



COUNCIL COMMUNICATION

DATE: March 5, 2010	AGENDA NO. VII, C, 1, c	SUBJECT: Annual Update of the City of Alamosa Annexation Plan
Department Head: 		
Public Works Don Koskelin		
City Manager:  Nathan M. Cherpeski		
PRESENTED BY: Don Koskelin		

Recommendation: That the request the attached annexation plan be approved through the passage of Resolution number 5-2010 per Planning Commission's recommendation

Background: Under Colorado law, the City must maintain an annexation plan which can cover an area of up to three miles of the existing City boundaries. The plan specifies which areas are eligible for annexation and what their anticipated uses would be.

Issue Before the Council: Approve the annexation plan; not approve the plan and provide staff and the Planning Commission further direction.

Fiscal Impact: NA

Legal Opinion: City Attorney will be present for comment.

Conclusion: The plan is required under state law and is a useful planning tool for the City and for developers.

RESOLUTION No. 5, 2010

A RESOLUTION APPROVING THE 3 MILE ANNEXATION PLAN FOR THE CITY OF ALAMOSA, COLORADO

WHEREAS, The city is required to adopt a 3 mile annexation plan in accordance with CRS 31-12-105 and that said plan be updated annually; and

WHEREAS, the Planning Commission has reviewed the current annexation plan and recommended no changes in its boundaries; and

WHEREAS, the recommendations of the Planning Commission and staff are to accept the plan as shown in attached exhibit A;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the 3 Mile Annexation Plan, dated March 17, 2010 is hereby approved and adopted.

ADOPTED this 17th day of March, 2010

CITY OF ALAMOSA

By: _____
Kathleen J. Rogers, Mayor

ATTEST:

Judy A. Egbert, City Clerk

EXHIBIT A – RESOLUTION 5-2010

CITY OF ALAMOSA THREE MILE ANNEXATION PLAN

as of: March 17, 2010

Guiding Policy. The city shall not annex land unless that land is included within the city's Three Mile Plan for Annexation and the annexation occurs in a manner that is in conformity with the goals and policies of the Comprehensive Plan.

Discussion. The seven areas adjacent to the city identified for inclusion in the city's future growth boundary make up the parcels that are included in the city's Three Mile Plan for Annexation. In addition, while not specifically mentioned, any existing enclaves are also included in this plan by reference. The Three Mile Plan for Annexation is intended to meet the requirements of Colorado State Statute Sections 31-12-105 which requires that all municipalities have a plan in place for annexations prior to annexing any property into the city. This plan generally describes the proposed location, character, nature and extent of land uses, access, public facilities and other community issues associated with the area proposed for annexation. Whether these parcels are annexed, when they are annexed and what uses they are put to are all critical to the future of the community and no annexation should be allowed that is in conflict with the provisions of this plan, unless the plan is modified or conditions in the area or community change in such a way as to warrant such a decision. As per state statutes, the Three Mile Plan for Annexation must be updated at least once annually.

Seven areas that may be considered for annexation are discussed in detail here, as well as appropriate zoning, timing, and other related issues. Taken together, the recommendations and accompanying map form the city's Three Mile Plan for Annexation. This plan shall be updated on an annual basis to reflect annexations that have taken place during the year and any changes in community goals concerning the annexation of additional areas or changes in suggested land uses.

Area 1 - NORTHWEST ALAMOSA.

Description. This area is generally west and north of the new Wal Mart Development and south of the Rio Grande. The property north of the Wal Mart site traditionally has been used for agricultural and residential purposes, although the agricultural uses lapsed in the early 1980's. That part of the area south of US 160/285 extends to CR 7S. (First Street) to the south and CR 106 to the west.

Zoning Designation: This property will be most attractive for commercial and industrial Uses and should be zoned appropriately.

Annexation Timing: Since this area is owned by private landowners, the annexation is contingent to a great extent upon the goals and desires of the landowners and not up to the city. Annexation requests are appropriate for any of the land within this area at the present time, based on statutory requirements of the State of Colorado. The City has

absorbed several major tracts of land in the past few years, and it may be appropriate to see these recent annexations further developed before annexing additional tracts.

