

## EXHIBIT A

# CITY OF LONE TREE THREE-MILE PLAN

### SECTION 1 - INTRODUCTION

This document constitutes the City of Lone Tree's Three-Mile Plan for the unincorporated area within three miles of the City's perimeter, as required by and in conformance with Section 31-12-105 (1)(e)(I) of the Colorado Revised Statutes (C.R.S.). The Three-Mile Plan is comprised of seven sections, including this introduction. Some sections are self-contained land use plans, which are incorporated into the Three-Mile Plan in their entirety by reference. Section 2 contains the description of the plan, clarifications, and elaborations.

### SECTION 2 - DESCRIPTION OF THE PLAN, CLARIFICATIONS, AND ELABORATIONS

This Three-Mile Plan addresses all unincorporated lands within three miles of the corporate limits of the City of Lone Tree, as shown on the accompanying map. While the map includes the incorporated areas of Greenwood Village, City of Centennial, City of Castle Pines, and the Town of Parker, the Three-Mile Plan does not apply to these incorporated areas.

The proposed location, character, and extent of elements of the plan are described as follows:

**Streets:** As identified in the Transportation section of the Lone Tree Comprehensive Plan and Transportation Plans for Arapahoe and Douglas County.

**Subways:** No subways exist or are planned for the area.

**Bridges:** No bridges other than those planned in the Transportation Plans for Arapahoe and Douglas County are planned at this time.

**Waterways:** No changes are proposed at this time.

**Waterfronts:** No waterfronts are planned at this time.

**Parkways, playgrounds, squares, and parks and open space:** As identified in the Lone Tree Comprehensive Plan, the Arapahoe County Comprehensive Plan, and the Douglas County 2035 Comprehensive Master Plan.

**Aviation fields:** As identified in the plans for Centennial Airport.

**Other public ways, grounds, and open spaces:** As identified in the Lone Tree Comprehensive Plan and the Arapahoe and Douglas County Plans.

**Public Utilities:** As identified in the service plan of the applicable district or utility.

**Terminals for water, light, sanitation and power:** As identified in the service plan of the applicable district or utility.

**Transportation:** As identified in the Transportation Plan section of the Lone Tree Comprehensive Plan, and in the Transportation Plans for Douglas and Arapahoe Counties.

**Land Use:** As identified in the City of Lone Tree Comprehensive Plan as the primary guiding plan and the Douglas or Arapahoe County Comprehensive Plans as the secondary guiding plans for land use issues.

### **SECTION 3 - CITY OF LONE TREE COMPREHENSIVE PLAN**

The Three-Mile Plan incorporates by reference the most recent version of the City of Lone Tree's Comprehensive Plan adopted by the City's Planning Commission and approved by the City Council in August 4, 2015, as amended. That 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 Three-Mile Plan Map). All subsequent amendments to the City's Comprehensive Plan are hereby incorporated by reference into the Three-Mile Plan.

### **SECTION 4 - ARAPAHOE AND DOUGLAS COUNTY COMPREHENSIVE PLANS**

The Three-Mile Plan incorporates by reference the Arapahoe County Comprehensive Plan, as amended, and the Douglas County 2035 Comprehensive Master Plan, as amended, except any portions of those plans that are inconsistent with the City of Lone Tree's Comprehensive Plan.

