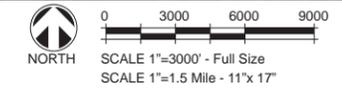


**Legend**

- City of Aurora
- Town of Bennett
- State Land Board
- Owner's with more than 150 Acres
- Aurora Strategic Area
- Bennett Plan Boundary (Area of Planning Interest)
- I-70 Front Range Airport Corridor (Area of Planning Influence)
- US 36/ Colfax Avenue
- Colorado State Highway
- I-70
- Union Pacific Railroad
- Proposed Arterial
- Airport Influence Zone
- Restriction Area #1
- Restriction Area #2
- Three Mile Annexation Boundary/Year
- Annexation Priority Area
- Existing Interchange
- Proposed Interchange

**Land Ownership Key**

Number	Owners	Current Zoning	Number	Owners	Current Zoning	Number	Owners	Current Zoning
1	ARAPAHOE COUNTY	F/A-1	24	HAWTHORNE FAMILY LIMITED	A-1	47	RICHARDSON, HARRY D	A-1
2	ATWATER NADINE	A-3	25	HEIN, HYLAINIE J	A-1	48	SKY RANCH LLC	MU
3	B & D LAND COMPANY	A-1	26	HICKEY CHARLES E	A-3	49	SMIALEK DENNIS E AND	A-3
4	BARBERG, LUCILLE M	A-1	27	HOGARTH CHARLENE	A-1	50	SMIALEK DOUGLAS JOSEPH	A-3
5	BECKER DUANE L	A-3	28	HOOVER WILLIAM M TRUSTEE	A-3	51	SNIDER JOY MARIE TRUSTEE OF THE JOY	A-3
6	BOA SORTE LIMITED PARTNERSHIP	A-1	29	HOUJHAN, JOHN J IV	A-1	52	STATE OF COLORADO	A-3
7	BOMHOFF, SHIRLEY A	A-1	30	HYATT JOHN H	A-3	53	SUMMERS, WILLIAM G III	A-1
8	BRAWADA/NEHER 160 LLC	A-1	31	JACOB, PEGGY L	A-1	54	SW MANILA LLC	A-1
9	CISSELL VINCENT J	A-3	32	JONES WILLARD F	A-3	55	TAYLOR RANDY	A-3
10	CLAIR JOHN W	A-3	33	KINCHELOW LOUIS J	A-1	56	TEAGUE ELSBETH L TRUST	A-3
11	CLAIR WARREN G AND	A-3	34	KISSLER, DANIEL M	A-1	57	THOMAS JUDY E TRUST AND	A-3
12	CONVERSE FAMILY	A-1	35	LANTZ JOSEPH R/LANTZ JACQUELINE D AND	A-3	58	THOMPSON LAND AND CATTLE CO	A-3
13	COTTONWOOD CREEK INVESTORS LLC	A-1	36	LEWIS DAVID M AND	A-3	59	THORNBURG FAMILY LIMITED	A-3
14	DANHALER PATRICIA ELAINE FAMILY TRUST	A-3	37	MACLENNAN RANCH LLP	A-1	60	TOFT LARRY C AND	A-3
15	DOUBLE A FARMS	A-3/A-1	38	MEYER RICHARD	A-3	61	TRUPP FAMILY FARM LLP	A-3
16	FRIEND, RALPH J 1/2 INT	A-3	39	MITCHELL, FLORA ANN POAGE	A-1	62	TRUPP REAL ESTATE III LLLP	A-3
17	FRONT RANGE 1-70 CAPITAL ASSETS LLC	A-3	40	MUEGGE FARMS LLC	A-3	63	WANKAY LLC	A-3
18	FURNITURE ROW	A-1	41	MUEGGE, DON E & BONNIE	A-1	64	WATKINS ROAD ASSOC, IL LTD	A-1
19	GOLDEN GUN CLUB	MU/F	42	MUNDELL JOHN SAMUEL	A-3	65	WILLIAMS, ELAINE THELMA	A-1
20	HAIN DOROTHY JEAN LIVING TRUST ET AL	A-3	43	NEWBY KENNETH W	A-3	66	WOODS, JAMES	A-2
21	HALSTEAD, CHARLES ELDON &	A-1	44	PAULS DEVELOPMENT EAST LLC	A-1	67	WORLOCK, DANA R 1/4 INT	A-1
22	HALSTEAD, HARVEY HOWARD	A-1	45	PILAND LOWELL D	A-3	68	YOUNGBERG, CARL D	A-1
23	HARLAN & CAROLYN HATFIELD	A-1	46	PLATTE CONSULTING LLC	A-1			



DRAFT  
August 2012



**ANNEXATION STRATEGIC PLAN**



## INTRODUCTION

The Town of Bennett, Colorado is uniquely positioned to capture the next wave of growth of the Denver metropolitan area. Bennett's close proximity to Denver International Airport, the Front Range Airport, I-70, E-470, and the Union Pacific Railroad line are all factors which will have a direct impact on the future growth of the Town, an incorporated area that currently totals 5.4 square miles.

