



## Lone Tree City Council Agenda Tuesday, December 1, 2015

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**Meeting Location:** City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.

**Meeting Procedure:** The Lone Tree City Council and staff will meet in a public Study Session at 4:30pm. At 5:00pm and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00pm. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

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### 4:30pm Study Session Agenda

1. Introduction of Tobi Basile, Municipal Court Clerk I
  2. Introduction of Leigh Chandler, LTAC Marketing Director
  3. Public Works Updates
  4. Banking RFP Update
  5. Lone Tree Arts Center Update
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### 5:00pm Executive Session Agenda

1. Roll Call
  2. Executive Session
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### 7:00pm Regular Session Agenda

3. Opening of Regular Meeting/Pledge of Allegiance
4. Amendments to the Agenda and Adoption of the Agenda
5. Conflict of Interest Inquiry
6. Public Comment
7. Announcements
8. Presentations
  - a. Introduction of 2015 Holiday Card Winner
  - b. Recognition of Lifesaving Event (Schwab, Sky Ridge & South Metro)
  - c. 2015 Commission, Boards & Committees Recognition of Service
9. Consent Agenda
  - a. Minutes of the November 17, 2015 Regular Meeting
  - b. Claims for the Period of November 9-23, 2015
10. Community Development
  - a. RidgeGate Section 22, Filing 1 (Tract GG or the Retreat at RidgeGate) Preliminary Plan and Sub-area Plan Project SB15-57R
11. Administrative Matters
  - a. **Resolution 15-18, ADOPTING THE 2016 GENERAL FUND, DEBT SERVICE FUNDS AND SPECIAL REVENUE FUNDS BUDGETS**
  - b. **Resolution 15-19, AFFIRMING COUNCIL BOUNDARIES**
  - c. **Resolution 15-20, REAPPOINTING MEMBERS TO THE ARTS COMMISSION (Hardin & Pestana)**
  - d. **Resolution 15-21, REAPPOINTING A MEMBER TO THE BOARD OF ADJUSTMENT AND APPEALS (Robertson)**

- e. **Resolution 15-22, REAPPOINTING A MEMBER TO THE CITIZENS' RECREATION ADVISORY COMMITTEE (Horback)**
- f. **Resolution 15-23, REAPPOINTING A MEMBER TO THE PLANNING COMMISSION (Carlson)**

12. Council Comments

13. Adjournment

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### City of Lone Tree Upcoming Events

More info available at [www.cityoflonetree.com](http://www.cityoflonetree.com) and [www.lonetreeartscenter.org](http://www.lonetreeartscenter.org)

- LTAC Guild Holiday Kick Off and Tree Lighting, December 4, 2015, 6:50 p.m., LTAC Event Hall.
- *The Nutcracker*, December 4 - 6, 2015, LTAC Main Stage
- *Opening Dialogue*, Curated Art Show, December 3 – 31, 2015. Opening Reception, Saturday, December 5, 2015 from 5:30 – 7:00 p.m., LTAC Lobby
- *Tartan Terrors Christmas*, Wednesday, December 9, 2015 at 7:30 p.m., LTAC Main Stage
- LTSO, *Happy Holly Days*, Friday, December 11<sup>th</sup> at 7:30 p.m. and Sunday, December 12<sup>th</sup> at 2:00 p.m., LTAC Main Stage
- *John Denver Holiday Concert*, December 15 - 20, 2015, LTAC Main Stage
- City Offices will be closed on Friday, December 25<sup>th</sup> in observance of Christmas Day and on Friday, January 1<sup>st</sup> in observance of New Year's Day



## CITY OF LONE TREE STAFF REPORT

**TO:** Mayor Gunning and City Council

**FROM:** Courtney Ozaki Moch, Operations and Business  
Director, LTAC

**DATE:** November 24, 2015

**FOR:** December 1, 2015 Study Session

**SUBJECT:** 2015 Holiday Card

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### Summary

The Arts Commission committee reviewed several pictures that were selected from various art teachers from Lone Tree, Acres Green and Eagle Ridge Elementary Schools. The students were given a holiday topic in which to create their pictures. The committee selected five pieces which then were presented to City Council for final selection. The final choice has been printed and will be sent out as the City of Lone Tree's presented holiday card for the 2015 season. The winning student for this year's Holiday Card artwork is Evan Watkins from Lone Tree Elementary School.

Lone Tree Elementary art teachers Sheila Watkins and Justyna Bulter graciously helped us with this year's project.

### Cost

Evan will receive his selected holiday card framed, a check for \$50 and art supplies. The school will receive a \$50 gift certificate to use for art supplies for the classroom.





**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 18, 2015**

**FOR: December 1, 2015, City Council Meeting**

**SUBJECT: CBC Recognition of Service**

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Summary

The following CBC members will be completing their service this year. We will be recognizing their service at tonight's meeting with a service plaque.

Robert Meldrum	Arts Commission	2012-2015
Levi Schroeder	Citizens' Recreation Advisory Committee	2011-2015
Vicki Swiader	Citizens' Recreation Advisory Committee	2011-2015
Martha K. Sippel	Planning Commission	2008-2015
Stephen J. Mikolajczak	Planning Commission	2008-2015
Lindsay Nikolaeff	Youth Commission	2011-2015
Alexandra MacPherson	Youth Commission	2012-2015

**MINUTES OF A REGULAR MEETING  
OF THE COUNCIL OF THE  
CITY OF LONE TREE  
HELD  
November 17, 2015**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, November 17, 2015, at 7:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

James D. Gunning, Mayor  
Jacqueline Millet, Mayor Pro Tem  
Harold Anderson, Council Member  
Kim Monson, Council Member  
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager  
Steve Hebert, Deputy City Manager  
Torie Brazitis, Assistant to the City Manager  
Jeff Holwell, Economic Development Director  
Chief Jeffery Streeter, Lone Tree Police Department  
Kristin Baumgartner, Finance Director  
Kelly First, Community Development Director  
Lisa Rigsby Peterson, Lone Tree Arts Center Director  
Neil Rutledge, City Attorney, White, Bear and Ankele, P.C.  
John Cotten, Public Works Director, TTG Corp.

Call to Order

Mayor Gunning called the meeting to order at 7:00 p.m., and observed that a quorum was present.

Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

Amendments to the Agenda

There were no amendments to the agenda.

Mayor Pro Tem Millet moved, and Council Member Squyer seconded, to amend

the agenda to add a presentation by Lisa Rigsby Peterson, Director of the Lone Tree Arts Center, on the Denver Mayor's Award for Excellence in Arts and Culture.

Council Member Monson moved, that in response to constituent's recommendations for increased transparency of City Council meetings and study sessions, that each City Council meeting and Study Session be recorded and archived on the City's website. The motion failed for lack of a second.

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Conflict of Interest

There was no conflict of interest.

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Public Comment

There was no public comment.

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Announcements

Matthew Zimmerman, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

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Presentations

*Special Achievement Recognition for Volunteer Sandy Klassen*

Chief Streeter gave a brief overview of the President's Lifetime Achievement Award and introduced the award recipient Sandy Klassen.

*Denver Mayor's Award for Excellence in Arts and Culture*

Lisa Rigsby Peterson announced that the Lone Tree Arts Center, along with its partner Phamaly Theatre Company, received two awards at today's Denver Mayor's Awards for Excellence in Arts and Culture.

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Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which consisted of:

- *Minutes of the November 3, 2015 Regular Meeting*
- *Claims for the Period of October 26 – November 9, 2015*
- *Treasurer's Report for September 2015*

Council Member Squyer moved, Council Member Anderson seconded, to approve the Consent Agenda. The motion passed with a 5 to 0 vote by those members present.

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Police Department

*Approval of IGA w/Douglas County School District RE-1 re: School Marshal Program (SMP)*

Chief Jeff Streeter introduced the item.

