



CITY OF LONE TREE

Community Development Department
9220 Kimmer Drive, Suite 100, Lone Tree, CO 80124
303-708-1818

November 4, 2016

To: Referral Agencies, Metropolitan Districts and Homeowner Associations
From: Jennifer Drybread, Senior Planner
RE: Proposed Municipal Code Amendments, Project RG16-71

From time to time the City undertakes an evaluation of the Municipal Code to:

- Ensure regulations are clear and consistent
- Are in line with current practices or procedures
- Eliminate redundant, outdated or unnecessary regulations
- Address existing problems or concerns
- Keep current with changing circumstances or technology, and
- Meet the needs of the City.

The following is a summary of the intent in updating provisions in chapters 11, 15, 16 and 17 of the Lone Tree Municipal Code. These comments are organized by chapter and article. Also included are the “track-changes” versions of the proposed changes. Please note that we are generally only including the affected amendments in track-change, so you do not have to scan through the entire chapters to see the proposed changes. If you would like to see the entire chapters as they exist today, they can be found in the Municipal Code on the City’s website: www.cityoflonetree.com.

Please contact me at 720-509-1273 should you want to discuss these proposals. Please provide your written comments to me by November 21, 2016 via email at Jennifer.Drybread@cityoflonetree.com, or fax to my attention at 303-225-4949, or by postal mail at the address above.

Thank you for your time and consideration!

INTENT OF THE PROPOSED REGULATIONS BY CHAPTER AND ARTICLE

CHAPTER 11 Streets, Sidewalks and Public Property

Article III – Roadway Design and Construction Standards

- Adopts the latest Douglas County Roadway Design and Construction Standards with amendments relative to the City of Lone Tree.
- Added “Violations; penalties” to set the penalty for any violations of the Roadway Design and Construction Standards.

Article IV – Building Materials

- Changed the reference of City Manager to Director of Public Works or his/her designated representative.
- Added a requirement for erosion control and traffic control for any storage of building materials on public streets and sidewalks.

Article VI – Street and Pedestrian Lighting

- Added a new article to Chapter 11 to define the purpose of street and pedestrian lighting, allowable locations, and City acceptable street light types and wiring.

Article VII – Public Rights of Way

- Added a new article to Chapter 11 to define allowable construction in the public right of way as well as permit requirements, fees, insurance requirements, surety, warranty, inspections, time of completion, locate information, reimbursement of City costs, landscaping, penalties, and removal of utility markings required.

CHAPTER 15 Public Works

Article II – Stormwater Management; Grading, Erosion and Sediment Control; Illicit Discharge

- Further defines nonstormwater discharges.

Article III – Flood Damage Prevention

- Added a requirement that the City Clerk and Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and FBFMs on file and available for public inspection.

Article V –Clearing, Grading and Land Disturbance

- This article was moved from Chapter 16 – Zoning into Chapter 15 – Public Works.
- The reference of City Engineer was changed to Director of Public Works or his/her designated representative.
- Allows permits to be renewed for two (2) additional six (6) months period by the Director of Public Work or his/her designated representative. Any additional extensions may require City Council approval.
- Allows the Director of Public Works or his/her designated representative to reduce the security prior to final release.
- Changed the violation of the chapter from \$100 per day to \$1,000 per day.

CHAPTER 16 Zoning

Article II – General Requirements and Exceptions

- Amended Sec. 16-2-110 to address zoning requirements and procedures rather than building requirements, which are included in Chapter 18 of the Municipal Code. Changed section name from “Building restrictions” to “Use and structure restrictions”.
- Amended outdated references related to the airport authority and added process for review of proposed construction which may constitute an obstruction or hazard:
- Added requirements for residential use of rain barrels.

Article XV – PD - Planned Development District

- Changed reference of City Engineer to Director of Public Works or his/her designated representative.

Article XXII – Temporary Structures

- Changed reference of City Engineer to Director of Public Works or his/her designated representative.

Article XXVII – Site Improvement Plan (SIP)

- Changed reference of City Engineer to Director of Public Works or his/her designated representative.
- Deleted requirement for the specifications of irrigation equipment to be included in the SIP, as such equipment is often replaced in the field, rendering this information dated.

Article XXXI – Clearing, Grading and Land Disturbance

- Removed entire article and moved it to Chapter 15, Article VII.

Article XXXII – Landscaping Standards

- Changed reference of City Engineer to Director of Public Works or his/her designated representative.
- Changed the requirement to allow temporary irrigation to occur for no more than two (2) growing seasons instead of one, to allow more time for plant establishment.
- Primarily deleted irrigation equipment specifications as these change over time with technological advancements.
- Deleted reference to allowing the use of nontreated water for irrigation, as this conflicts with the proposed rain barrel provision, and would likely be allowed if the supplying water district and health department approved such.

CHAPTER 17 Subdivisions

Article I – Administrative Provisions

- Repealed the effective date (Sec. 17-1-60).
- Removed the definition of City Engineer.
- Added a definition for Subdivision Improvements.

Article II – General Standards, Procedures and Requirements

- Changed “public improvements” to “subdivision improvements.”
- Updated Nonresidential development review process to include final plat approval by City Council.
- Added references to Chapter 15.
- Added a requirement for guarantee of subdivision improvements prior to approval of construction plans and issuance of a construction permit.
- Changed reference of City Engineer to Director of Public Works or his/her designated representative.

Article V – General Standards, Procedures and Requirements

- Changed the reference in Sec. 17-5-60(13) from Article IX to Article VIII of Chapter 17.