

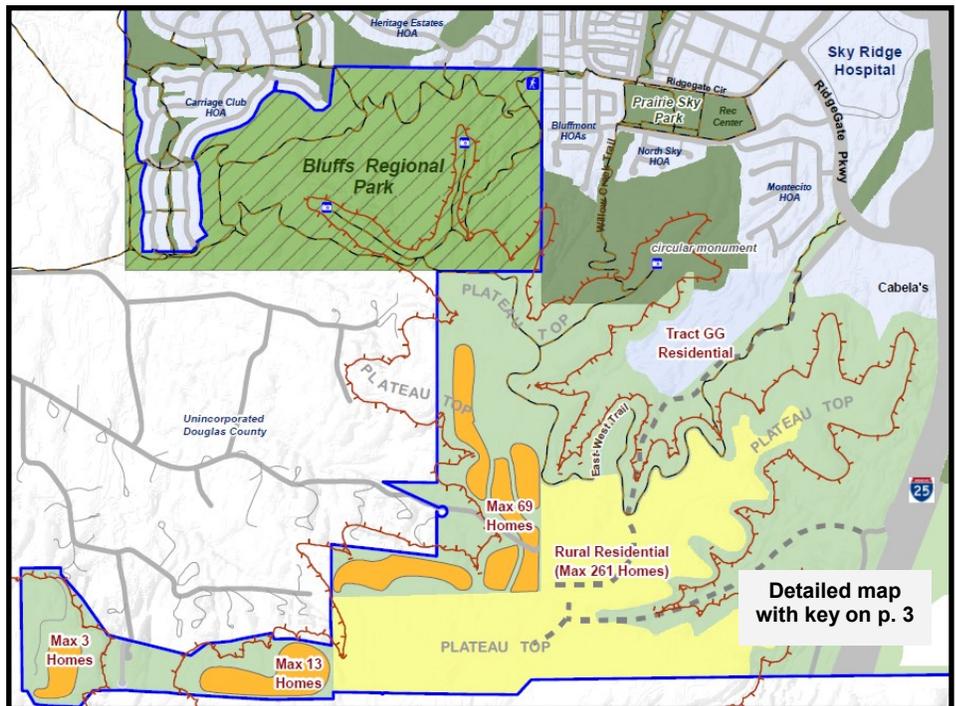


Future Development on Lone Tree's Bluffs West of I-25

Development

Since the City's incorporation 20 years ago, residents, elected officials and staff have made a deep commitment to carefully grow and expand the City. To ensure greater control over decisions related to land use south of Lincoln Avenue, and east and west of I-25, the 3,500 acre RidgeGate property was annexed into the City of Lone Tree in 2000.

The original development entitlements for this area date back even further to the Rampart Range Planned Development (1988). The Rampart Range Planned Development, originally zoned by Douglas County, was the basis for the [RidgeGate Planned Development District \(PDD\)](#) of today. Historical zoning agreements were renegotiated at that time to respect private property rights, while preserving open space, preventing development along the visible ridgelines (bluffs) as seen from Lone Tree, preserving key view corridors, and clustering development on the flat top of the bluffs. In 2004, the 222-acre property known as [Southridge Preserve](#) was annexed and zoned into the City, and was planned to mitigate views of development from Lone Tree.



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- The area in RidgeGate, highlighted in yellow on the map, is zoned Rural Residential and is approved for up to 261 residential units.
- Tract GG, immediately south of the Montecito Community, also contains a developable tract just below the plateau. This tract runs up a small drainage area and is zoned Residential Mixed Use.
- Southridge Preserve, in orange, west of RidgeGate and south of both the Carriage Club neighborhood and Bluffs Regional Park, features clustered development to maximize contiguous open space and wildlife habitat, is zoned for up to 85 residential units on predominantly half-acre lots.

Together, these areas are zoned with restrictions that prevent ridgeline development and minimize visual impacts of homes as seen from Lone Tree. Currently, there are no specific development plans for these plateau areas, although the limits of development and general standards and guidelines are outlined in the links above.



Open Space

Though most of the plateau is private property, several portions, including prominent sections of the ridgelines, have been preserved as open space. Within Lone Tree’s City Limits, 547 of the 847 acres (or 64.6%) on the high plateau area west of I-25 have been preserved as open space. Adjacent to this open space, [Douglas County’s Bluffs Regional Park](#) provides an additional 253 acres of open space and is a popular amenity where locals and visitors access the trail network. This high plateau area in Lone Tree includes an extensive trails system with connections to Highlands Ranch trails, the East/West Regional Trail, South Suburban Parks and Recreation District’s trail system, and wider regional trails. Overlooks along the trail system offer great views of the Front Range of the Rocky Mountains, the Denver metro area, and grassland vegetation and wildlife. Outside of the Bluffs Regional Park, this trail system exists as easements through private land.

