

**CITY OF WHEAT RIDGE  
COMPREHENSIVE PLAN ADDENDUM  
URBAN GROWTH AREA – THREE MILE PLAN**

**INTRODUCTION**

This document serves as an addendum to the City's Comprehensive Plan, Envision Wheat Ridge, adopted by City Council in October 2009.

The Envision Wheat Ridge Comprehensive Plan identifies areas of potential development outside the City's boundaries. The Plan does not recommend any future uses in these general areas. Prior to any annexation, C.R.S. 31-12-105 requires that a municipality have in place a plan for any areas that could potentially be annexed indicating proposed land uses, potential future transportation and parks and open space improvements, as well as future community services and facilities. Such a plan may extend up to three miles from the municipality's boundary.

This addendum meets the requirement of C.R.S. 31-12-105 of having a plan in place should the City consider any annexations in these areas. This plan is required to be updated annually.

There are unincorporated areas to the northeast, north, southwest and west of the current City boundaries. Areas to the northeast and north are primarily unincorporated industrial or multi-family enclaves which, although eligible for annexation, present questionable economic benefit to the City versus the costs of providing services.

Unincorporated areas to the west of Ward Road and north of I-70 consist of established residential neighborhoods, public uses (schools), and a cemetery. These uses provide little benefit to the City compared to the costs of providing services. Southwest of the City are commercial areas along Youngfield Street and the established residential area of Applewood. A large area west of I-70 between 32<sup>nd</sup> Avenue and Clear Creek is vacant and may provide development opportunities of benefit to the City.

This Comprehensive Plan addendum addresses the potential urban growth area to the west of the City. This West Area was submitted to DRCOG as the City's urban growth boundary for the 2030 Metro Vision update. The West Area is generally bounded by I-70, W. 32<sup>nd</sup> Avenue, McIntyre Street, and W. 44<sup>th</sup> Avenue. The area subject to this addendum is illustrated on Map 2.

## **City Boundary Actions in 2012**

In 2012, the City disconnected a piece of land between Independence Street and Garrison Street at 50<sup>th</sup> Avenue. The section of land is to be annexed into the City of Arvada. The land is a drainage channel adjacent to Tomlinson Park. Map 2 outlines the section of land for disconnection.