Annexation Issues: There are two significant issues related to the annexation of this area:

- Two major tracts have been recently annexed in this area, the Carroll LLC annexation immediately adjacent to this property and the Adcock Annexation south of the highway adjacent to Craft Drive. The Adcock property has been platted as the Alamosa Gateway Business Park and the utilities and streets have been installed. Much of this property remains vacant. The Carroll Property west of Wal Mart has recently been platted as Carroll Business Park and some of this also remains vacant. Rather than annex more undeveloped commercial or industrial property at this location, it may be more appropriate to wait until more of the already annexed property is developed. There appears to be sufficient commercial and industrial zoned property in the City at this time, but we lack residential lots that are ready for development. The Planning Commission has recommended that we not place strict limits on annexation at this time since needs are constantly changing.
- Adjacent properties, other than the Wal Mart tracts, have been slow to develop. Large investments in infrastructure have been made and should be utilized before extending the infrastructure further.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- All annexations and future development must be designed in a manner that contributes to the future collector road system and by dedicating all street rights of way necessary for the continuation of the proposed collector road(s).
- Require the annexing parties to provide an estimate of the water supply needed to support the property and propose a means of meeting that anticipated demand. This must be addressed as part of the annexation agreement.
- Development in this area shall be done in a way that supports existing and proposed recreational facilities to include parks, trails, and bicycle paths.

Area 2 - SOUTHWEST ALAMOSA.

Description. This portion of Alamosa is a large area comprising two distinct annexation subareas:

- Subarea one is the area immediately adjacent to the new Craft Drive extension south of First Street and West of Foster Drive. Some of this area was annexed in 2003 and 2004. Craft Drive has been extended south to the Coop Road (CR8S) and 10th Street from

Highway 285 to Craft Drive. These streets provide the necessary primary transportation routes in the area. Water and sewer lines have been extended south on Foster Drive (formerly CR108) from 1st Street to Tremont and west on Tremont to Craft Drive. A major farm worker housing project was recently completed south of Tremont and east of Craft, and single family dwelling units are being developed in this same area. The remaining properties can be readily developed with the new infrastructure.

- Subarea two consists primarily of those portions of the Stockton and Washington Additions east of Foster Drive and not currently within the city limits. These properties are primarily residential in nature. The more developed portions of this property were annexed in 2001.

Zoning Designation:

Subarea One. Proximity to the commercial development on Craft Drive and Highway 160/285 would lead towards commercial and light industrial development on the more northerly portion of this tract with residential development to the south.

Subarea Two. Existing development patterns dictate that the primary zoning for this area be medium to light residential.

Annexation Timing:

Subarea One - the opening of Craft Drive with access to the highway makes it likely that this property will be annexed within the next three to five years. The development of the Alamosa Gateway Park immediately to the north may make this property more desirable as it approaches build-out.

Subarea Two - this property is held by several different individuals and the annexation timing will probably be driven by the need for city infrastructure to serve existing as well as new residential properties. This will most likely occur within the next three to five years. The sewer and water facilities should be completed in the property annexed in 2001 by the end of 2007. Further annexation should not be contemplated until this is done.

Annexation Issues: There are four significant issues related to the annexation of this area:

- A method or methods of financing extension of sewer and water service to these properties must be agreed to prior to accepting them for annexation.
- Storm water drainage for this area could be problematic. Design of an adequate system as well as financing mechanisms for implementing it must be in place prior to annexation.

- Adequate traffic collector routes must be identified and rights of way obtained as part of the annexation process.
- Much of subarea one has been identified as being part of the impact area for the opening of Craft Drive and must share in the costs incurred to date for that construction. An annexation agreement that addresses this issue must be part of annexation of the area.

Annexation Conditions and Implementation Actions: Annexations in this area should be conditioned upon the following specific requirements:

- Those properties identified as being part of the impact area for the opening of Craft Drive south of Highway 160/285 shall only be annexed once an agreement is reached for reimbursing the city for those impact costs.
- While the completion of 10th Street and Craft Drive provides a good collector system, mutually supporting local streets must complement rather than conflict with these corridors..
- Adequate recreational facilities must be incorporated into the development plans and annexation process for this area.

Area 3 - SOUTH ALAMOSA IN-FILL AREAS.

Description. This portion of the community that should be considered for annexation is an area located generally between the McClain Fink Subdivision and Highway 285 south. It is made up of a combination of single-family homes, vacant lots, and some existing commercial and governmental uses.

Zoning Designation: The proper zoning designation upon annexation should be residential for that property in and adjacent to the McClain Fink Subdivision and Industrial or commercial for the remainder.

Annexation Timing: The timing of the annexation of this portion of the community is dependent upon the desires of the existing landowners, but in general the city would encourage the annexation of that portion immediately adjacent to the existing city limits to the east first so that the current infrastructure can be extended in a logical fashion to best serve the entire area. Build-out of the property currently in the City limits should be encouraged prior to additional annexations in this area.

Annexation Issues: Provisions must be made for storm water drainage and existing roads must be upgraded to urban standards.