Bennett's community leaders are visionary and willing to take bold steps to secure the Town's future. In 2012 the Town adopted an updated comprehensive plan which identifies a 91.42 square mile "Area of Planning Interest" extending along the I-70 corridor from the Airpark Road interchange to Yulle Road. Bennett's growth intentions are further reflected by its objective to introduce a renewable water supply into its Area of Planning Interest.

The purpose of this annexation strategic plan is to address the potential for annexation of lands within the Area of Planning Interest into the Town of Bennett. This plan is intended to provide Town appointed and elected officials, land owners, project applicants and developers guidance for annexation decisions. In addition, this plan 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.

A fundamental principle forming the basis for the Town's annexation policy is that annexation is an agreement between a willing land owner and a willing local government. The Town and property owner should enter into a pre-annexation agreement as a precursor to any annexation. Pre-annexation agreements establish the conditions of annexation and provide the Town and property owner with a set of negotiated obligations upon annexation.

## ANNEXATION OBJECTIVES

The following future growth and development objectives shape this annexation strategic plan:

- To direct new growth and development activity into appropriate areas;
- To protect Town edges from an incompatible adjacent growth pattern;
- To provide public facilities and services in developing urban areas in an orderly and cost efficient manner;
- To provide for additional residential, commercial, and industrial development in sufficient quantities to satisfy future housing, retail, and employment needs;
- To respect the property rights of existing landowners and honor County rural residential zoning designations;
- To protect environmentally- sensitive lands, provide a regional open space and trail system, and promote new recreational opportunities in 100 year floodplains; and
- To establish a distinct Bennett community identity.

## ANNEXATION CRITERIA

More specifically, the basic criteria used to determine which parcels of land may be desirable for future annexation by the Town are as follows:

- 1) Consider those parcels that are contiguous to current Town boundaries and can be served by Bennett with little or only minimal adverse impacts.
- 2) Consider those parcels that offer an opportunity to broaden the housing stock of the Town, and help provide housing for all economic segments of the community.
- 3) Consider those parcels that can broaden the Town's tax, industrial or commercial base, which help provide a financial benefit to the Town.
- 4) Consider those parcels within areas designated as employment center or neighborhood center in the Town's comprehensive plan.
- 5) Do not consider parcels that would be difficult to access or serve with public facilities and services due to natural constraints, such as floodplains, wetlands or other similar features.
- 6) Do not consider parcels associated with existing rural residential subdivisions that desire to remain unincorporated.
- 7) Consider annexing developed parcels that are in need of sewer and/or water service due to environmental concerns, failing septic systems, poor water quality or quantity.
- 8) Establish annexation priorities in a logical manner, utilizing property boundaries where possible and natural features where the natural features dominate.

## ANNEXATION PRIORITIES

Five annexation priority areas are outlined on the Annexation Strategic Plan map. These priority areas are intended to provide guidance, not an obligation, for future annexation by the Town of Bennett.

The timing of annexation into any priority area will be dependent on many factors, and the establishment of priority areas should not be viewed as a limitation for any potential annexation that may be in the best interest of the Town.

In general, the Town's top priority is to annex areas contiguous to Town boundaries and within the I-70 corridor. Additional considerations include:

- Colorado annexation statutes limit the extension of a municipal boundary to no more than three miles within any one calendar year. In general, annexation priority areas 1, 2 and 3 correspond to the three mile annexation boundaries.
- Two future I-70 interchanges - Quail Run Road and Shumaker Road are located in priority areas 1 and 2.
- The City of Aurora is located immediately adjacent to Bennett's Area of Planning Interest. The Aurora Strategic Area, which overlaps annexation priority area 2 and 3, is an area that the City of Aurora may also have interest in annexing in the future.
- Two non-contiguous incorporated areas - Antelope Hills, a residential subdivision located 2 miles south of I-70, and an undeveloped PUD located 1 mile east of Pinrith Road - are connected by public rights-of-way that may be used to establish contiguity for future annexations.
- The majority of land within Bennett's Area of Planning Interest is zoned agricultural by Adams County and Arapahoe County. The Sky Ranch PUD, with 4,850 homes and 1.5 million square feet of commercial development planned on 950 acres, is currently the largest assemblage of entitled land.
- There are two Front Range Airport Influence Zone restriction areas that limit new residential and commercial development, primarily in priority area 1.