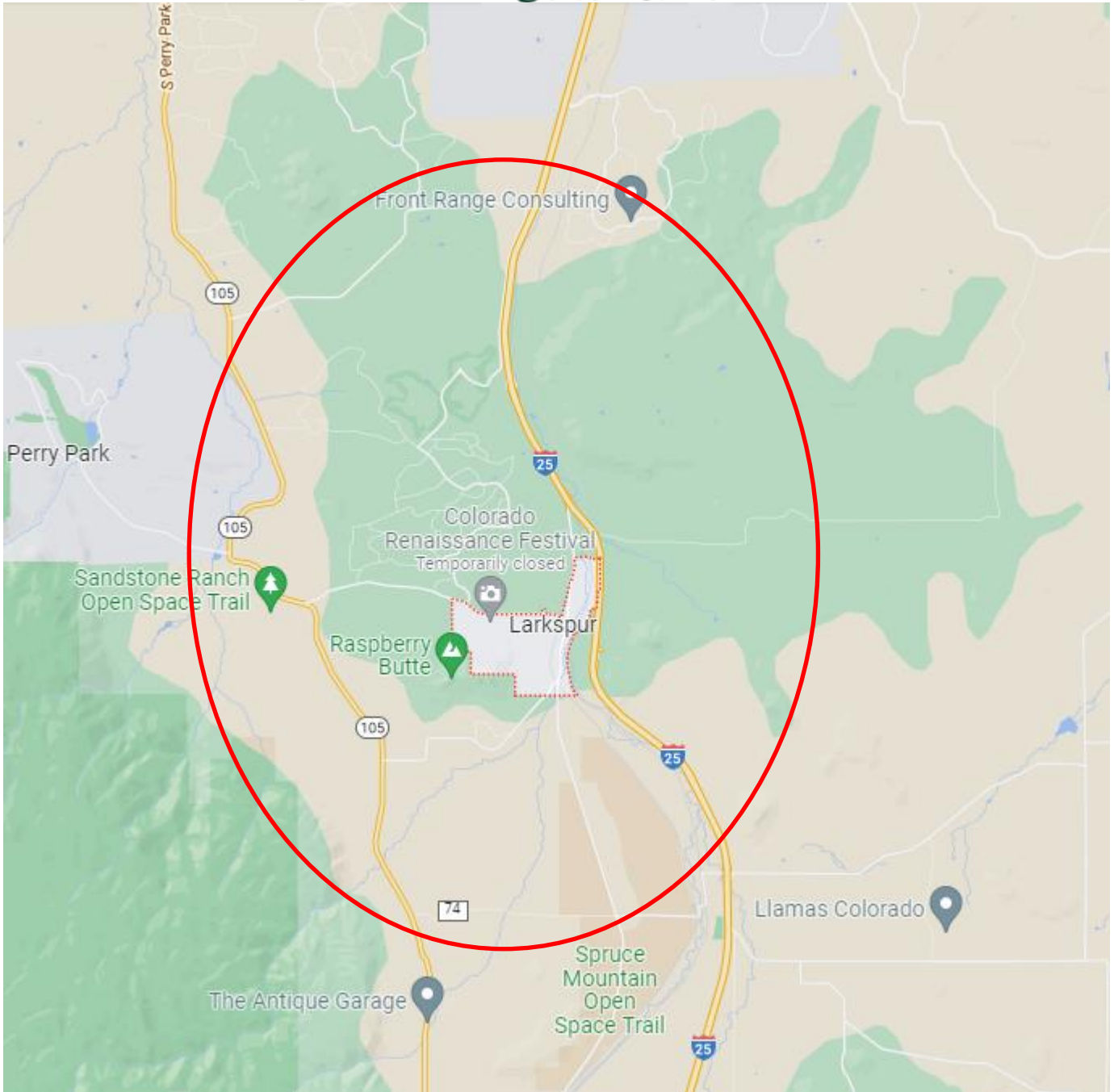


Town of **LARKSPUR**
Colorado



THREE-MILE PLAN (DRAFT)

Town of Larkspur
8720 Spruce Mountain Road
Larkspur, CO 80118
(303) 681-2324
www.townoflarkspur.org
Approved by Town Council on 1/5/2023

INTRODUCTION

Colorado statutes relating to municipal annexations restrict annexations from extending any more than three miles outside of municipal boundaries in any given year and require municipalities to create and adopt a Three-Mile Plan prior to annexing any property. A Three-Mile Plan gives a general description for potential future growth and must be updated yearly.

Colorado Revised Statute C.R.S. 31-12-105(1)(e) defines the plan as a document that generally describes 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.

INTENT

While the Town of Larkspur does not actively seek annexations due to a desire to maintain open space and a small-town atmosphere, the Town recognizes that development outside of the town limits can have potentially negative effects on our municipality and believes that development proposals in unincorporated areas should be considered for incorporation.

TOWN OF LARKSPUR GOALS

1. The Town of Larkspur desires to maintain and enhance its small-town character.
2. The Town of Larkspur aims to protect and enhance open space, its Community Park, and the quality of life for the Town residents.
3. The Town of Larkspur wants responsible and orderly development that takes into account the Town's current water and sewer infrastructure.
4. The Town of Larkspur desires agricultural, small business, and low-density residential development that has a net positive impact to the Town.
5. The Town of Larkspur wishes to develop open lines of communication and cooperation with neighboring jurisdictions.

To reach the above goals, the Town of Larkspur will use the following parameters when considering annexation.

BUSINESS

The Town of Larkspur supports the preservation of the historic and rural character of the Town. With that in mind, the Town encourages the continuation of existing businesses and will promote new ventures primarily in the Town's business district. In addition, the Town favors retail experiences of interest to our community that do not excessively impact traffic, local character, or Town infrastructure. Business zoned annexations are desired over commercial and industrial; therefore, the Town will rely on existing zoning, subdivision, and other applicable ordinances to help maintain the existing character of the Town.

RESIDENTIAL

While preserving open space is preferable to residential development, in the event the Town considers residential annexation, low density residential (five acre minimum) development is favored over high density and would only be considered if the Town's infrastructure could support the added demands. The Town is not interested in compromising its open space and will oppose any proposed development that may lead to residential sprawl.

OPEN SPACE / PARKS / TRAILS

The Town takes pride in its park, trails, and open spaces. Future annexations will provide an opportunity to extend the trail system and include construction of additional outdoor amenities for use by all Town and community residents.

ROADS

Consideration of any proposed annexation will require scrutiny to determine the fiscal impact of road maintenance and the effect on traffic.

WATER AND SEWER

The Town of Larkspur will protect its resources and make annexation decisions with respect to its ability to handle the water and wastewater needs of its existing residents and businesses. The Town will expect annexers to invest in the Town's infrastructure based on their level of impact.

COLLABORATIVE CONSIDERATION

As unincorporated surrounding areas continue to grow, the Town of Larkspur desires to have an open line of communication with Douglas County. In the event a proposed development is within the Town's three-mile radius, the Town would like consideration as to how a development fits with this Three-Mile Plan and the Larkspur Comprehensive Plan and requests that recommendations be made to the developer that will honor the desires of the Town. If unincorporated development is imminent, the Town may consider annexation to reap any positive impact of such development.