Annexation Conditions and Implementation Actions: A storm water drainage system must be designed and implemented before any further annexations take place in this area.

Property owners and the city must agree on a method to finance all required improvements.

Area 4 - THE AREA ADJACENT TO AIRPORT ROAD, WEST OF THE SAN LUIS VALLEY REGIONAL AIRPORT.

Description. This is an area of vacant land located along the south side of Airport Road, west of the San Luis Valley Regional Airport..

Zoning Designation: This area should be zoned Industrial (I) in order to encourage additional industrial and service commercial uses to be located in the community and as a tool to help protect the airport from incompatible encroachments.

Annexation Timing: There is no pressing need to drive annexation of this area. Since it is well south of existing infrastructure, this area should be considered for annexation only upon presentation of a pressing public interest in doing so.

Annexation Issues: Provision of storm and sanitary sewers may be difficult.

Annexation Conditions and Implementation Actions: Development plans must be developed in accordance with flight clearance requirements for the airport prior to annexation.

Area 5 - EAST ALAMOSA.

Description. East Alamosa is an existing developed area east of the city, across the Rio Grande, that encompasses a combination of uses, including residential, commercial, and some limited agricultural activities.

Zoning Designation: Zoning upon annexation for a majority of the East Alamosa area should be a combination of zoning classifications that allow the existing uses to remain as permitted or conditional uses.

Annexation Timing: The annexation of this entire area, or any portion of it, will be driven by the desires of the residents and property owners of the area.

Annexation Issues: This area is for the most part already developed and is owned by many different parties. Annexation will almost certainly require an election of the property owners and residents. The most likely impetus for such an election would be the increasing complexity and costs for the sewer and water services in the area. There is no question that this area is part of the community of interest for the city, and with its mix of residential and commercial developments would pay much of its own way as part of the City of Alamosa.

Annexation Conditions and Implementation: As a condition of annexation a means must be found to incorporate the existing sewer and water facilities and their owners into the city. The East Alamosa Sewer and Sanitation District would have to come under the control of the city in order to provide adequate service to the residents of the area. The City has purchased the Price Water System, and assumed operational control of it in March 2003.

Area 6 - THE AREA NORTHEAST OF THE STATE STREET BRIDGE, EAST OF CATTAILS GOLF COURSE AND THAT AREA NORTH AND WEST OF THE GOLF COURSE OWNED BY THE CITY.

Description. This area is the area of the community located north of the Rio Grande, and includes only land owned by the City of Alamosa. It is currently used primarily for agricultural purposes and for open space/wetlands.

Zoning Designation: Since the entire area is owned by the city, the zoning upon annexation should be developed by the city as a separate study concerning how best to use the property for community benefits. The uses will continue to include agricultural uses as a primary use and zoning should reflect this.

Annexation Timing: the city should annex this property to bring it under their own land use controls as soon as a plan is prepared outlining the appropriate uses for the property. If the city desires to annex the property sooner, they should zone it Agricultural (A).

Annexation Issues: This parcel is an entry into the community and as such:

- Should reflect the agricultural roots of the area while recognizing future development potential of that portion of it adjacent to Highway 17.
- Should serve the need to preserve access to the Rio Grande and to enhance recreational and social activities along the river.
- Should provide adequate pedestrian access from the city to the community swimming pool located northeast of this site and to make sure that the proposed pedestrian/bicycle system ties the golf course, the swimming pool and the elementary school to the east together with the Rio Grande Trail System and Cole Park which are adjacent to the site.

Annexation Conditions and Implementation Actions: None are necessary if the property is to remain in municipal ownership.

Area 7 - THE RIO GRANDE CORRIDOR SOUTH OF CATTAILS GOLF COURSE.

Description. This area is essentially the Rio Grande and the river edge south of the Cattails Golf Course. It is made up of a combination of land ownerships including both

public and private and the majority of it is within the flood plain or flood way of the Rio Grande.

Zoning Designation: This property is only suitable for open space and should be zoned agricultural.

Annexation Timing: These properties should only be annexed when it is shown that adequate public purposes are being served by annexing them.

Annexation Issues: River maintenance issues will drive annexation of that portion of the parcels within the banks of the Rio Grande.