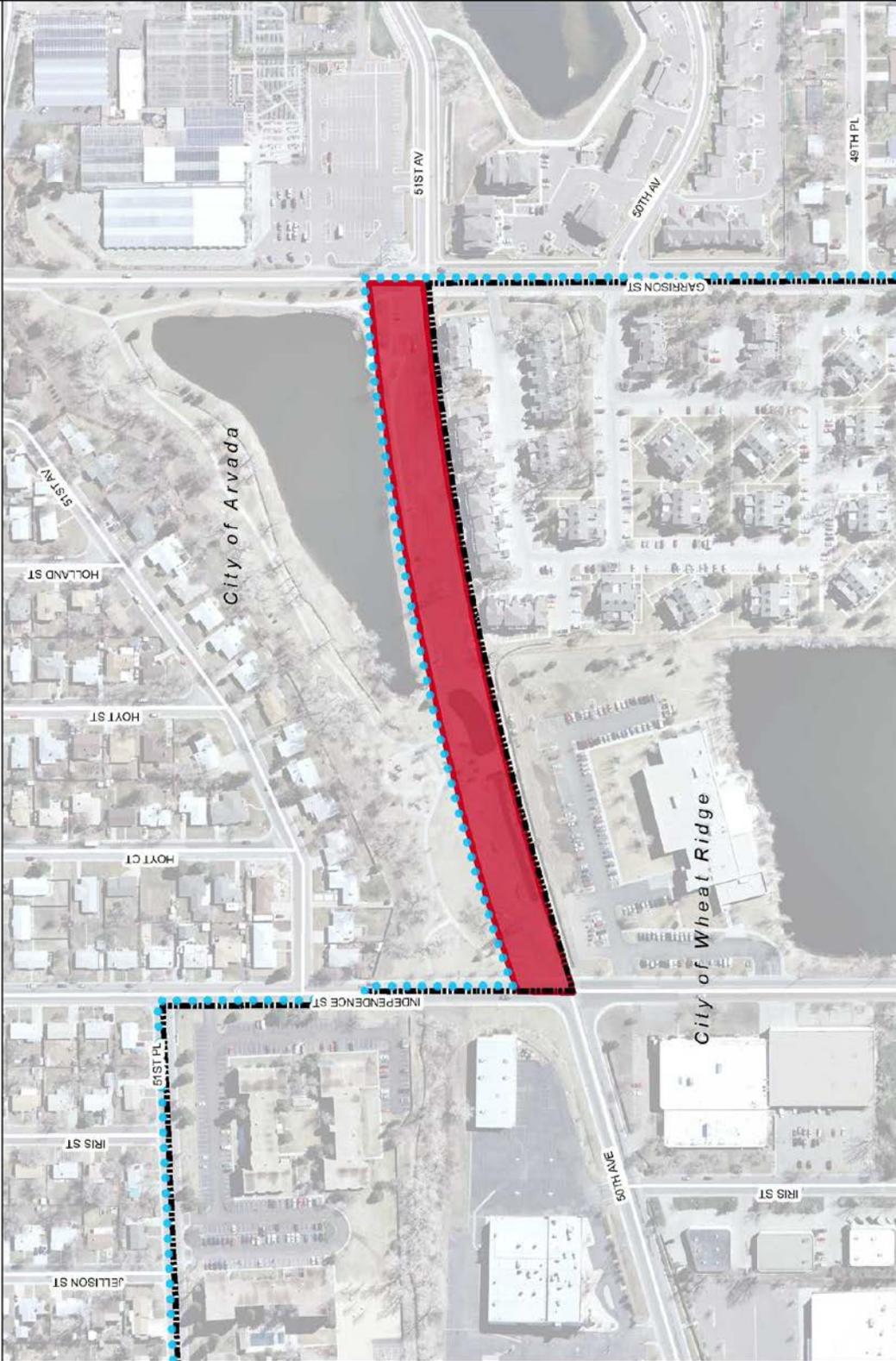
In 2004, the Cities of Wheat Ridge and Arvada entered into an Intergovernmental Agreement (IGA) for the purpose of cooperative planning and revenue sharing in regard to the Arvada Ridge project at W. 50<sup>th</sup> Avenue. and Kipling Street. The IGA outlined required improvements to streets in the area and the Columbine Basin Storm Drainage system. The IGA established reciprocal plan review obligations and project reimbursement to the City of Wheat Ridge.

There have been infrastructure improvements in the vicinity consistent with the IGA, including the realignment of Miller Sreet, relocation of the I-70 frontage road's connection to Kipling Street by the construction of 50<sup>th</sup> Avenue and improvements to Kipling Street. There have also been improvements constructed which implement a portion of the Columbine Basin Storm Drainage system and accommodate drainage from the Arvada Ridge project. One of the conditions required by the City of Wheat Ridge regarding maintenance of these drainage facilities included disconnection of a portion of the channel adjacent to Tomlinson Park at 50<sup>th</sup> Avenue and Garrison Street with subsequent annexation by the City of Arvada. The Park is already owned and operated by the City of Arvada.

The Wheat Ridge City Council approved disconnection of this parcel at an August 13, 2102 City Council public hearing.

**MAP 1**

**Disconnection Area**



**City of Wheat Ridge Boundary**  
**Urban Growth Area (UGA) Boundary**

**Tomlinson Park Parcel, Disconnected in 2012**

**City of Wheat Ridge Boundary**  
**Urban Growth Area (UGA) Boundary**

**NOT TO SCALE**  
**Last Update: November 2012**

## LAND USE

### Existing Land Use

#### *West Area*

Existing land uses in the urban growth area are varied. Along the north side of 32<sup>nd</sup> Avenue are areas of low to medium density residential development. To the west of I-70 is industrial development along W. 44<sup>th</sup> Avenue and SH58. A CDOT maintenance facility is adjacent to SH58 at I-70. The area to the west of I-70 between 32<sup>nd</sup> Avenue and 44<sup>th</sup> Avenue contains a golf course, and several old gravel pits now used for water storage. A majority of this land is vacant and undeveloped.

