


Memorandum

TO: Lakewood Planning Commission

THRU: Travis Parker, Director, Planning Department 

FROM: Kara Mueller, Associate Planner

REPORT DATE: September 11, 2013

PC DATE: September 25, 2013

SUBJECT: Planning Case No. PL-13-002
City of Lakewood, 2013 - Three-Mile Plan Update

APPLICANT: Kathleen E. Hodgson, City Manager City of Lakewood

REQUEST: That the Planning Commission adopt and recommend that the City Council approve the 2013 annual update of the City's Three-Mile Plan.

BACKGROUND

Section 31-12-105(1)(e) of the Colorado Revised Statutes places limits on municipalities that annex land by mandating that *"no annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year."*

Section 31-12-105(1)(e) of the Colorado Revised Statutes also requires that, *"prior to the completion of any annexation within this three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area."* In addition, any municipality adopting an annexation plan must update the plan on an annual basis.

On June 7, 2013, the City Manager submitted an application to update the City's Three-Mile Plan as required by Section 31-12-105(1)(e). Staff has updated the previously adopted Three-Mile Plan and the updated plan is attached to this staff report.

Lakewood 2013 Three-Mile Plan

The City's Three Mile Plan consists of an introduction and description of the plan, an explanation of how the plan addresses state requirements and an annexation area map. The City's Three-Mile Plan includes references to various independent and applicable land use plans including:

- The City of Lakewood Comprehensive Plan and its adopted amendments
- The Jefferson County Comprehensive Master Plan
 - The North Plains Area Plan
 - The Central Plains Area Plan
 - The South Plains Area Plan
 - The Central Mountains Community Plan
 - The Indian Hills Area Plan
 - The Conifer/285 Corridor Area Community Plan

The Lakewood Comprehensive Plan includes all of the previously approved neighborhood, corridor and area plans. In addition, there has been one plan adopted since the last Three-Mile Plan update. It is the Public Arts Master Plan.

The boundaries of the Jefferson County plans listed above did not change within a 3-Mile area of the City of Lakewood. Jefferson County has been updating its community plans over the past few years to specific geographic area plans. The Jefferson County Comprehensive Master Plan is pertinent to those unincorporated areas not covered by a specific area plan. The Indian Hills Area Plan was adopted on July 24, 2013 and replaced the Indian Hills Community Plan. The Central Mountains Community Plan update is underway and the new plan is anticipated to be adopted in November of this year.

All plans referred to in both this memorandum and Section 2 of the Three-Mile Plan are available in the City Clerk's Office for public access and review. Plans developed by the City are also available on the City's website; copies of the County's plans are available on their website.

PROCESS AND NOTIFICATION

The Colorado Revised Statutes do not specify how public notice is provided for adoption of the Three-Mile Plan. It is subject to each community's regulations and practice. It has been Lakewood's practice to have the Planning Commission adopt the findings of fact and recommend that the City Council approve the plan at a public hearing. The City Council is then asked to approve the Planning Commission's action with a resolution. Notice of the Planning Commission public hearing was posted on September 10, 2013 and notice was published in the newspaper of record on September 12, 2013.

FINDINGS OF FACT AND ORDER

Based upon the requirements of the Colorado Revised Statutes Section 31-12-105(1)(e) the City of Lakewood staff recommends:

That the Planning Commission find:

- a. Ms. Kathleen E. Hodgson, City Manager for the City of Lakewood has submitted an application to update the Three-Mile Plan; and
- b. All annexations shall be evaluated based upon the goals of the *Jefferson County Comprehensive Plan* and *City of Lakewood Comprehensive Plan* and all associated amendments.

AND

That the Planning Commission adopt the findings of fact and order, A and B, as presented in the staff report for Case No. PL-13-002 and that the Planning Commission ADOPT the 2013 Three-Mile Plan, Case Number PL-13-002, and recommend that the City Council APPROVE the City of Lakewood 2013 Three-Mile Plan.

Attachment A: 2013 Three-Mile Plan

Attachment B: 2013 Three-Mile Plan Map

Attachment C: 2013 Three-Mile Plan – Planning Areas Map

Attachment D: Resolution