Mayor Pro Tem Millet moved, Council Member Monson seconded, to approve the IGA w/Douglas County School District RE-1 re: School Marshal Program (SMP). The motion passed with a 5 to 0 vote.

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Administrative Matters

***Public Hearing: 2016 Proposed Budget***

Mayor Gunning opened the public hearing at 7:35 p.m.

Kristin Baumgartner, Finance Director, introduced the item and noted the budget will be considered for adoption at the December 1, 2015 City Council Meeting at 7:00 p.m.

Mayor Gunning opened the public hearing for comment at 7:54 p.m.

Doug MacGregor, 7434 Indian Wells Cove, thanked all the individuals who have worked on the city budget over the years.

Gary Uhlman, 9123 Nambe Trail, spoke about how the budget has changed over the years.

The public hearing was closed at 7:56 p.m.

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***Ordinance 15-06, PROVIDING FOR THE CREATION OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS (Emergency)***

Mr. Neil Rutledge, City Attorney, introduced the item.

Council Member Anderson moved, Mayor Pro Tem Millet seconded, to approve Emergency **Ordinance 15-06, PROVIDING FOR THE CREATION OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS**. The motion passed with a 5 to 0 vote by those members present.

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***Resolution 15-17, FIXING THE NUMBER AND APPOINTING THE DIRECTORS OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT***

Mr. Neil Rutledge, City Attorney, introduced the item.

Council Member Squyer moved, Council Member Monson seconded, to approve **Resolution 15-17, FIXING THE NUMBER AND APPOINTING THE DIRECTORS OF THE LONE TREE BUSINESS IMPROVEMENT DISTRICT**. The motion passed with a 5 to 0 vote by those members present.

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Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:22 p.m.

Respectfully submitted,

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Steve Hebert, Deputy City Manager



CITY OF LONE TREE  
**STAFF REPORT**

**Project Summary**

- Date:** December 1, 2015 City Council Meeting
- Project Name:** RidgeGate Section 22, Filing 1  
(Also known as Tract GG or The Retreat at RidgeGate)
- Location:** The property is located in RidgeGate, in a small valley located generally south of the Montecito neighborhood.
- Project Type / #:** Preliminary Plan, Project #SB15-57R
- Staff Contacts:** Kelly First, Community Development Department Director  
Jennifer Drybread, Senior Planner
- Meeting Type:** Public Meeting

**Summary of Request:**

Proposed is a Preliminary Plan to subdivide 47.70 acres into 70 residential lots and 21 tracts; and for preliminary approval of a proposed Sub-Area Plan amendment (amending the existing RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed).

**Planning Commission Recommendation:**

The Planning Commission vote was split on the application (3 in favor, 3 opposed). The Planning Commission minutes for their two meetings on this application are included in this report.

**Suggested Action:**

Approval of the Preliminary Plan and sub-area plan amendment, subject to conditions set forth in the staff report.



**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner**

**DATE: November 20, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: RidgeGate Section 22, Filing 1  
(Also known as Tract GG or The Retreat at RidgeGate)  
Project SB15-57R**

Owner:  
RidgeGate Investments, Inc.  
10270 Commonwealth St., Suite B.  
Lone Tree, CO 80124

Representative:  
Century Communities, Lisa Albers  
8390 E. Crescent Pkwy, Suite 650  
Greenwood Village, CO 80111

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**Planning Commission Meeting Dates: October 13<sup>th</sup> and 27<sup>th</sup>, 2015**  
**City Council Meeting Date: December 1, 2015**

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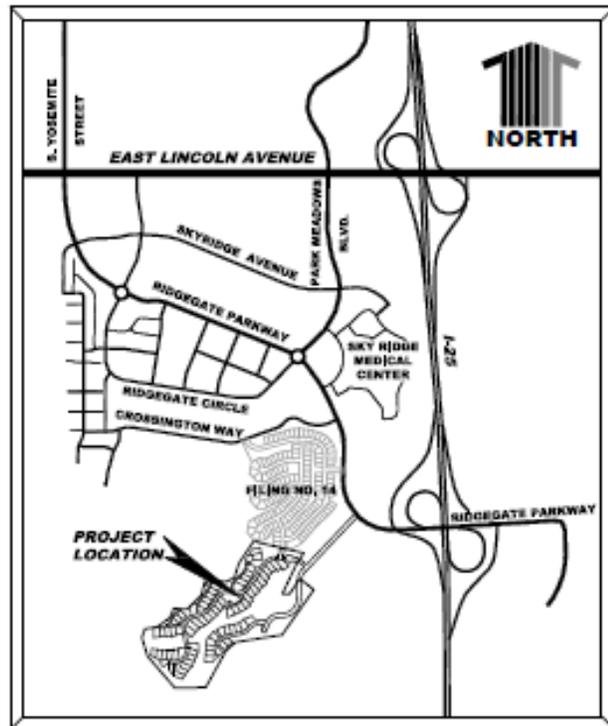
**A. REQUEST:**

The nature of this application is two-fold:

1. Preliminary Plan (step one in a two-step subdivision process); subdividing 47.70 acres into 70 residential lots and 21 tracts; and
2. Sub-Area Plan amendment (amending the existing RidgeGate Residential West Village Sub-Area Plan to include more specific guidelines and standards for how the property is developed).

**B. LOCATION:**

The property is located in RidgeGate, in a small valley located generally southwest of the I-25/RidgeGate Parkway interchange - southwest of the RidgeGate Commons development and south of the Montecito residential neighborhood.



**C. BACKGROUND:**

This property has been zoned for development since the City annexed RidgeGate in 2000. The property is predominantly part of Planning Area 11 (Residential Mixed Use), and is governed by the planning framework of the RidgeGate PDD, 4<sup>th</sup> amendment and standards outlined in Sec. 4.1.9 of the RidgeGate Residential West Village Sub-Area Plan. Given the natural topography, drainage and vegetation of the site, additional studies and considerations are called for in the review of development proposed in this area (see attachment for complete excerpt from the Sub-Area Plan).

The Sub-Area Plan states that, “All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting.” Through the Sub-Area Plan, the Planning Commission and City Council are expressly able to review: “building massing (which may include height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing and lighting. Other information necessary to determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required.”

The Sub-Area Plan also calls for a Wildfire Hazard Assessment, and that design of the development is prepared in consultation with the Division of Wildlife.)

**D. DESCRIPTION:**

**Zoning.** The proposed residential use is permitted by zoning in the RidgeGate Planned Development. The property is zoned PD and is within a Residential-Mixed Use (R/MU) Planning Area, a Commercial-Mixed Use (C/MU) Planning Area, and a small portion of an Open Space (OS) Planning Area. Refinements to planning area boundaries are permitted through the platting process, provided there is no net loss of open space to the PDD. A rezoning application is not required in association with this development. The zoning does not prescribe or designate the maximum number of dwelling units planned for this area.

**Site Characteristics.** The 47.70 acre property is located in a sloping valley bounded on three sides by the bluffs and on the north side by the residential community of Montecito. The Cottonwood Creek drainage runs from south to north through the property. Gambel Oak (scrub oak) and some Cottonwood trees line the drainage, and Gambel Oak can also be found on the side slopes principally at the south end of the property. Otherwise, native grasses blanket the bluff side slopes. The high point has an elevation of 6,215 feet with a low point at the bottom of the existing 100-year flood detention pond of 6,080 feet. A local trail connector to the East-West Regional Trail is located on the property's eastern boundary.

No federally threatened plant species were found on the property, based on a 2014 Natural Resources Assessment of the property conducted by ERO Resource Corporation for the applicant (see attachment). One wetland was identified in the northeastern portion of the site (see Figure 2, Wetland 1 of the assessment). This wetland is located in the 100-year flood retention pond that the District will own and maintain.