### Development Constraints

#### *West Area*

Few natural hazard areas are present in the planning area. The Clear Creek 100- and 500-year floodplains generally parallel SH58 in the center of the planning area. No other natural hazards exist in the area.

Interstate-70, SH58, and Clear Creek present constraints to development by acting as barriers to providing road, utility and other infrastructure improvements to the central portion of the planning area. State and federal rules mandate where access can occur and the manner in which rights-of-way may be crossed for installing utilities. Responding to calls for service in the planning area is made more challenging by the restricted access these barriers present.

### County Plans

#### *West Area*

Because the urban growth area is currently unincorporated, Jefferson County has jurisdiction over planning and zoning matters. The urban growth area lies within two subareas the County has identified for planning purposes. The Jefferson County North Plains Plan covers that portion of the urban growth area north of Clear Creek and the Jefferson County Central Plains Plan covers the area to the south of Clear Creek.

Both the North Plains Plan and the Central Plains Plans were updated in 2011 by Jefferson County. The process of updating this plan included extensive public meetings.

These County subarea plans show recommended land uses in the urban growth area as residential in existing established residential neighborhoods. Applewood Golf Course and Clear Creek are shown as major park/recreation/open space areas. The area along W. 44<sup>th</sup> Avenue is recommended as office, light industrial and commercial. The bulk of the large, undeveloped area to the west of I-70 is shown as industrial.

## **Future Land Use Map**

### *West Area*

The Future Land Use Map (Map 2) illustrates recommended land uses for the urban growth area. The recommended land uses were matched as closely as possible to the land use categories contained in the 2009 Envision Wheat Ridge Comprehensive Plan. The categories used and the definitions, desired character, and attributes of the various land use categories shown are the same as defined on the Structure Plan (Future City Land Use Map) of the Comprehensive Plan and are hereby incorporated as a part of this Addendum.

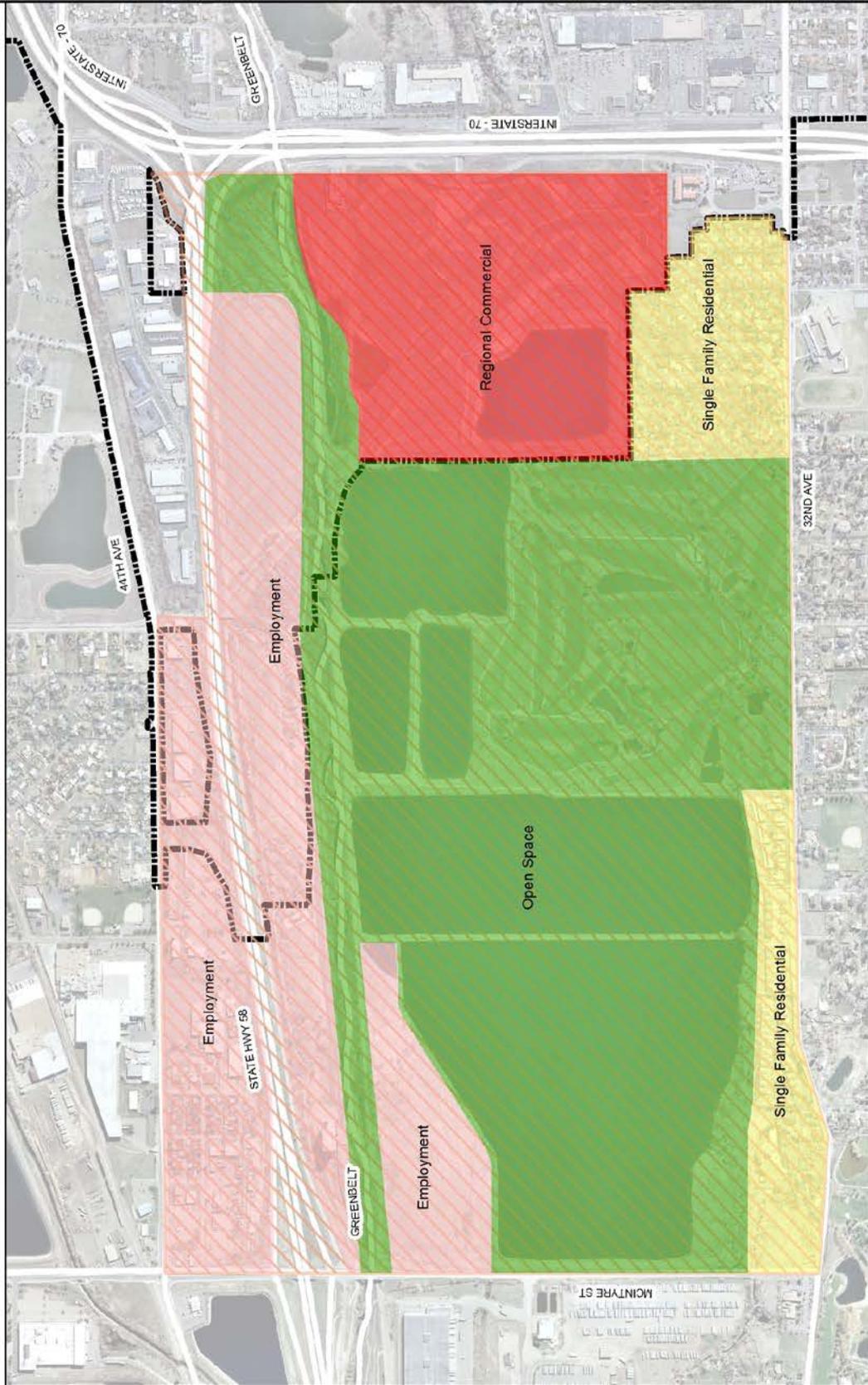
The Plan establishes the following recommended land uses:

