



Legend

- Town of Platteville
- 100 Year Floodplain
- River
- Union Pacific Railroad
- Urban Growth Area
- Three Mile Area Boundary

Proposed Land Use

- Agricultural Holding
- Commercial
- Environmentally Constrained Residential & Recreation
- Residential
- Commercial/Industrial

December 2021

Three Mile Area Plan



INTRODUCTION

Annexation of unincorporated land into an incorporated municipality is an agreement between a willing land owner and a willing local government. Exceptions may include either 1) single parcels that are eligible for annexation as an enclave, or 2) multiple parcels that are subject to an annexation election. In most cases the Town is approached by a land owner interested in annexation to Platteville. Motivations typically include access to the Town's water system, obtaining other municipal services, and the potential for higher density or intensity of property development. An annexation petition is submitted, often with a pre-annexation agreement negotiated in advance, and the technical process of annexation is governed by procedures contained in state statute.

The Town of Platteville Three-Mile Area Plan is prepared to comply with Section 31-12-105(1)(e)(l) of the Colorado Revised Statutes, as follows:

...Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which 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. Such plan shall be updated at least once annually..."

LOCATION, EXTENT AND CHARACTER OF THREE-MILE AREA

The proposed location, extent and character of relevant plan components include but are not limited to:

Streets

Proposed street improvements within the Three-Mile Area are identified in three studies that address transportation needs: the Platteville Comprehensive Plan, the US Highway 85 Access Control Plan and the Upper Front Range 2045 Regional Transportation Plan. Specific improvements include an intersection redesign at SH 60 and US 85, and several proposed major and minor collector streets.

Utilities

Platteville receives its potable water from Central Weld County Water District. Based on an analysis by Northern Engineers, the Town "appears to have sufficient water" to meet demand. The wastewater collection system in Platteville is at or near capacity in several locations. Although the wastewater collection system is near capacity, the Town has sufficient wastewater treatment capacity to handle future demand. Proposed wastewater system improvements are identified in the Platteville Waste Water Utility Master Plan.

Open Spaces, Parks and Playgrounds

Open space includes land areas that due to their environmental constraints are very unlikely to develop, including lands that are within the defined floodplain where there is evidence of significant riparian habitat. Park and recreational facilities such as playgrounds are proposed in close proximity to established residential neighborhoods, schools and cultural facilities and/or pedestrian ways and trails.

PROPOSED LAND USE

The proposed land use for the Three-Mile Plan Area is classified into the following five categories:

Agriculture/Holding

The Agricultural/Holding land use classification is intended to encourage the sustainability of the regional agricultural and energy economy, discourage leapfrog development and ensure that land develops in a systematic and cost-conscious manner. Non-agricultural or non-energy uses and densities for this land will be re-examined if and when urban levels of service can serve the land designated as Agricultural/Holding. Prior to annexation, the concept is to allow one dwelling unit per existing parcel.

Environmentally Constrained Residential/Recreation

The EC-RR category represents land that is currently within the designated floodplain but does not include lands with significant riparian habitat. Intensive development is unlikely due to the extent of the floodplain, but with careful planning, there may be portions of this designated flood plain that can be developed at a very low density and can provide a valuable open space while protecting the floodplain.

Residential

The Residential category is established to provide areas in the community where residential development is desired. This land use designation is designed to promote a range of housing types and densities, located off collector streets and in close proximity to the regional and local trail system.

Commercial

This land use classification is intended to accommodate retail establishments such as a grocery store, pharmacy, franchise restaurants, and professional services. These areas may accommodate small to mid-size shopping centers that provide a mixture of goods, services, and employment opportunities for residents of the area. Larger retail centers should be located in close proximity to US 85 and Highway 60, as this type of retail development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public.

Commercial/Industrial

This land use district is intended to promote the development of local employment and commercial services. Uses appropriate for this land use classification include: oil and gas support services, light manufacturing, research and development facilities, repair and equipment shops, office/warehouse facilities, auto service and repair, and home building support services.

ANNEXATION POLICIES

The following seven annexation policies are intended to ensure the logical extension of the Town boundaries, so that Platteville will expand in a directed and fiscally sound manner while maintaining separation between area communities.

1. Promote new development and redevelopment on already annexed and underdeveloped land within the existing Town limits.

Economic Development Policy supports the build-out of available commercial land and property and the redevelopment of the Main Street area.

2. Undertake complete, or at least phase the annexation of enclaves and other areas that are largely surrounded by the Town in order to avoid the problems associated with different law enforcement agencies responding to calls, different zoning requirements, and provision of water and sewer service.

There are several unincorporated enclaves that have been surrounded by Town boundaries for at least three years. Three years is the minimum time requirement that a municipality may unilaterally annex an enclave without property owner consent.

3. Strategic annexations are encouraged, if such annexations provide greater land use control to the Town of Platteville and protect the Town's growth options.

The annexation of properties along SH 66 and into the southwest portion of the Town's UGA would, in the absence of an IGA with the Town of Firestone, serve to secure the Town's Urban Growth boundary.

4. Evaluate annexations based upon their impact on the local tax base and value to the residents of the community.

The annexation of county roads would involve costs associated with future road maintenance, whereas annexations of SH 60, 66 and US 85 would still be maintained by CDOT. A fiscal impact analysis is recommended when considering any annexation petition.

5. Plan for and guide the timing and suitability of development outside the Town boundaries through annexation guidelines and intergovernmental agreements with Weld County and all communities within the area so that development will be compatible with Platteville's standards and policies.

The negotiation of an IGA with the Town of Firestone that establishes planning and annexation parameters - similar to existing IGAs with Mead, Milliken, Gilcrest and Fort Lupton - would provide a complete set of regional municipal planning coordination tools.

6. Base approval of annexation proposals on a cost-benefit analysis. An increased tax base shall not be the sole determinant, but shall be a major objective in ensuring services and facilities desired by Platteville citizens that are financially supported and achieve stated land use policies.

Typically, the annexation of property that has potential for commercial and/or industrial development will provide a greater cost benefit to the Town than the annexation of agricultural or residential properties. Certain annexations should be considered for long-term strategic positioning, e.g., the annexation of an individual agricultural property via a "flag-pole" would not be a net gain in terms of the Town's tax base, yet may lead to future annexations that collectively would result in a net gain to the Town's tax base.

7. All annexations shall continue to be accompanied by an annexation agreement ensuring that the annexation pays its own way and does not burden current taxpayers.

Pre-annexation agreements can be customized for individual property owners. Annexation agreements provide the ability to incentive annexation, often with zoning designation and the timing for service provision key elements of negotiation.