**Preliminary Plan Overview.** The proposed Preliminary Plan provides for the subdivision of land into 70 single-family detached lots and 21 tracts, with development proposed on either side of the Cottonwood Creek drainage.

In comparison to the nearby Montecito residential community the proposed development would have larger lots and homes, on average, and the property would have a density (dwelling units/acre) less than half of that of Montecito:

	<b>Montecito</b>	<b>Ridgegate Tract GG</b>
<b>Average Lot SF</b>	6,616	9,862
<b>Average House SF</b>	2,261-3,682	2,700 -4,400
<b>Average Lot Coverage</b>	44.91%	36.00%
<b>DUs/Acre</b>	3.40	1.45
<b>Total Project Area (ac)</b>	41.72	48
<b>Total # of Lots</b>	142	70

Tract A, is where the Southgate Water District’s pump house was originally proposed. In response to resident concerns, the location of the pump house has since been changed to the east side of Cabela Drive in Tract X. Tract A will be an open space tract with landscaping to block some views of the proposed development from Montecito.

Tract T is the Cottonwood Creek drainage that runs through the valley, and was the subject of considerable discussion with the RidgeGate Design Review Committee (DRC) and Planning staff. The applicant addressed DRC and staff concerns by largely preserving this drainage and the large stands of Gambel Oak along its center. Tract T is 9.6 acres, and provides habitat for small mammals and birds. It will be platted for the purpose of subsequently conveying the land to the Rampart Range Metropolitan District for maintenance. The District will prune the vegetation as necessary for fire mitigation, as called for in the applicant’s Wildfire Management Plan (see attachment).

Tract I is planned for a local park, pool, and community room (see attached Park Plan), and will be maintained by the Homeowners Association. This meets the local park land requirement of the RidgeGate Planned Development (see section H of this report for more information). More detailed drawings of these features will be required at the time of Final Plat review.

Tract U is the main entrance into the development. It was also the subject of concern by adjacent residents in Montecito. The applicant is proposing landscaping within this tract to help screen views of traffic and car lights along this access road (see attached Pump house plan in the Sub-Area Plan).

Tract X is the new location for the pump house. The tract will be maintained by the Southgate Water District.

The primary access to the development is from Cabela Drive, which will extend to serve the lots east of the drainage (and ultimately extend to serve future development to the south as further described in this report). A new public street intersection with Cabela Drive will serve lots west of the drainage. The streets in the proposed development are designed to meet RidgeGate Street Standards, with the exception of some of the narrower private drives that are identified as tracts on Sheet 5 of the Preliminary Plan. These private drives will be maintained by the HOA. A view corridor in this area is identified on the RidgeGate Planned Development, and is shown on the vicinity map of the first sheet of the Preliminary Plan. Though the entrance road is partially located here, all proposed housing and structures are located outside the established view corridor.

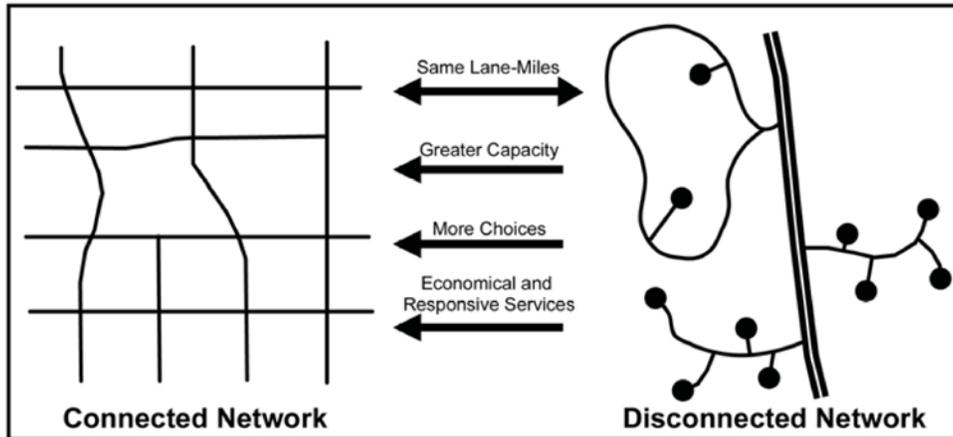
**Service Providers:**

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority
Metro District:	Rampart Range Metropolitan District

**E. ROADWAY NETWORK CONNECTIONS AND TRAFFIC IMPACT**

**Street Connection to Montecito (via Alicante Road).** A roadway connection is planned between this development and the Montecito neighborhood, via an extension of Alicante Road. Alicante Road was designed to eventually connect with future development, and was platted as part of the Montecito neighborhood. Unlike a cul-de-sac, the street was intentionally designed as a connection between neighborhoods.

Staff supports this connection. Connections between neighborhoods provides the residents of connecting neighborhoods more choice and efficiency in trip routes; it enhances emergency response time (though in this case it is not required by South Metro Fire Rescue); provides for more efficient services for such things as school bus routes and snow plowing; and is more efficient for other service providers.



While a grid network of connected streets is not practical in some areas due to topographic constraints, connections between neighborhoods are supported, where possible. Connections are addressed in the City's Comprehensive Plan, the RidgeGate zoning intent language, and the RidgeGate roadway standards:

Lone Tree Comprehensive Plan:

“Provide safe and convenient vehicular, pedestrian, and bicycle access and connections between neighborhoods and destinations throughout the City for people of all ages and abilities.”

RidgeGate PDD zoning:

“Emphasis is placed on connecting neighborhoods and individual uses with each other by employing a modified urban grid form with a hierarchy of through streets, and sharing access drives between projects. Gated residential communities are not in keeping with interconnectedness and public access and are generally discouraged, except in locations where neighborhood interconnectivity is prohibited by topography.”

RidgeGate Roadway Standards:

“4.28 Encourage Connectivity

4.28.1 Cul-de-sacs and dead-end streets do not contribute to connectivity or the ease of emergency response and are therefore discouraged.”

The Montecito HOA commented that many residents are concerned about traffic impacts generated in their neighborhood as a result of the Alicante

Road connection. Residents have asked that the connection between these communities be limited to pedestrian only.

According to the Traffic Impact Analysis conducted by LSC Transportation Consultants for the applicant, (see attached), Montecito residents would generate the bulk of the traffic at this connection. The Traffic Impact Analysis shows minimal traffic impact generated by the proposed development through Montecito. According to the study, there would be approximately 1-2 trips per hour generated during peak AM and peak PM periods, and an approximately 40 trips generated over a 24-hour weekday from the proposed development into and out of Montecito (with about half entering and half exiting the site).

Montecito residents would generate approximately 250 trips per 24-hour period, presumably to use this connection to get to the traffic signal at Cabela Drive and RidgeGate Parkway and head north or east on RidgeGate Parkway. For some Montecito residents, this connection may be more convenient for accessing RidgeGate Parkway. The total trips in and out of Montecito at the proposed connection between neighborhoods would be approximately 290 trips per 24-hour period (250 + 40). That equates to the number of trips generated by approximately 29 homes (at the estimated 10 trips per day per household). 290 trips is less than some of the residents on Ladera Drive in Montecito likely experience today and is about the same some number as other residents on Montecito Drive likely experience today. It is not a high traffic number for a residential street, though Montecito residents who live close to the connection would see more trips per day than they do now if the connection is constructed.