- Existing residential neighborhoods at the approximate density shown in the above mentioned County subarea plans
- Existing golf course parks, and the Clear Creek floodplain as parks and open space
- Employment along W. 44<sup>th</sup> Avenue and south of SH58 to Clear Creek to include light industrial, storage, warehouse
- The large, vacant area west of I-70 between 32<sup>nd</sup> Avenue and Clear Creek as Regional Commercial to include retail, employment, restaurants, hotel.

The designation of “open space” is a designation to indicate the land should not be developed. This designation does not mean that the property so depicted necessarily is owned or will be owned by a public entity.

**MAP 2**

**Future Land Use**



NOT TO SCALE  
Last Update: November 2011

 City of Wheat Ridge Boundary  
 West Area of UGA

## TRANSPORTATION

The existing street network consists of the major north-south connectors of Youngfield on the eastern border of the planning area and McIntyre Street on the western border. East-west connectors are W. 44<sup>th</sup> Avenue at the north and W. 32<sup>nd</sup> Avenue to the south. I-70 and State Highway 58 provide regional, limited access highway connections in the area.

Trails currently exist along Clear Creek from I-70 west to Golden and along 32<sup>nd</sup> Avenue from I-70 west to Maple Grove Park.

### **Future Street Network**

#### *West Area*

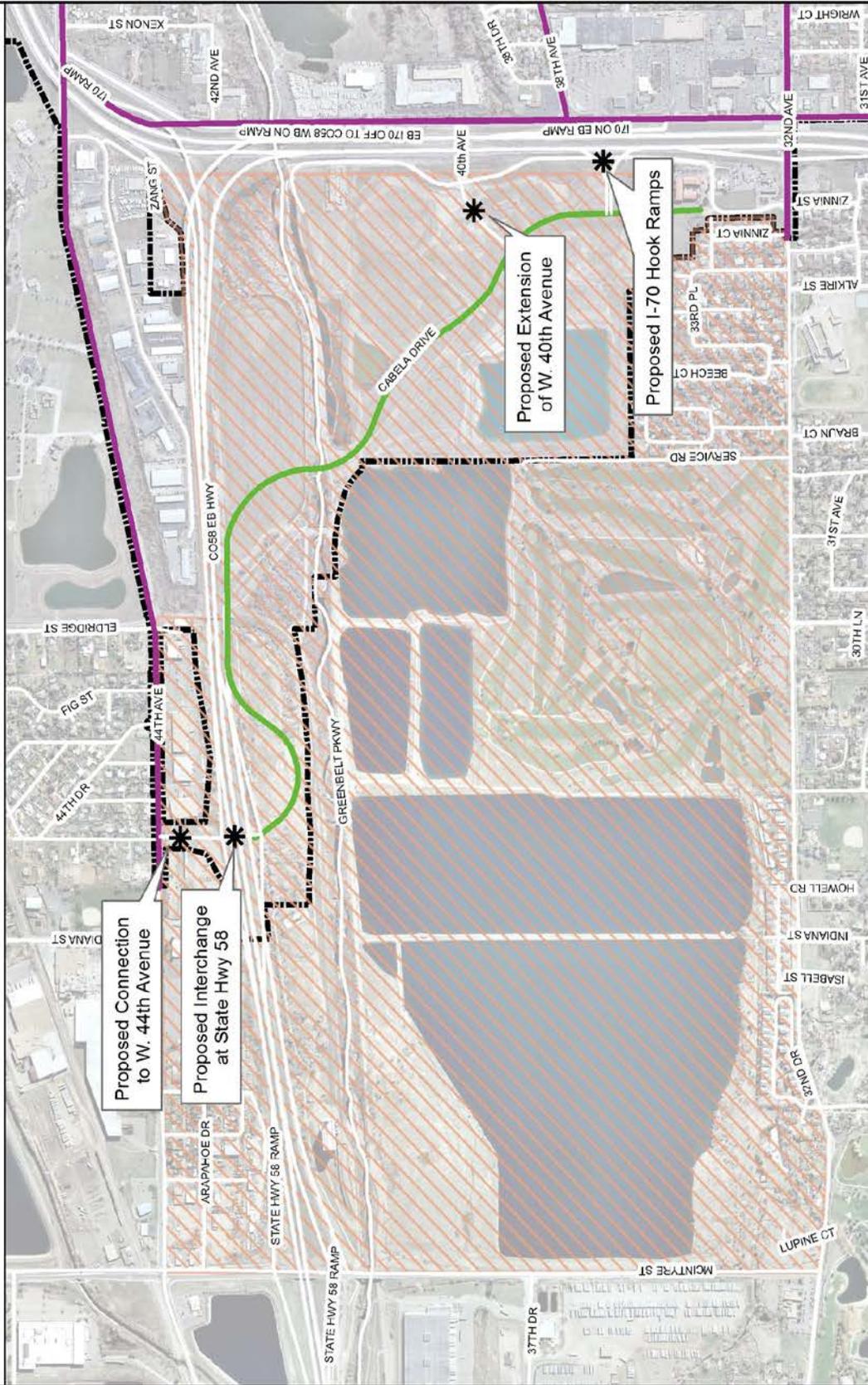
The future street network in the area will build upon the existing grid system of north-south and east-west streets. I-70 and SH58 will continue to serve the dual roles of providing access to the area and carrying regional traffic. The proposed street network for the area is shown on the Roadway Classification Map (Map 3).

A new interchange on SH58 at Cabela Drive has been approved to provide additional access to the area. Improvements to the I-70/32<sup>nd</sup> Avenue interchange to increase capacity have also been approved.

Major east-west streets included in the future street network are 32<sup>nd</sup> Avenue and 44<sup>th</sup> Avenue. Streets providing north-south connections are Ward Road, Youngfield Street, and McIntyre Street. The new SH58/Cabela Drive interchange has been approved approximately one mile west of the SH58/I-70 interchange and to the east of the existing McIntyre interchange. Cabela Drive will connect 32<sup>nd</sup> Avenue to 44<sup>th</sup> Avenue with an interchange at SH58. Cabela Drive will also connect to the 40<sup>th</sup> Avenue underpass of I-70 which provides access to Youngfield Street. Widening of 32<sup>nd</sup> Avenue from Wright Court to Braun Court is underway. The improvements on 32<sup>nd</sup> Avenue will greatly improve mobility in the growth area.

