

Representative Project:

Town of Bennett, CO Three-Mile Area Plan

Plan Tools, LLC worked in association with Kendrick Consulting, Russell + Mills Studios, MDKR and Kezziah-Watkins to prepare a Three-Mile Area Plan.

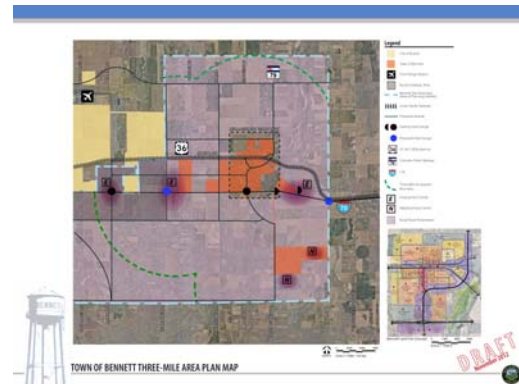
The project was initiated following adoption of the 2012 Town of Bennett Comprehensive Plan. The comprehensive plan's annexation theme describes five annexation priority areas and identifies the following catalyst action: *Adopt an Annexation Strategic Plan that serves to support Colorado statutory provision C.R.S. § 31-12-105, which requires that a municipality have a plan in place prior to the annexation of any land.*

The preparation of an annexation strategic plan was contentious. Two community meetings were held to provide information to the public and allow an opportunity for the public to express concerns related to the annexation planning process.

A draft Annexation Strategic Plan was scaled back to a Three-Mile Area Plan to address a number of public concerns and to be more specific to meeting statutory requirements. State statutes dictate that a municipality cannot annex more than three miles per calendar year, and require that a "three-mile area" plan be in place prior to any municipal annexation.

The Town of Bennett Three-Mile Area Plan is a two-sided document, with a map on one side and descriptive text on the reverse.

The Three-Mile Area Plan map outlines an annexation boundary within a three mile radius of the existing Town boundaries.



The content of the Three-Mile Area Plan text is outlined in several sections: Introduction, Transportation, Utilities, Recreation, Land Use, Annexation Policies, and Annexation Criteria.

The project required several amendments to the Town's Land Use and Development Code to ensure compliance with the State statute in terms of policies and procedures.

A new Employment Center (EC) zoning district designed to be consistent with the Town of Bennett Comprehensive Plan and the Three-Mile Area Plan was also established. The EC zoning district provides for base commercial and industrial land uses, with a Planned Development (PD) Overlay for specific development standards.

The Town of Bennett Three-Mile Area Plan and its associated code amendments were unanimously adopted by the Planning Commission and Board of Trustees in November 2012.