At the October 27<sup>th</sup> Planning Commission meeting, Kevin Spencer, representing the Montecito HOA, stated that the traffic consultant for the applicant took a narrow vision – and they could not anticipate the travel patterns of 225 future homes on the bluffs. He felt that the traffic study only addressed traffic generated by the future 70 homes at the Retreat, and did not consider traffic generated by future homes on the bluffs. In response to that issue, the applicant's traffic engineer provided the following reply in a follow up email:

The traffic study did not assume cut-through traffic from future Bluffs homes through Montecito because we expect the demand for cut-through trips to be low. Cut-through traffic typically occurs because a driver determines it is faster, easier or both faster and easier to turn from a collector or arterial street onto a local street to connect to another collector or arterial street rather than using the collector/arterial grid between their origination and their destination.... We would not expect more than a token number of cut-through trips as long as the Ridgeway/Cabela intersection is

operating at acceptable levels of service because a large percentage of cut-through traffic is drivers trying to bypass gridlocked intersections or corridors. The Ridgeway Tract GG traffic study and the much larger Cabela (Tract O) traffic study both estimate acceptable operations at the signalized intersection of Ridgeway Parkway and Cabela Drive through 2035.

For the reasons stated above, staff (including Public Works Staff) continues to recommend that Alicante Road remain as proposed on the plan as public through street. However, in response to resident concerns, the applicant has designed an alternative emergency-only access option (attached). Public Works staff and the Fire District have reviewed that option and would not object to the design should the Council decide that the road should be restricted as emergency-only. The road segment within Tract GG would be private and the City would not accept it or maintain it.

**Emergency Access Road.** A 20-foot wide emergency access road is proposed at the southeast portion of the site, connecting the two cul-de-sacs. South Metro Fire Rescue requires it have a drivable surface to accommodate emergency vehicles. Although intended for emergency access only, it will not be barricaded, as South Metro Fire Rescue does not allow bollards or chains within the 20' width. It is likely that residents in the south portion of the development will use this road on a frequent basis if they find it a more convenient means to get to Cabela Drive. The HOA will be required to maintain this road, as it is not built to RidgeGate road standards for a public street.

The construction of this road emergency access road will require a wide swath of grading (240' – 400' at its widest), in an area heavily vegetated with Gamble oak (see Sheet 4 of the Preliminary Plan). Planning and Public Works staff had recommended relocating and shortening this access road, but the applicant points out that this area will be graded eventually anyway, as a result of the extension of the future Cabela Drive to the top of the bluffs (see Sheet 6 of the Preliminary Plan and the aerial attachment).

**Extension of Cabela Drive.** Cabela Drive is planned to eventually extend south beyond its alignment shown with this development, to provide access to future residential development on the mesa tops. The land is zoned for up to 343 units that would use Cabela Drive. According to the applicant's Traffic Impact Analysis, the future development on the mesa tops will generate approximately 3,300 trips per day (at approximately 10 trips per household).

Although the final roadway extension alignment is not yet determined, it is likely that the future road will be in close proximity to the homes proposed

for the eastern side of this development as shown in the aerial attachment and on Sheet 6 of the Preliminary Plan. Staff feels it is imperative that future residents are given full disclosure of the roadway extension prior to purchasing their lots. Staff recommends, as a condition of approval, that the applicant commit to posting a map in the sales office and in marketing materials showing the roadway extension and describing the 3,300 average daily trips expected on that road.

Staff has also recommended to Coventry Development Corporation (the developer for RidgeGate) that signs be erected at the temporary end of the road and at other locations along the road facing the lots, stating that this road will eventually be constructed for the purpose of providing access to the 343 residential homes approved by zoning for development on the mesa tops. Signs could be designed and located in a way to be readily visible but unobtrusive to homeowners.

## F. ENVIRONMENTAL ISSUES

**Wildlife.** The RidgeGate West Village Sub-Area Plan, Planning Area 11 section states that the plan for development on this property should be prepared in consultation with the Division of Wildlife. A referral packet was sent to the Division of Wildlife and Mr. James Romero, the Acting Area Wildlife Manager for Colorado Parks and Wildlife responded. He provided general comments, and stated that District Wildlife Manager Justin Olson had analyzed the site and suggested we contact him with questions.

Staff contacted Mr. Olson and met with him on the site. He had no major concerns with the development proposal, and said that preserving the Cottonwood Creek drainage was a positive step. He said that much of the wildlife will vacate the project during construction, but many will return once residents have moved in and development activity diminishes. Staff noted that deer have been observed in the area. Mr. Olson responded that deer will likely come back once development is concluded as they are drawn to the landscape vegetation in yards. Mr. Olson reinforced the need to provide information to residents about living with wildlife when they buy their homes in this area.

The Natural Resources Assessment conducted by ERO for Tract GG (see attachment) speaks to an inventory of wildlife surveyed in Planning Area 11. The survey found no threatened or endangered species or potential candidate species. They did find three unoccupied and one potentially active magpie nest along Cottonwood Creek in their 2014 site visit. The report recommends that "removing vegetation be conducted, "...from September through February, which is typically outside of the active breeding season [for migratory birds]." The report concludes that:

Species likely to decline [as a result of development] include some raptors and possibly coyotes. Species likely to increase include red fox, raccoon, and great horned owl. Overall, surrounding and continuing development contributes to a decline in the number and diversity of wildlife species nearby and to a change in species composition to favor species that adapt better to human disturbance.

**Wildfire.** The RidgeGate West Village Residential Sub-Area Plan, Planning Area 11 section calls for a wildfire hazard assessment, consistent with Douglas County's Wildfire Mitigation Standards, at the time of subdivision for this area. The Sub-Area Plan states that "mitigation measures may be required as a condition of subdivision approval," and "on-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC&Rs)" for the property.

The applicant contracted Anchorpoint Wildland Fire Solutions, a consulting firm, to conduct a Wildfire Management Plan for the property (see attachment). The study concludes that the overall wildfire risk of the community is considered moderate. "The majority of the area to be developed is low [risk for wildfire], with some moderate risk in the drainage... due to the presence of Gambel Oak shrubs..." The consultant recommends removing shrubs on the northwest and southeast areas and keeping the grass mowed to mitigate wildfires. The report mentions that the retaining walls along the drainage will serve as a fuel break to the back yards of homes lining the drainage. The study recognizes that South Metro Fire Rescue Authority (SMFRA) that provides firefighting service to the area is "...capable of catching and extinguishing most fires before they get to a size where they will be a threat to structures."

The study proposes mitigation measures (p. 10 of the Sub-Area Plan); these have been incorporated in the proposed amended chapter for Planning Area 11 of the RidgeGate West Village Sub-Area Plan. The mitigation measures will also be incorporated in the future CC&Rs for the development, and will be recorded with the Final Plat (a recommended condition of approval). The developer will be required to comply with building related standards, such as installing only non-wood, Class B or better roofs. The HOA will be responsible for mowing common areas, thinning and low-limbing Gambel Oak outside the drainage, and monitoring some compliance dealing with precluding wood fencing, ensuring residents don't dump yard clippings and yard waste into the open space land and landscaping; and maintaining a 3-foot non-combustible perimeter around the base of all structures and roofline projections, including decks. The Rampart Range Metropolitan District plans to take

title to the Cottonwood Creek drainage through Planning Area 11, and will be responsible for thinning and low-limbing the Gambel Oak stands in this area, and alerting SMFRA when conditions are such that Gambel Oak becomes receptive to burning. Taken together, these measures will help mitigate the risk to the homes in this development.

## **G. ARCHITECTURAL ELEMENTS**

**Retaining Walls.** The construction of retaining walls in this valley will be visually significant. Preserving the drainage, coupled with steep slopes in this area, requires the extensive use of retaining walls throughout the project. Most of these walls are proposed as tiered walls, with individual wall heights ranging from 8 feet to 18 feet as shown on the Preliminary Plan (note the 21-foot tall walls on sheet 4 is incorrect and will be corrected prior to the Council meeting). Cumulatively, retaining walls reach 40-feet tall in one area, with (4), 10-foot walls by Lot 14; other areas have cumulative wall heights as high as 20 to 30-feet tall. The drainage area will have walls that cumulatively reach 26 feet tall in one area, with (2), 13-foot walls. Note that these wall heights will be finalized once the applicant receives the soil drilling reports and can finalize the construction plans. See the attached Retaining Wall Height Exhibit that shows the cumulative effect of the wall tiers. See also the View Sections attachment that provides an idea of grading and retaining wall construction for this development.