**MAP 3**

**Roadway Classifications & Proposed Infrastructure**



NOT TO SCALE  
Last Update: November 2011

- City of Wheat Ridge Boundary
- West Area of UGA
- Proposed Infrastructure
- Collector
- Minor Arterial
- Principal Arterial

## COMMUNITY AMENITIES AND COMMUNITY SERVICES

### Community Services

#### *West Area*

Services in the unincorporated portions of the planning area are currently provided by Jefferson County and several special districts. Jefferson County currently provides general governmental services and law enforcement. Portions of the area are included in the Urban Drainage and Flood Control District (UDFCD).

A large area in the central portion of the planning area is not currently served by a sanitation provider. A small parcel of undeveloped land is not currently provided with fire protection.

Special districts serving the West Area are listed below.

#### **Fire Protection Districts**

- Fairmount
- West Metro

#### **Water and Sanitation Districts**

- North Table Mountain Water and Sanitation
- Consolidated Mutual Water

#### **Park and Recreation Districts**

- Prospect Recreation and Park District

The City, Prospect Recreation and Park District, and the Long's Peak Metropolitan District have entered into an Intergovernmental Agreement (IGA). The IGA provides that the boundaries of the Prospect Recreation and Park District will not be affected by the formation of the Long's Peak Metropolitan District, any future inclusions into the metro district, and any future annexations by the City.

## **Future Service Provision**

The City will provide general governmental services and police protection for any areas annexed by the City. Because the City is not a full service City, water, sanitation, and fire services will need to be provided by special districts in the future if any areas are annexed. The Long's Peak Metropolitan District has been formed to provide financing, construction, and maintenance of infrastructure within a portion of the growth area. The Service Plan for the District sets out the services to be provided, which include streets, water, sanitary sewer, storm sewer, parks and recreation, parking, and TV and fiber optic. The District is required to include within its boundaries any areas within its service area that are annexed by the City.

Fire protection will continue to be provided by existing districts currently providing services.

Water and sanitation services will continue to be provided by districts currently providing services within their respective boundaries. Within the area currently not served by water or sanitation districts, there are three options to consider:

- Inclusion into existing water or sanitation districts.
- Formation of a new water and sanitation district, or metropolitan district, with provision of services by the new district.
- Formation of a new water and sanitation district, or metropolitan district, with provision of services by another district or districts by contract with the new district.

Provision of services by an existing or new district will depend upon the capacity of that district to provide treated water or sewage plant capacity and the financial ability to construct improvements. It is likely a developer will need to pay for any infrastructure improvements, upgrades, or expansions. Any new sewage treatment plants or expansions must be included in the Regional Clean Water Plan and be approved by the State Department of Public Health and Environment.

Stormwater facilities will need to be provided by developers as required by City and the Urban Drainage and Flood Control District (UDFCD) standards. Facilities will need to conform to any drainage basin master plans prepared and adopted by UDFCD.

## **Parks and Open Space**

Park and open space areas in the urban growth area are currently owned and managed by Jefferson County and the Prospect Recreation and Park District with the exception of the Applewood Gold Course which is privately owned. Two parks located just outside the growth area, Maple Grove Park and Arapahoe Park, are provided by the Prospect Recreation and Park District.

## Trails

### *West Area*

Existing trails have been constructed along W. 32<sup>nd</sup> Avenue and Clear Creek by Jefferson County. The County Plans show potential trail extensions of the W. 32<sup>nd</sup> Avenue trail from Maple Grove Park to McIntyre and a trail along McIntyre from 32<sup>nd</sup> Avenue to the Clear Creek trail. The trail along 32<sup>nd</sup> Avenue from Braun Court to Younfield Street will be improved with the above mentioned widening of 32<sup>nd</sup> Avenue. A trail connection is also proposed from 32<sup>nd</sup> Avenue to the Clear Creek Trail along Cabela Drive. These trail alignments are shown on Map 4.

