaries including the Cherry Creek Reservoir State Recreation Area. In addition, the planning area includes two smaller unincorporated areas adjacent to current municipal boundaries. These areas include a small triangular shaped area at the northwest corner of Belleview and I-25 and the unincorporated parcels in the vicinity of Peakview Avenue and Greenwood Plaza Boulevard. The County plan recommends employment center land uses, consistent with the Village designation for mixed use.

Conclusion

In accordance with, Section 31.12.105(1)(e) of the Colorado Revised Statutes, municipal agencies shall have a comprehensive development plan for any unincorporated areas adjacent to their boundaries prior to annexation. The attached Resolution No. 2 Series 2010 establishes Greenwood Village’s Comprehensive Plan for that area and incorporates by reference the Arapahoe County Comprehensive Plan, as amended.

Attachments:

- A. [Resolution Adopting a Plan for the Area within Three Miles of the City Boundary](#)
- B. [Greenwood Village 3-Mile Planning Area Map](#)