For comparison, the walls behind the future Marriott Town Place Suites in RidgeGate have a combined 48 feet at the highest (19 feet is the highest individual wall). Behind Cabela's, the highest combined height is 44 feet (17 foot is the highest individual wall in that area). See also the Retaining Wall photo sim exhibit that shows some of the walls with development in the foreground.

To reduce the visual impact of walls, vegetation will be required to be planted along the wall tiers, irrigated with a drip system, and will be maintained by the Homeowners Association. The homes along the west side will be designed to stair-step up the hill, which will also help to screen the walls in places as they will help shield views of the walls with the homes. There are two types of materials used for the walls – both are earth-toned in color. "Wall B" is the same type of wall as was constructed in Bluffmont Heights in RidgeGate. Enhanced walls ("Wall A") are planned in two highly visible places along the main entry to the development. See the Park Plan, attachment for photos of these two wall types.

The Public Works Department is requiring additional measures to be taken to ensure water does not sheet off the walls in a heavy rain. The design of

all walls will be detailed in construction plans are subject to final review by Public Works.

**Pump House.** A pump house for water supply to the proposed residential units high on the slope is proposed east of the property on land owned by the Rampart Range Metro District. This new location is proposed by the applicant following concerns expressed by some neighboring Montecito residents over noise and visual impacts. This location (the third site proposed) is supported by the staff of Southgate Water District (subject to District Board approval), the Rampart Range Metro District, Coventry Development Corporation, and the residents of Montecito responding to this application. This facility will be operated and maintained by the Southgate Water District.

As proposed, the pump house and the location of the two trees proposed on the landscape plan will be located on land within the Southgate Water District. The remainder of the property is located in the Parker Water and Sanitation District. For that reason, and the fact that water cannot be supplied for landscaping when located outside the Southgate Water District, no additional landscaping is proposed around the pump house.

The applicant proposes wrought iron fencing instead of chain link and barbed wire fencing that is typically associated with these facilities. The applicant proposes to locate parking and supplies behind the building, should that be necessary, though the Southgate District Manager, Dave Irish, in his testimony to the Planning Commission, said he does not expect storage will be necessary.

The applicant has submitted a sketch of the pump house that shows the architectural character (see attachment). This design will be finalized at the time of Final Plat.

Regarding noise impacts, the backup generator for the pump is proposed to be located outside and behind the CMU block pump house, and set inside the hill with walls on the east, south, and north sides. The applicant estimates that the generator (that runs once a month for testing or as needed for maintenance), will run at approximately 10 decibels or less. According to staff research, this decibel level is barely audible and equates to the sound of someone breathing. The generator at the proposed location is located 372' away from the nearest Tract GG house and 500' away from the nearest Montecito house.

**Building Elevations.** The RidgeGate West Village Residential Sub-Area Plan calls for a "mix of housing types" and provides for the evaluation of such things as "...building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations;

materials; [and] colors” to “determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs....”

Architectural house design was evaluated at some length with the RidgeGate DRC. The designs provide for stair-stepped homes to conform to the topography; a mix of one- and two- story homes with walk-out basements, including ranch-style homes with walk-out basements in selected prominent spaces (see the Sub-Area Plan attachment); and low-roof profiles. Included in the attachments are a mix of proposed elevations; Staff and the DRC finds that these designs are consistent with the Sub-Area Plan standards and guidelines for architecture in this development. The applicant will bring along a color sample board to the public meeting.

The conceptual plans for the pool house are included in the Sub-Area Plan, and detailed elevation and landscaping plans will be reviewed at the time of Final Plat.

#### **H. PARK DEDICATION**

The proposed development complies with the RidgeGate West Village Residential Sub-Area Plan regarding local/neighborhood park dedication. The Plan requires 5 acres per 1,000 population. At 70 residential units, and a household family multiplier of 2.77, this equates to:

- 70 units x 2.77 people per unit = 193.9 total people
- At 5 acres/1,000, 0.9695 acres is required

The applicant proposes 1.111 acres of park land, and therefore meets the requirement.

#### **I. SUB-AREA PLAN**

The proposed Sub-Area Plan for Planning Area 11 includes expanded guidelines and standards for development in this area. If approved, this Sub-Area Plan will replace the existing page in the RidgeGate West Village Residential Sub-Area Plan that addresses Planning Area 11. The proposed standards and guidelines are intended to “... reduce the environmental and visual impacts of development and to guide the quality and character of the architecture.”

Some of the standards will be reviewed and enforced by City Staff when applicants apply for building permits, such as building setbacks, massing, and building variety. Staff will also ensure that the landscaping in common areas is accomplished according to Plan, and that the building structures and community features such as the community room, pump house, pedestrian bridge, park plan, and lighting are constructed according to plan. The RidgeGate DRC will review such things as landscaping in residential yards and architectural plans. The Sub-Area Plan will be expanded to include the final landscape plan and community pool elevations at the time of Final Plat.

**J. PLANNING COMMISSION:**

The Planning Commission reviewed this application at their meeting on October 13, 2015 and continued it to their meeting on October 27, 2015. Following are the minutes of those meetings. Please note that the minutes from the October 27<sup>th</sup> meeting are still in draft form, but do reflect corrections received from Planning Commission members subsequent to that meeting.

**Adopted Planning Commission Meeting Minutes from October 13, 2015  
RidgeGate Section 22, Filing 1(Also known as Tract GG or The  
Retreat at RidgeGate) Project SB15-57R. This project is generally  
located in RidgeGate, at the southern end of Cabela Drive.**

Ms. Drybread introduced the project, which consisted of an amendment to the subarea plan and a preliminary plan subdivision for 70 lots along a drainage up near Cabela's and the Montecito subdivision. The plan refines Planning Area #11 boundaries with no net loss of open space. She displayed an exhibit depicting the proposed subdivision. Primary access would be at Cabela Drive and secondary access at Alicante Road. It will feature a park and pool, and connecting pool. There was significant DRC review. Much of the discussion revolved around preserving and protecting the drainage. Preserving the drainage required extensive retaining walls. The referral process was extensive, involving outreach to residents by the applicant. Based on consultation with the Montecito community there were revisions to the pump house placement and design, the location of the model homes, and landscaping at the entry. She said staff understood and appreciated the concern of Montecito residents about the proposed extension of Alicante Road, and reiterated points from the staff report about why staff is recommending a full vehicular access.

Ms. Drybread pointed out that the extension of Alicante Road was planned at the time Montecito was platted. It was staff's understanding that the map showing the second access to Tract GG through Montecito was

posted in the sales office of Century Communities. There were discussions about barricading the second driveway with bollards, chains, or a gate; however, staff continues to support an unrestricted connection as it allowed for more choice and efficiency in trip routes, and is in keeping with the City's Comprehensive Plan and the RidgeGate plan and road standards. She said the applicant's traffic study showed that 80 percent of the trips at this intersection would be generated from Montecito residents. The connection also enhances emergency access and allows efficient service delivery for school buses, snow plows and other service vehicles.

Ms. Drybread stated that the pump house was now being redesigned with an enclosure large enough to house Southgate's equipment and service vehicles. She stated that it was explained to her by the applicant that the berm and trees by the enclosure would buffer the sound of the generator, and that landscaping would otherwise help to screen the enclosure. She also had learned that a wall would need to have concertina wire above it. For that reason, staff supports the applicant's revised plan for the pump house and recommends a modified condition of approval, which was distributed to the Planning Commission and presented.

Ms. Drybread explained that the retaining walls will have a major visual impact in this community. Views of the retaining walls will be mitigated somewhat by locating homes in front of some walls, and by providing landscaping on the tiered walls. Public works required additional measures so that water will not sheet off the walls in heavy rains. Due to topographic connections, the subarea plan called for stair-stepped homes, walk-out ranch homes at key locations, low roof profiles, and streetscape diversity. The designs were reviewed by the RidgeGate DRC. The subarea plan included additional standards that will be reviewed by the staff and the RidgeGate DRC.

