



MEMORANDUM

To: City Council
From: Jeff Brasel, Interim Community Development Director
Through: Jason Rogers, City Manager
Date: October 7, 2024
Subject: Potential Comprehensive Plan Updates

This memo pertains to potential changes to the 2045 Comprehensive Plan document to assist City Council with formulating additional conditions of approval for the City Council consideration during the second reading of the Comprehensive Plan. City Council must discuss and adopt these changes. The changes can be discussed individually, or in whole.

The drafted changes are based upon feedback received independently from City Council members prior to the October 7, 2024 Council meeting.

Changes to the Metro Districts on Page 52

- Modify the third sentence to state, “Metro Districts may tax residents to fund necessary public infrastructure in new subdivisions.”
- Modify the first part of the second paragraph to read as follows, “A developer establishes a Metro District by submitting a letter of interest, service plan, and an application to the City. The service plan is reviewed by City Staff and later presented to the City Council during a public hearing. Service plans can be approved, disapproved, or conditionally approved subject to changes or submission of additional information by City Council on a case-by-case basis. If the service plan is approved, a petition must be submitted to district court to formally organize and approve the metro district. Once a district is established it is governed by state law and cannot be disbanded by the City.” (continue the rest of the paragraph)

Changes to the Annexation Areas and Growth Boundaries Map on Page 53

- Change the language of this map from Annexation Priority Areas to Eligible Annexation Areas.
- Add language stating that annexation of already developed enclaves should only be advanced with coordination and outreach to affected property owners.
- Make any further changes to the Comprehensive Plan document to eliminate the term Annexation Priority Areas needed to reflect the revised map.
- A draft of changes to this map are attached to this memo.

Changes to the Land Use Table on Page 81

- Designate Flex Space as a secondary land use in Character Area 8 – Northern Neighborhoods
- Change the Utility land use from a primary land use to a secondary land use in all character areas.

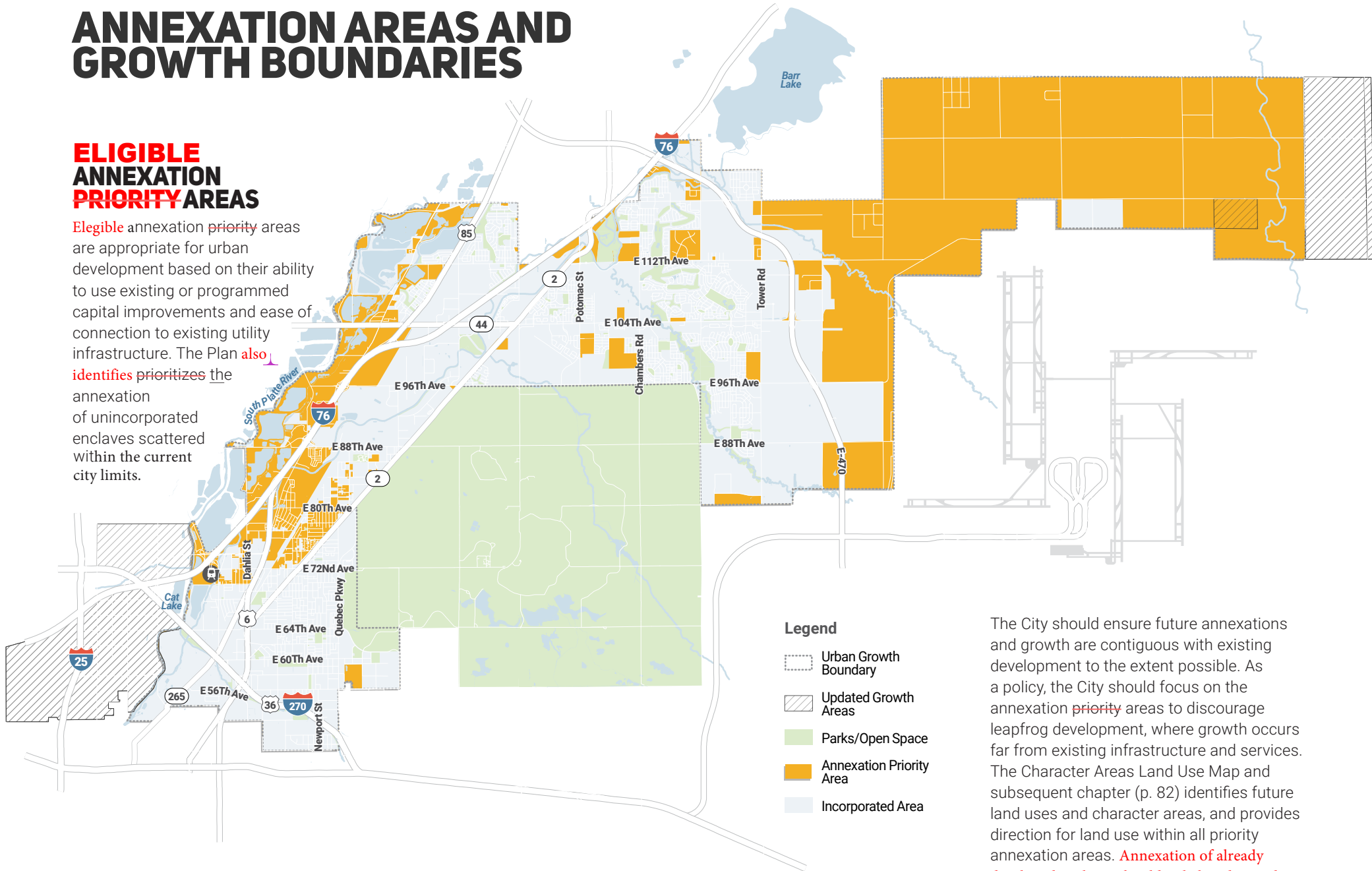
Changes to the Residential Areas Framework Map on Page 138

- Change the designation of the Columbine Ranch neighborhood from Greenfield Development to Maintain and Preserve.






ANNEXATION AREAS AND GROWTH BOUNDARIES

ELIGIBLE ANNEXATION PRIORITY AREAS

Eligible annexation priority areas are appropriate for urban development based on their ability to use existing or programmed capital improvements and ease of connection to existing utility infrastructure. The Plan also identifies prioritizes the annexation of unincorporated enclaves scattered within the current city limits.



Legend

-  Urban Growth Boundary
-  Updated Growth Areas
-  Parks/Open Space
-  Annexation Priority Area
-  Incorporated Area

The City should ensure future annexations and growth are contiguous with existing development to the extent possible. As a policy, the City should focus on the annexation priority areas to discourage leapfrog development, where growth occurs far from existing infrastructure and services. The Character Areas Land Use Map and subsequent chapter (p. 82) identifies future land uses and character areas, and provides direction for land use within all priority annexation areas. **Annexation of already developed enclaves should only be advanced with coordination and outreach with effected property owners.**