

CITY OF CENTENNIAL THREE-MILE PLAN

C.R.S. § 31-12-105(1)(e)(I)

This document constitutes the City of Centennial's "Three-Mile Plan" (also known as the "Plan in Place") for the unincorporated area(s) within three (3) miles of the City's boundary, as required by and in conformance with C.R.S. § 31-12-105 (1)(e)(I) (referred to herein as the "Plan"). This Plan shall be deemed annually updated without need for any action or formal amendment absent any express recognition by the City that circumstances have changed regarding the annexation of unincorporated property which would require an update of the Plan. Changed conditions shall not result from the annexation of property by the City which would effectively extend the three (3) mile boundary recognized by this Plan.

The proposed location, character, and extent of elements of the Plan to be relevant to any proposed annexation by the City of Centennial are described as follows:

- Streets: As identified in the then-effective Centennial Transportation Master Plan and Transportation Plans for Arapahoe County and Douglas County.
- Subways: No subways exist or are planned for the area.
- Bridges: No bridges other than those planned in the then-effective Centennial Transportation Master Plan and the Transportation Plans for Arapahoe County and Douglas County are planned.
- Waterways: No changes are proposed.
- Waterfronts: No waterfronts are planned.
- Parkways, Playgrounds, Squares, and Parks and Open Space: As identified in the then-effective Centennial Comprehensive Plan, the Centennial Trails and Recreation Plan, the South Suburban Parks and Recreation Master Plan, the Arapahoe County Open Space Master Plan, the Arapahoe County Comprehensive Plan, the Douglas County Parks, Trails and Open Space Master Plan, and the Douglas County Recreation and Tourism Plan.
- Aviation fields: As identified in the plans for Centennial Airport as promulgated by the Arapahoe County Public Airport Authority.
- Other Public Ways, Grounds, and Open Spaces: As identified in the then-effective Centennial Comprehensive Plan, Centennial Trails and Recreation Plan, South Suburban Parks and Recreation Master Plan, the Arapahoe County Bike and Pedestrian Master Plan, the Arapahoe County Open Space Master Plan, the Arapahoe County Comprehensive Plan, the Douglas County Parks, Trails and Open Space Master Plan, and the Douglas County Recreation and Tourism Plan.
- Public Utilities: As identified in the service plan of the applicable district or utility. The City does not own, operate or provide utilities but rather relies on new and/or existing metropolitan districts, special districts, and utility providers to provide utility service. Within the Plan area, such districts would provide services including public utilities, water, sanitation, drainage, and flood control.

- Terminals for Water, Light, Sanitation and Power: As identified in the service plan of the applicable district or utility. The City does not control, provide or have facilities or terminals for subways, water, light, sanitation, waterfronts or aviation fields.
- Transportation: As identified in the then-effective Centennial Transportation Master Plan, and Transportation Plans for Arapahoe County and Douglas County. The City owns and maintains all public streets within the Centennial boundary and anticipates the existing primary transportation system including all streets to continue except to the extent that local and access roads will be constructed as needed and upgrades to the street network as reflected in the City's Capital Improvement Program. Private streets and roads may be permitted through the land development approval process of the City.
- Land Use: For any property proposed for annexation, the proposed land uses shall be those described in any applicable City-approved sub-area plan(s) or other special plan; proposed land uses within developed areas proposed for annexation not governed by a sub-area or special plan area will generally retain or be compatible with the existing land uses; and proposed land uses within undeveloped (vacant) areas not governed by a sub-area or special plan area will generally be compatible and consistent with the established land use pattern as supported by existing infrastructure, as may be upgraded. Notwithstanding any land use proposed by this Plan, the City retains the legislative authority to establish, alter, change, or amend any proposed land use through the City's zoning and land development processes.

CITY OF CENTENNIAL COMPREHENSIVE PLAN

This Plan incorporates by reference the most recent version of the City of Centennial Comprehensive Plan, which at the initial approval of this Plan is *Centennial NEXT*, adopted by the City's Planning and Zoning Commission on October 10, 2018 and ratified by the City Council on November 5, 2018, as amended. The Comprehensive Plan establishes the City's Planning and Growth Area. This is a bounded area where future growth and development is directed (also depicted on the attached Three-Mile Plan Map). All subsequent amendments to the City's Comprehensive Plan are hereby incorporated by reference into this Plan. The 2023 amendment to the Comprehensive Plan identifies areas in unincorporated Arapahoe and Douglas Counties that are adjacent to or in close proximity to the City and provides Placetype designations for those locations.

CITY OF CENTENNIAL SUB-AREA PLANS

Incorporated by reference when applicable to the area within the Three-Mile Plan Map.

ARAPAHOE COUNTY AND DOUGLAS COUNTY COMPREHENSIVE PLAN

The Plan incorporates by reference the Arapahoe County Comprehensive Plan and Douglas County Comprehensive Master Plan, as amended, except any portions which are inconsistent with the City of Centennial's Comprehensive Plan.

SPECIAL DISTRICT SERVICE PLANS

The Plan incorporates by reference the service plans of water, sewer, metropolitan, transportation, parks and recreation, and other special districts serving that portion of Centennial's three-mile area, except any portion of such plans that are inconsistent with the City of Centennial's Comprehensive Plan.

UTILITY SERVICE PLANS

The Plan incorporates by reference the service plans of the utilities which furnish light and power for that portion of the three-mile area approved by the City, and all other service plans within the area except any portion of such plans which are inconsistent with the City's Comprehensive Plan.

ATTACHMENT

City of Centennial Three-Mile Plan Map



Jenny Houlie

Interim Community Development Director

3/14/2024

Date



Centennial 3 Mile Plan