Staff finds that the Preliminary Plan is in conformance with the Subdivision Code, the Zoning Code, the Comprehensive Plan, and the RidgeGate West Village Residential Sub-Area Plan. Staff finds that the amended section on Planning Area 11 proposed to be added to the RidgeGate West Village Sub-Area Plan is in keeping with the overall intent of the Plan and the RidgeGate Planned Development. Staff recommended that the Planning Commission recommend approval of the subdivision and subarea plan subject to conditions.

Darryl Jones with Coventry Development stated that it was sobering to come before the Planning Commission with this application, as it was one of the last developable tracts for residential uses in RidgeGate west of I-25. He stated that Lone Tree continued to be a desirable place to live. This was intended to be a high-end, low density development. Coventry submitted an RFP for developers for this property in 2014. There have

been multiple DRC meetings and workshops. Some key results were context-sensitive homes and preserving the drainage channel. He applauded the project architect for being flexible in the home concepts and working with the DRC. He reiterated that the DRC will review and look at each plot plan and home elevations prior to the applicant being able to submit for building permits. It will ensure that the builder will stay true to their commitments. He stated that Coventry was pleased with the completeness of the staff report and application. He made himself available for questions.

Commissioner Dodgen expressed his appreciation for the DRC oversight of the project, especially considering some of the comments from the public. Darryl acknowledged his awareness of the comments and concerns.

Lisa Evans, with Century Communities, stated that they complied with the requirements of the planned development and subarea plan. She provided an overview of the site and its relationship to Montecito, including the channel. She stated that the preservation of the Cottonwood Creek drove the entire site plan. There will be sidewalks along the street and a future extension of Cabela Drive. They did other studies that aren't typically required with a subdivision including a fire hazard assessment, an archeological assessment, and a wildlife assessment.

The entrances to the community will feature manicured landscaping and a community facility. The pump house enclosure will be extended so that all of Southgate Water District equipment can be stored within the enclosure. The pump house was shifted back per conversations with neighbors. The pump house was necessitated by hydrology and topography – especially the elevation gain across the project. Century was seeking to strike a balance between the needs of future residents, Montecito neighbors, and the requirements of Southgate Water District. She then depicted some renderings of the future development.

Ms. Evans explained that Century held meetings with Montecito residents where concerns were expressed regarding the landscaping at entrances, higher lots (25, 26), and the location of the pump house. She stated that they were able to listen to the neighborhood concerns and address them. The plant materials at the entry were designed to mitigate car head lights. They strove to blend the pump house into the landscaping so that it would not be the visual centerpiece of the entrance. She stated that it was not their practice to differ with staff recommendations regarding the access, but that they were attempting to bridge the gap between residents' concerns, the water district's concerns, and would look to the Planning Commission for guidance.

Paul Brady, the project architect, provided an overview of the lot distribution and architecture. He emphasized that there was no typical lot, and that each lot was custom tailored to its conditions. He provided an overview of the setbacks, and stated that they would be asymmetrical, featuring an uneven split of 3 feet one side, and 9 feet on the other, due to cross slope. This way each lot would contain one swale. They added a requirement to the subarea plan that a house couldn't be built along a side setback for more than fifty percent of its elevation. The houses were designed with low profile massing; low sloped roofs; natural, earth tones materials; and stone bases. The houses would be stair stepped with multiple levels. He stated that they were trying to create a palate of natural materials. He provided an overview of the different home concepts – stating they were a rustic Colorado contemporary design.

Commissioner Kirchner sought clarification whether all lots featured walkout basements, and Ms. Evans stated that all but two featured walkout basements.

Commissioner Carlson inquired concerning how it would work if buyers desired a home different than what was called for – as in somebody wanted a two-story where a ranch style was shown. Ms. Evans responded that they would feature a variety of designs to accommodate different home buyers. That said, ranch models are required on designated lots (in red on the Sub-Area Plan), and can also be built on any other lot.

Commissioner Steele inquired about the maintenance of different building materials. Some of the materials would require maintenance.

Commissioner Carlson inquired about the minimum setbacks between the homes and its relationship to the retaining walls. Rod Sigmon, the project's civil engineer, responded that it would depend upon each individual lot, its grading, and conditions.

Commissioner Carlson inquired if Mr. Brady was the lead architect for Montecito and North Sky, as there are design elements from North Sky in the Tract GG community. He responded that though he worked in a collaborative office, he was the lead architect on Montecito and his partner the lead on North Sky.

Commissioner Steele inquired as to the color options for each home. Mr. Brady responded that there would be three color options for each model of home.

Commissioner Steele inquired about the engineering and design of the retaining walls. Ms. Evans stated that the channel currently suffers from a lot of sloughing, and that the retaining walls would help stabilize the

channel. The walls would be developed from the side, so the constructors would not be in the channel. She emphasized the criticality of the walls as fire mitigation features. There would be some pruning of the scrub oak and vegetation in the channel, per the wildfire hazard mitigation study, to reduce fire risk. There would be covenant restrictions on the home owners regarding things such as plantings to mitigate fire risk. The channel would be dedicated to the Rampart Range Metro District for maintenance.

There would be geogrid to support the edges of the channel, and there would be a metal fence behind the lots backing it.

Commissioner Steele inquired about whether the retaining walls would be precast concrete panels. Ms. Evans stated that they would have a concrete footing, and that they would be concrete masonry units.

Rod Sigmon, with Caliber Engineering, clarified that his firm was involved with the engineering of the walls, but not the final architectural design and structure. He further explained that there would be a geotechnical engineer involved in designing how the walls would be constructed. The final wall design was pending geotechnical studies.

Commissioner Steele inquired about who maintained the wall, beyond just the exterior upkeep, especially considering the structural integrity of the wall itself was important to maintain due to the cumulative stresses over time of water pressure building up behind the wall. Ms. Evans responded that the walls would be designed in such a way that there would be pathways through the walls for water to pass into the channel. Mr. Sigmon said they engineered other measures as well to facilitate proper drainage.

Commissioner Steele also inquired about the vegetation on the tiers between the retaining walls. The applicant responded that there would be low water plants and drip irrigation.

Commissioner Mikolajczak expressed that he valued the view of the bluffs, and that he wished the number of homes was reduced further from 70 and with wider distance between homes to better preserve views and the open space. He also inquired about whether these homes would feature 360-degree architecture, and Ms. Evans said they would. He also expressed his desire for the homes on the highest lots to be ranch style to minimize the impact against the bluffs. Ms. Evans responded that she anticipated up to 30 percent of the homes would be ranches. The consumer could select a ranch-style, but not a two-story, wherever they wanted. He encouraged ranches to minimize the visual impact of the development. He also inquired if moving the trail would be permanent. Mr. Jones with Coventry Development Corp. responded that the adjusted trail location

would then be the permanent alignment. Commissioner Mikolajczak inquired whether the road could be public or private.

John Cotten, Public Works Director, responded that if the Alicante Road connection were blocked off with bollards, it would have to be private. This would require some design changes to accommodate snowplows turning around, etc., as the City would not maintain private streets.

Commissioner Carlson inquired about whether the twenty foot-wide emergency access road between the cul-de-sacs would be something that Century would be building. Ms. Evans stated that it was. Commissioner Carlson further inquired if Cabela Drive could be extended to connect the two cul-de-sacs instead, so that this emergency access drive wouldn't be necessary – if this would make more sense long-term to avoid re-work and to minimize disruption to residents on lots 58-70 during road construction.