### **SECTION 5 - SPECIAL DISTRICT SERVICE PLANS**

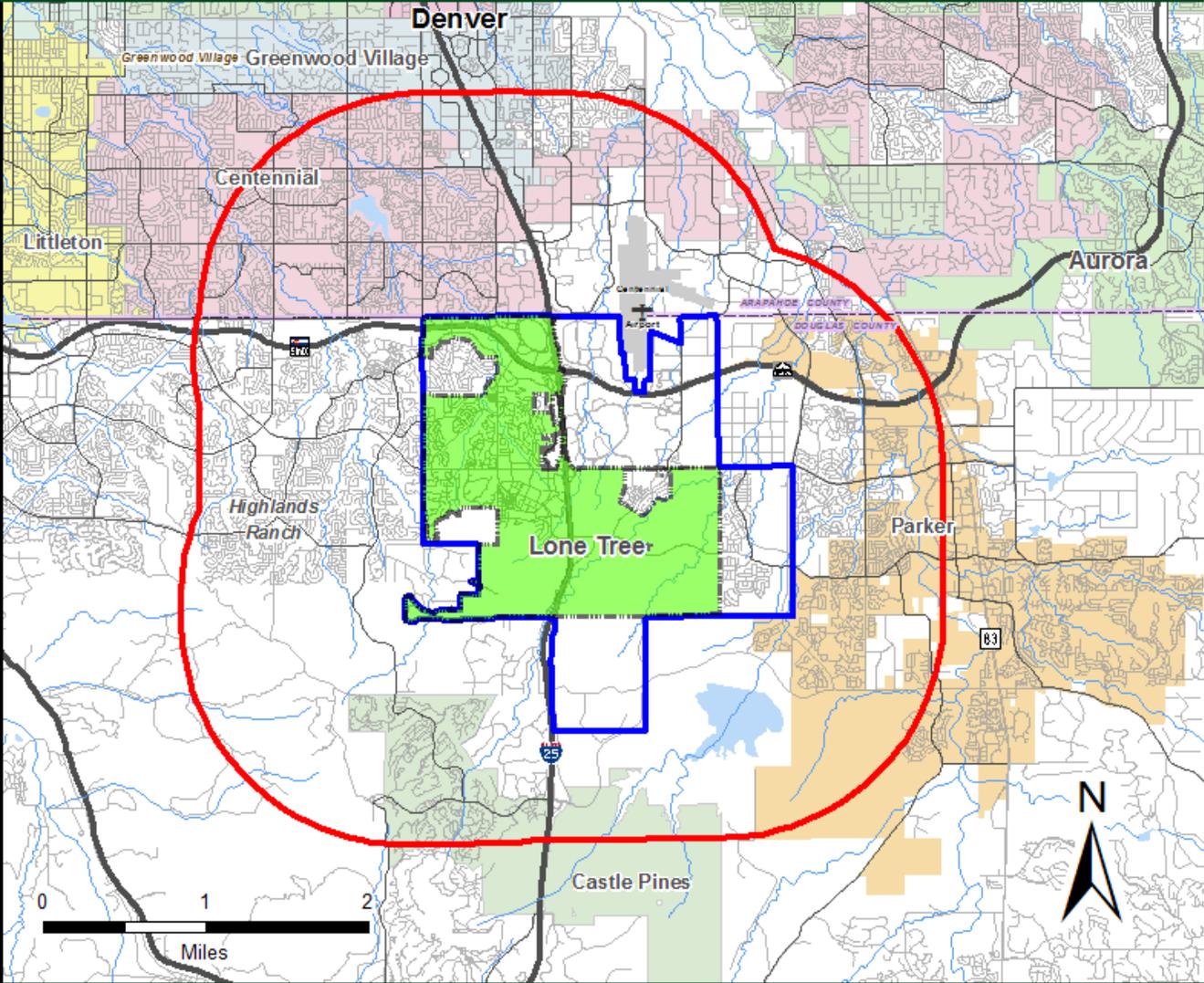
The Three-Mile Plan incorporates by reference the service plans of water, sewer, metropolitan, transportation, parks and recreation, and other special districts serving that portion of Lone Tree's three-mile area, except any portion of such plans that are inconsistent with the City of Lone Tree's Comprehensive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

### **SECTION 6 - UTILITY SERVICE PLANS**

The Three-Mile 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 of Lone Tree, and all other service plans within the area except any portion of such plans which are inconsistent with the City of Lone Tree's Comprehensive Plan.

### **SECTION 7 - MAPS**

# City of Lone Tree Three-Mile Plan Map



## Legend

- Three-Mile Planning Area
- Incorporated City Boundary 2016
- Planning & Growth Area
- County Boundary
- Highways
- Streets

Updated: July, 2016



Map produced by the City of Lone Tree for informational purposes only and shall not be used for locational data, surveying, engineering or legal use. All locations are approximate and may be subject to change. July 2015.

