EAST AURORA
ANNEXATION STUDY
SEPTEMBER 29, 2015
Frequently Asked Questions

• What is the purpose of this study?
To inform City Council’s decision to move the city’s Planning and Annexation Boundary
Definitions

- City Limits: The defined boundary or border of a city. The area within the city limits is sometimes called the city proper.

- Planning Area Boundary: Territory inside and outside the city limits that the city has studied to determine the fiscal impact of extending city services.

- Annexation Boundary: Territory outside the city limits that includes the geographic extent that can be considered for annexation (if property meets conditions in state statutes).
FREQUENTLY ASKED QUESTIONS

• How much does the study cost? **$500,000**
• When will the study be completed? **December 2015**
• How does City Council use the information in the study?
  ❖ Decide whether to amend the Comprehensive Plan
  ❖ Evaluate the cost of any future annexation petitions
  ❖ Plan for sustainable phased growth inside the city limits
What does the study study?

- What land uses might develop
- What roads, water infrastructure, sewer, parks and schools are needed
- What level of police and fire response is needed
- How will it affect our current residents and businesses
- How much will it cost the City of Aurora
What is Annexation?

• Adding unincorporated land to an incorporated territory
• A process governed by the state and implemented in accordance with city policy
Yes, I want to be annexed
No, I don’t want to be annexed

• Your property can only be annexed if you make a request to the city and the location of your property meets certain conditions outlined by the State of Colorado.
• If you don’t petition to be annexed, you won’t be annexed.
• You have the right to ask
What is the financial impact to me?

• Metro Districts recover the cost to build infrastructure
• Property taxes reflect the cost of city services
• Water utility bills reflect the cost of serving the community
What are the steps in study?

- Develop the land use concept based on the site analysis
- Identify costs for all the infrastructure needed (roads, water, sewer, police, fire, parks) including ongoing operation and maintenance
- Plug all of the data into a computer model
- Calibrate the computer model
- Review the results
- Present draft Comprehensive Plan amendment
- Make decisions
Other Steps

Comprehensive Plan

What is it? The Aurora Charter requires City Council approval of a “master plan for physical development of the city.” The city has had a Comprehensive Plan since 1973. The plan is a strategic document that guides city policymaking.

An amendment to the 2009 Plan is required before any of the property in the EAAS area can be considered for annexation.
Schedule (Tentative!)

• Fiscal Impact Analysis Preliminary Results: Late 2015
• Draft Comprehensive Plan Amendment submitted to Planning Commission: Late 2015
• Study Complete: Early 2016
QUESTIONS?

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