Mr. Jones responded that there was a fair amount of cost to extending Cabela Drive, and that they would prefer to defer that. There would be significant grading, he said, and the road wouldn't exactly align anyway. Commissioner Carlson expressed concern that there should be disclosures to prospective home buyers about clearly communicating what Cabela Drive will look like when extended in the future. Mr. Jones agreed that there should be some visual indication of where that road should be. Commissioner Carlson asked Mr. Jones if they would be willing to post signs to convey to residents that development is coming. Mr. Jones said they were open to that.

Commissioner Steele expressed concern over the HOA maintaining the walls over time and over the commitment of HOA boards to maintain them. He suggested that the HOA set money aside in reserves to maintain the retaining walls. Ms. Evans responded that the retaining walls would be maintained by the HOA. This would be in prospective home buyer's disclosure paperwork.

He also expressed concern over maintaining the plants between the walls. Karen Henry, the project's landscape architect, stated that there would be drip irrigation, but that it would be modest, as it was in the retaining walls. It would be just enough to establish the plants and keep them alive. The intent was for this to be low-maintenance landscaping, with xeriscape plant types.

Commissioner Steele commented on the traffic study, and that like most traffic studies, the level of service would decrease over time as more people moved in. He inquired as to the consideration given to mitigating traffic over time.

Chris McGranahan, the project's traffic engineer, spoke to the traffic study. This development included mostly local residential streets, and it would generate approximately 665 one-way trips per day. They were fortunate in that the site was near a collector, arterial, and freeway. He stated that they focused on traffic at the Cabela Drive - RidgeGate Parkway Intersection, and that the 665 one-way trips would not overwhelm the intersection. This was roughly ten trips per day per home on average.

Commissioner Kirchner recounted that the applicant attended a Planning Commission work session in the past on Tract GG. At that time, the Planning Commission requested to see some 3D visualizations from the trail showing the massing and elevations of the homes rather than the specific 3D visualization that was originally requested. Mr. Brady depicted a virtual movie showing clusters of homes to illustrate the massing of homes. Commissioner Kirchner said he was concerned with the elevations of the back of the houses from the trail and Cabela Drive. He expressed concern over the size and mass of the houses. He stated that the expectation with Montecito was that they would be ranch style, and they were not. He was concerned with the visual impact of a sea of houses – particularly the massing and density. He did not want this to be the view for future hotel patrons and related future bicycle service pavilion, and trail users. He is a realtor, and as such it was his experience that there should be specific and apparent disclosures regarding future development. He expressed concern over the size of the future extension of Cabela Drive – and that 350 homes would eventually be built up on the bluffs. How could a narrow road service these homes? Also, this should be disclosed. He also felt that the applicant was overreaching with 70 lots, and that it should be far less than that to better fit into the site's conditions and context. He stated that the applicant was not reducing the environmental or visual impacts of the development.

Commissioner Dodgen disclosed that though he owned a Century home and liked it, there were ongoing issues with it. Commissioner Dodgen expressed an interest in toning down the color of the retaining walls to blend in more with the environment. Ms. Evans responded that they were looking at replicating the retaining walls constructed for Bluffmont Heights. He inquired about how much natural vegetation would be disturbed at the site. Ms. Evans responded that there would be minimal disturbance of the Gamble Oaks, but some. Commissioner Dodgen expressed concern over the fire mitigation assumptions.

He inquired to Mr. Jones about when the homes would be built up on the bluffs – if there was something concrete on the drawing board. Mr. Jones responded that there was nothing firm yet, and that there wasn't the necessary infrastructure up there to support this development currently. He clarified that with one-acre lots, and with dedications to infrastructure

and required open space, that it would be more like 170 homes. Ms. Evans stated that the build-out number included a future 83 homes at Southridge Preserve. There was some discussion about the potential number of homes.

Commissioner Dodgen inquired about the bike path and the Cabela Drive intersection. Mr. Cotten responded that Cabela Drive would be a through street and probably not feature stop signs – but the intersecting streets would. RidgeGate would have about 15,000 average daily vehicle trips in the future. Traffic drops off significantly at Cabela Drive. There would be much less trips on Cabela Drive.

Commissioner Dodgen wanted a sign stating that there was a bike service hut at the Marriott site.

Commissioner Dodgen inquired about who would maintain the channel. Ms. Evans responded it would be the Rampart Range Metro Districts. Commissioner Dodgen asked who would mow the native grasses. Ms. Evans responded that the HOA would.

In Tract I, the plan called for a park and a clubhouse. He said that the nearest park was Prairie Sky Park. He inquired if there could be a park for kids to play on. Ms. Evans stated that the East-West trail would serve as a park amenity.

Chair Sippel, echoing statements from other Commissioners, stated that though there were no zoning density requirements, the massing and number of lots was too high in her opinion and the lots appeared to be wedged in. She recommended making some of the lots open space. She stated that the Bluffs are a very important visual and recreational amenity for Lone Tree residents and builders should carefully consider the consequences when developing these areas. She supported the staff recommendation that the Montecito access road remain open (un-barricaded), and that this was important for fire safety. She mentioned that her homes each have one-way egress and that, in a fire, this might be concerning, especially considering the number of residents who may need to evacuate quickly.

Chair Sippel also firmly stated that Century should disclose the future extension of Cabela Drive very clearly and up front to potential home owners. She also stressed the importance of living with wildlife – and that prospective home buyers should be provided materials on this.

She was also concerned with the planned removal of shrubs on the northwest and southeast areas to mitigate for wildfires, and the mowing height of native grasses. Ms. Drybread answered that the emergency

access road would require the removal of shrubs in that area. Chair Sippel stated that the removal of Gamble Oak and shrubs should be clarified; specifically which areas and how these would be removed.

Chair Sippel stated that there needs to be more open space within the development, and that there are simply too many lots. Ms. Evans stated her belief that they had designed a great community. She stated that there was a critical mass in the relationship between the number of homes in the development and the cost of development and the cost of community maintenance of common areas. She did not want future residents to have \$2000 per month HOA dues.

Chair Sippel then opened the hearing to public comment. In the interest of time, she asked speakers to limit themselves to three minutes and not repeat what others had said.

Greg Fong of 10660 Montecito Drive, recalled how his wife and he moved into the neighborhood in 2014 from a larger lot in Castle Rock. They were told at the sales office that the open space across from his house was to be permanently preserved. He was not confused by this as the word "permanent" was used. He stated that they were told that Alicante Road would be gated. Knowing that there were many complaints regarding Century Communities, he had three requests: (1) remove lots 27, 28, 29, and 30, (2) prevent the connection of Alicante Road to the new community, and (3) move the pump house on the south side of the new lot.

Kevin Spencer of 10402 Ladera Drive, moved to Montecito in 2014. He represented homeowners on the HOA board. His primary concern was over the proposed road connection between Montecito and the new Tract GG subdivision. The South Metro District Fire Chief communicated that the road was not required for fire protection and could be gated. He is not sure why the road is now needed for fire safety. He was concerned that if fire protection must go through Montecito, he had a concern with that as well. He said the pump house needed to be moved to the south end. He commended the Planning Commission on the proposed Sierra Grill restaurant, and complimented the City of Lone Tree on maintaining the high quality aesthetics of the community. He wanted to add his concerns about Century. He said they needed to be watched closely. He expressed dismay that the landscaping on the retaining wall that faces RidgeGate Parkway came three years after the wall was built.

Jeff Nodland of 9772 Mirabella Point, expressed concern about the proposed connection to their neighborhood. The topography of the site rendered Tract GG a disconnected subdivision anyway, and that this

connection wouldn't improve this condition. He said that at maximum it should be an emergency access road.