Natural Environment

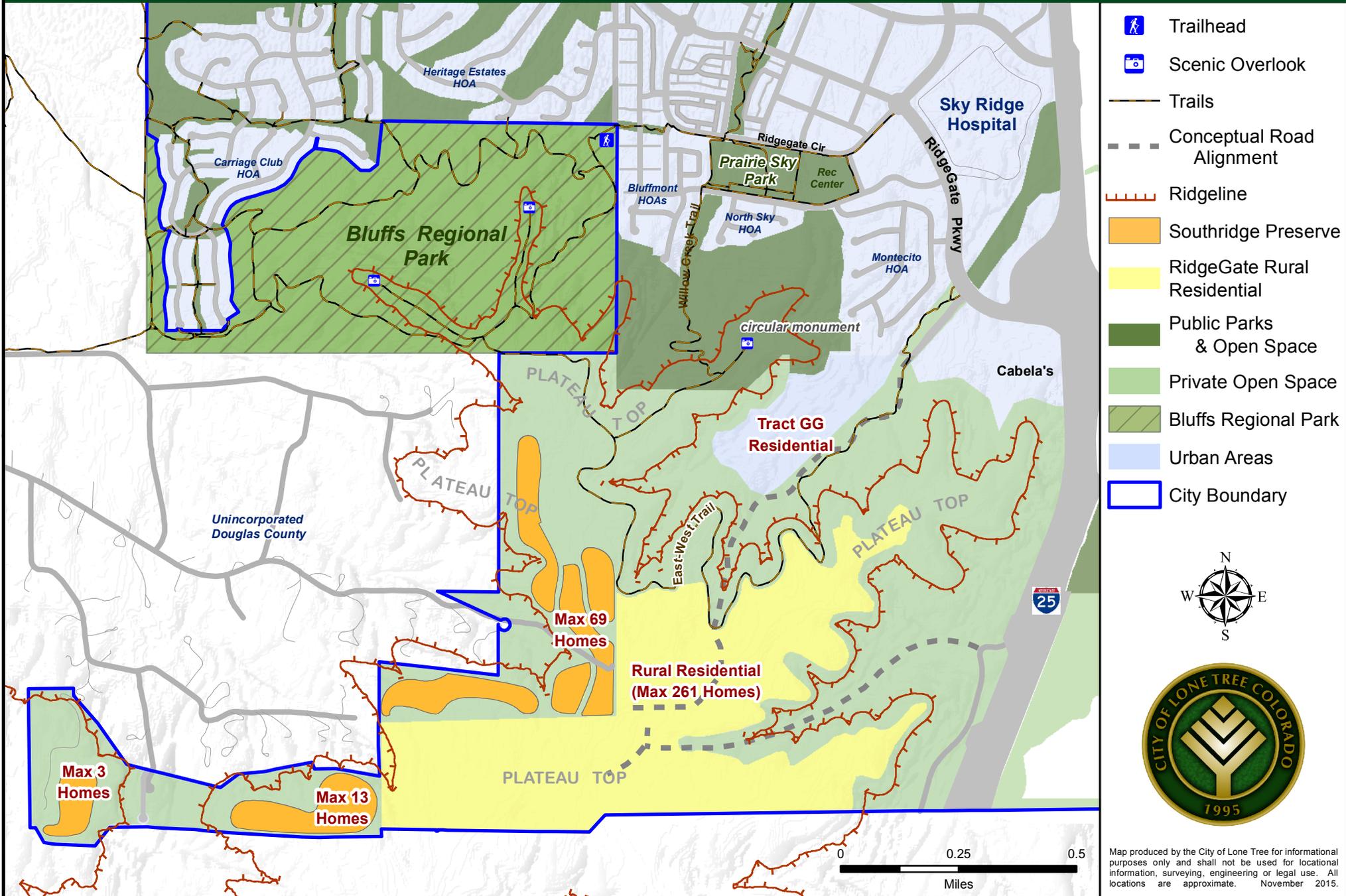
The elevated terrain at the southern edge of Lone Tree, known locally as the “bluffs,” is the fingered, sloped, edges of a high plateau in northern Douglas County. At their highest point in Lone Tree, this plateau tops out at 6,323 feet above sea level – fully 1,000 feet above the elevation of downtown Denver. From the bluffs, you get a great view of Denver, the Front Range, and even the Flatirons west of Boulder on clear days. The edges of this plateau are referred to as ridgelines. This high plateau is within the semi-arid High Plains sub-region of the Great Plains, and within the Western Short Grass eco-region. Vegetation is characterized by short prairie grasses, cacti and succulents such as yuccas, and shrubs including Mountain Mahogany and slow-growing Gamble oaks. Mule deer, pronghorn antelope, coyotes, rodents, reptiles, and raptors are residents and frequent visitors; however, an occasional mountain lion can’t be ruled out.

Questions and Comments

For more questions and comments, please contact the [City of Lone Tree Community Development Department](#).



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Map produced by the City of Lone Tree for informational purposes only and shall not be used for locational information, surveying, engineering or legal use. All locations are approximate. November 2015.