# Land Use

Map 1.1  
Comprehensive Master Plan 2035  
Revised August 2014



## Legend

### Comprehensive Master Plan Areas:

- Non-Douglas County Based Municipalities
- Chatfield Urban Area
- Primary Urban Area (PUA)
- Rural Communities
- Separated Urban Area (SUA)
- Non-Urban Area

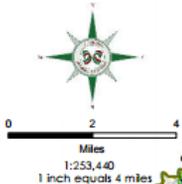
- County Boundary
- Townships
- Lakes
- Intermittent Lakes
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road

### Municipal Planning Areas:

- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Castle Rock IGA Boundary & Buffer Area
- Parker IGA Boundary & Buffer Area
- Municipal Planning Area Inclusive of County PUA/SUA

### Significant Open Space & Parks:

- Open Space
- County Open Space Within Incorporated Areas
- Parks
- Pike National Forest

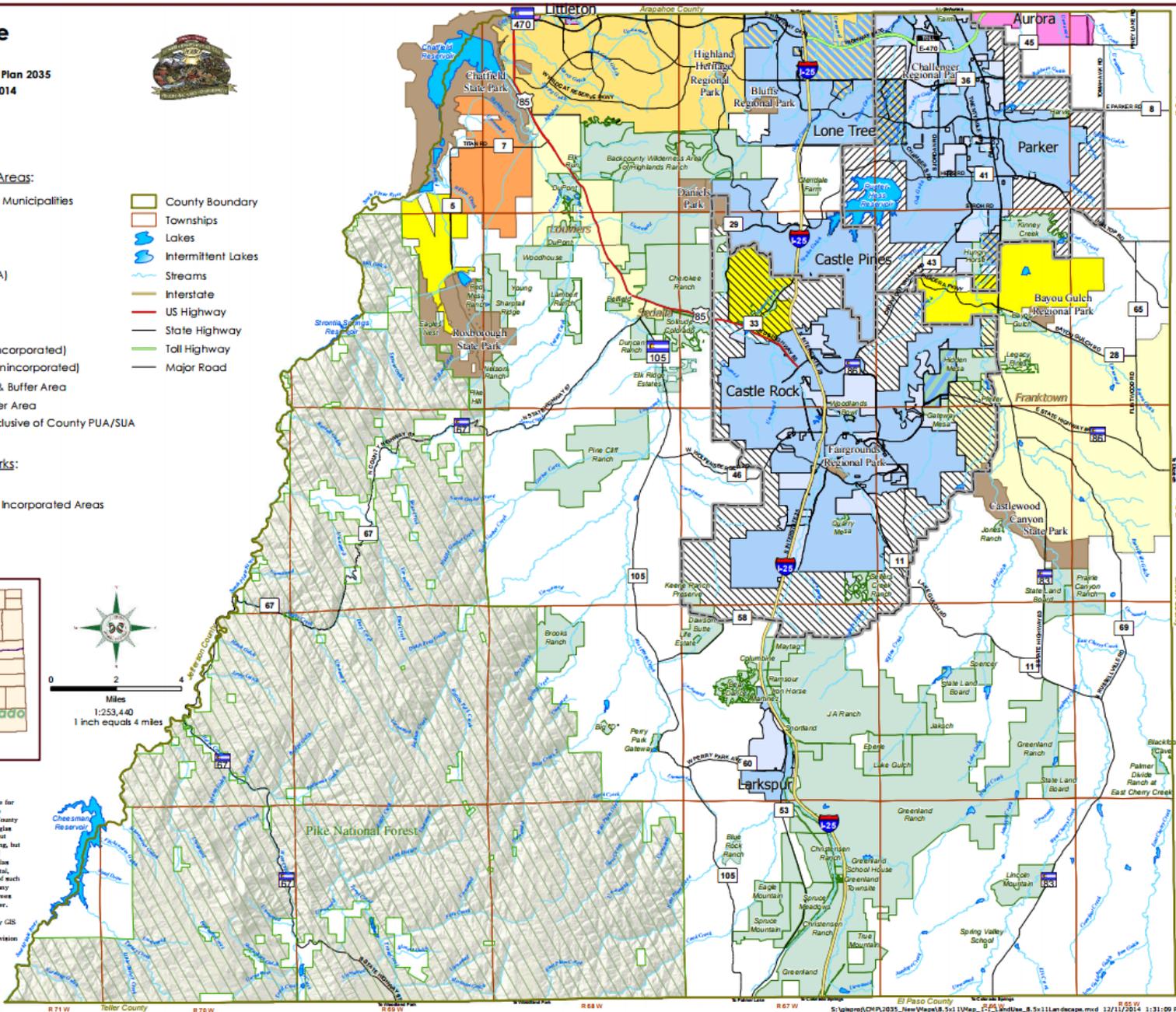


### DISCLAIMER:

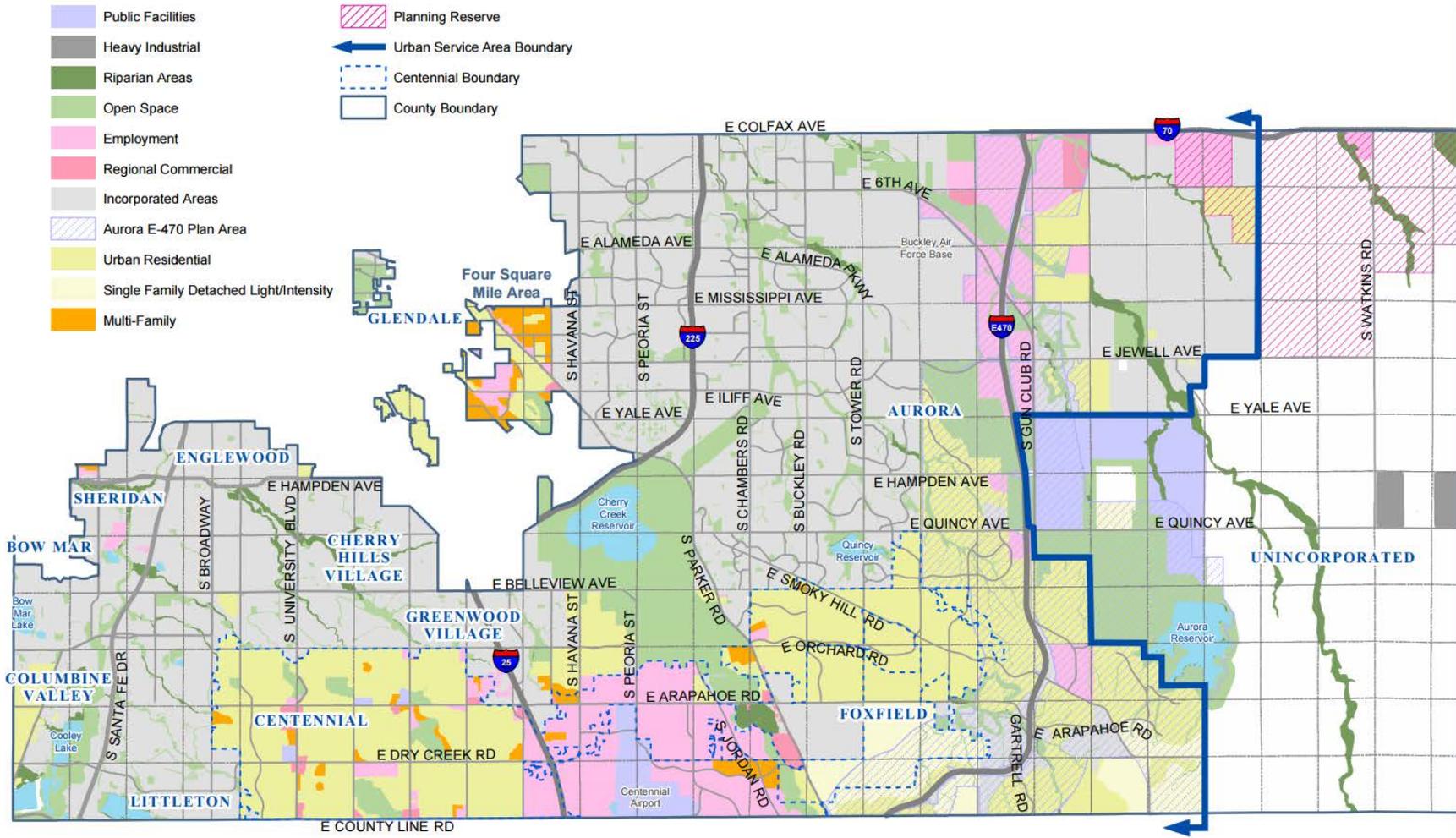
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# Urban Service Area Land Use Plan



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Last Updated:  
 November 2014