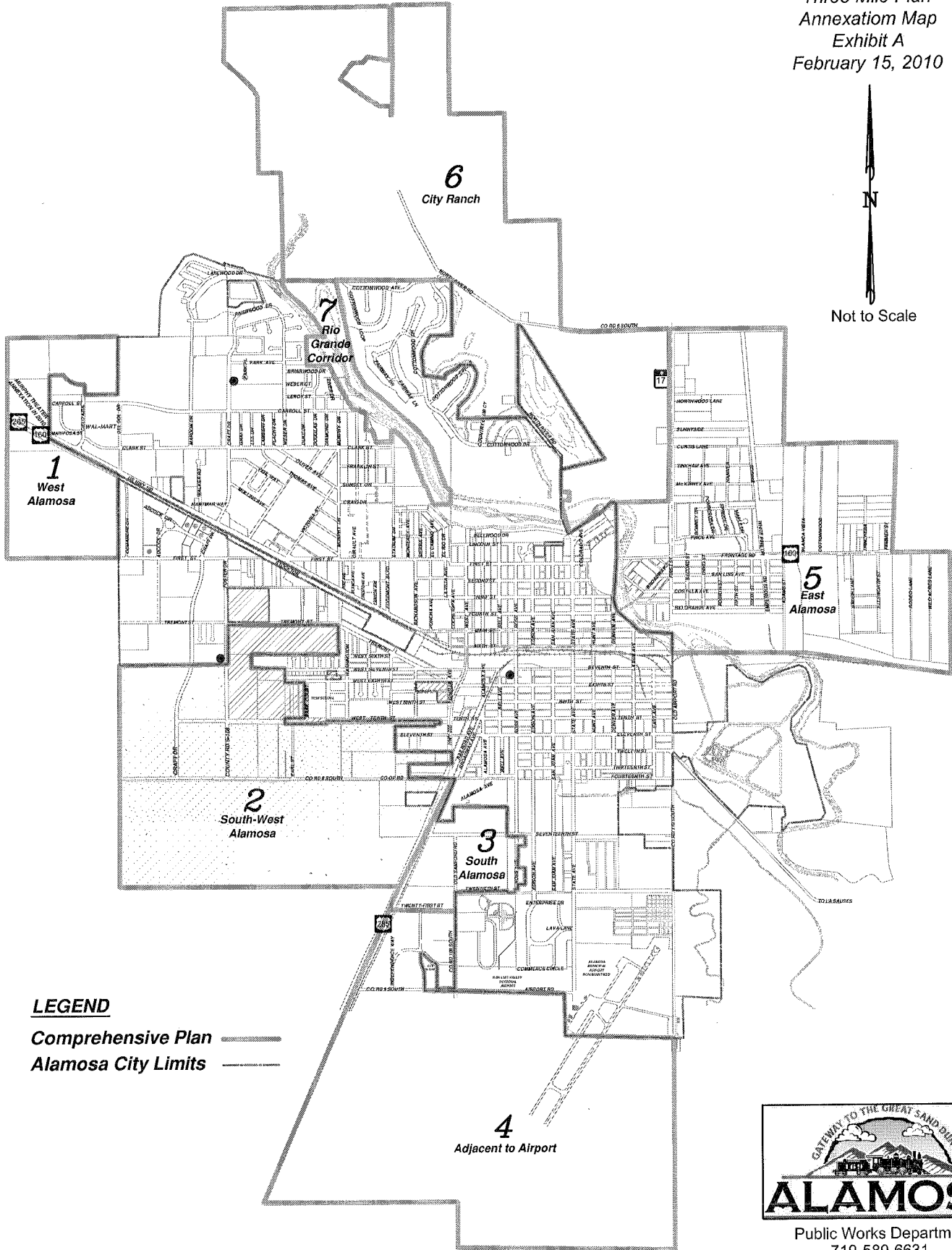
Annexation Conditions and Implementation Actions: Property within the Rio Grande River Bed should only be annexed if a public purpose is served by doing so.

AREAS NOT INCLUDED: While seven areas are included in the Three Mile Plan for Annexation as land that should be considered for future annexation, other areas in and around Alamosa were omitted for various reasons. These reasons include distance from the city, the inability of the city to provide adequate public facilities and services, natural constraints, the desire to preserve the area in a natural or rural state and the need to retain the area for growth of the community that will occur well into the future, rather in the next ten to twenty years.

These areas should not be annexed until additional land is needed for development of Alamosa.

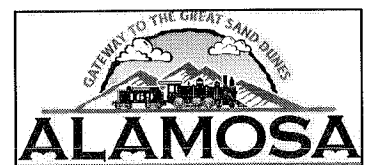
City of Alamosa Comprehensive Plan

Three Mile Plan
Annexation Map
Exhibit A
February 15, 2010



LEGEND

- Comprehensive Plan ———
- Alamosa City Limits ———



Public Works Department
719-589-6631