Doctor Laura Simon of 10664 Alicante Road, stated that it is was Alicante Road, not Drive as depicted on Google Maps and other places. She stated that she was not notified of this public development until recently. She stated that there was no sign or map showing that there was a proposed community beyond her lot. She stated that protecting the creek pushes the houses out, which would reduce her view. She said it was disservice to the buyers who paid a lot-premium for homes along the open space. She supported reducing the total number of lots. She had a concern with adding lots 25 and 26 because it impacts her views. She supports restricting more lots to ranch style lots. She wants the pump house moved to the south side of the project. She stated that moving the pump house impacted her view even worse. She stated she is the Chair of the South Metro Fire Rescue Board. She thought that the new homes would be sprinkled, not an option, but mandatory due to wildfire risk. She stated that there could be a road with a remote-access gate for snow plow and fire access.

Amy Fowler of 10624 Ladera Point, stated that her home was elevated and that they paid a premium for a lot adjacent to open space. She requested that they develop view renderings of the neighborhood from the perspective of their elevated homes. She also was unhappy with being notified about the new pump house two days ago. She states that it would devalue her home. She wanted the pump house moved somewhere away from their neighborhood.

Jared Wright of 10659 Montecito Drive, explained that he was the second house in from Alicante. He questioned the staff recommendations and said he expected development shown on the Concept Plan, not what was being proposed. He was concerned that we are taking from one hand to give to the other by shifting the open space and developable areas – that this wasn't true to the original plan. His concern was that they were supposed to be looking at dedicated Douglas County open space views. His views would be impacted by this change. He inquired how much traffic the model homes would generate. He expressed concern that model homes generate a lot of traffic. He expressed concern that even now, the UPS truck struggles to get through without hitting vehicles along the street due to Montecito's narrow streets. He said he had concern with traffic by their pool as there are a lot of kids. He is ok with an emergency road with blocks.

Dean Ottenbreit of 10665 Montecito Drive, stated that when they were sold property the road was supposed to be a fire lane. If approved, he wanted the entry landscaped immediately. He expressed concern that the

left turn into Cabela Drive already has traffic, and with the new hotel and restaurant, people would cut through the Montecito neighborhood to avoid the congestion.

The meeting was closed to public comment at 10:45 p.m.

Commissioner Dodgen inquired if the pump station could be moved. Mr. Jones and Ms. Albers responded that the pump station was located where two water mains came together. The two best places were in Tract A or Tract U – the latter right along Cabela Drive.

Commissioner Steele inquired about whether the pump station was required for all 70 homes, and Ms. Albers responded that it was only needed for 30 homes. There would be no sound from the pumps, except maybe a little swishing. The backup generator, which would be tested once a month, would produce sound. She stated that the pumps were smaller than in some other places.

Commissioner Dodgen inquired if they really needed the pump station screening large enough to enclose a truck. Ms. Albers stated that because a portion of tract A was dedicated to Southgate Water District, the district engineer did not want any restrictions on vehicle storage, etc.

Commissioner Dodgen inquired about remote access gates.

Mr. Cotten responded that if it is gated, it will not be a public street. Bottom line, it would not be maintained by the City.

Ms. Albers stated that the pump station was not a lift station, it would not smell, would not generate many trips, and it would have minimal impacts. The design featured a roll up door disguised as residential door. Furthermore, the pump station was partially hidden by a berm. Commissioner Dodgen inquired if it could go lower down on the site to reduce its profile. Southgate will own and maintain the station once it's built.

There was a discussion between the Commissioners regarding requiring further clarification of issues that arose through the hearing.

Commissioner Dodgen stated they needed someone from Southgate Water District and South Metro Fire Rescue Authority present. Furthermore, he wondered if the number of lots could be reduced. He sought clarification on how the Alicante Road extension would be maintained if it was private.

Commissioner Kirchner restated his concern regarding massing and density. Due to these concerns and issues with this proposed development, he wondered whether the Planning Commission could even recommend approval of this project if all the desired clarification, additional renderings, and adjustments were made.

Commissioner Dodgen did not think that removing 4-6 homes from the project would make a huge impact on the developer, also, increasing the number of ranches relative to two-stories.

Chair Sippel inquired what staff would recommend given the circumstances of the hearing, and Ms. First responded that the staff recommendation was in the staff report. She indicated that if the Commission wanted to continue the application on the basis of needed additional information, they should state what they are looking for.

Ms. Evans stated that they have moved the pump station all around, but in the same zone. She suggested working with the most affected neighbors to find the best possible site for the pump station. The station has to be generally in that zone.

Commissioner Steele recognized that there was no perfect solution. He summarized the issues as follows: 1) homeowners were promised a view they are fearful to lose that consequently has the potential to impact the value of their homes, 2) there will be additional traffic coming through their neighborhood, and 3) the pump station location will negatively impact their views. Additionally, the Planning Commission expressed concerns that there were issues with density, and that the Planning Commission could not solve, nor was party to, legal issues regarding what was communicated to prospective home buyers by Century Communities regarding the preservation of open space and views.

Commissioner Kirchner and Commissioner Carlson desired the massing and density of the development reduced to minimize impact – either through ranches or a reduced number of lots. Commissioner Kirchner suggested to Darryl Jones that perhaps it would be more feasible to clearly stake the proposed extension of Cabela Drive than to actually build the road at this point.

Chair Sippel did not believe they had enough information to proceed. Commissioner Steele echoed the other Commissioners in stating that they didn't have the information they needed to make a recommendation.

Commissioner Dodgen stated they needed Southgate to come in and discuss what is possible. They needed the fire district to talk about the Alicante Road connection. They needed Mr. Jones to clarify the future

extension of Cabela Drive. They needed a visual graphic of the back of homes in Montecito from the Trail.

Ms. Evans asked for a continuance of the project to the October 27<sup>th</sup> meeting.

*Draft Minutes of the October 27, 2015 Planning Commission Meeting*

**RidgeGate Section 22, Filing 1(also known as Tract GG or The Retreat at RidgeGate) Project SB15-57R. This project was heard on October 13, 2015 and continued by the Planning Commission to this date to provide the applicant more time to provide additional information. This project is generally located in RidgeGate, at the southern end of Cabela Drive.**

Ms. Drybread introduced the item, a request for recommendation of approval of a preliminary plan for 70 single-family residential lots and 21 tracts on 47.7 acres in RidgeGate and approval of a subarea plan amendment. The agenda item was a continuation from the 10/13/15 meeting. The Commissioners requested additional information from the applicant consisting of a building massing study as viewed from the trail, a plan to stake the future extension of Cabela Drive, and per concerns from the Montecito community residents in attendance, additional study on the location of the pump station and the Alicante Road connection between Montecito and Tract GG.

Ms. Drybread exhibited new photo simulations from the applicant depicting the proposed development. She showed a map depicting where the future extension of Cabela Drive would be and how it would be staked. The proposed lots adjacent to the future road location would be noticed regarding the future development potential of the bluffs (261 + 85 units at maximum build out). She presented three alternatives locations for the pump station required to serve Tract GG – including one that was across Cabela Drive within the commercial area of RidgeGate Commons.

Staff supported a full unrestricted, vehicular connection between Tract GG and Montecito via Alicante Road as it would provide residents more choice and efficiency in trip routes, provide more efficient service delivery, and was supported by the Lone Tree Comprehensive Plan, RidgeGate PDD zoning, and RidgeGate Roadway Standards. It was estimated that only 40 trips per day would come through Montecito from Tract GG. Should the Planning Commission choose the emergency access-only option, street maintenance would need to be worked out prior to final plat approval.

Staff found that the preliminary plan and subarea plan amendments were in conformance with the City Comprehensive Plan, Zoning and Subdivision Regulations, and the RidgeGate PDD and subarea plan. Staff recommended that the Planning Commission recommend approval of the preliminary plan and subarea plan subject to the following conditions:

- Incorporating wildfire mitigation measures in the CC&Rs
- Posting a map in the sales office and providing a map to purchasers about future development on the bluff tops along with signage posted on the future road alignment
- Distributing information to residents about living with wildlife
- Final approval by the City Public Works Department

She introduced the applicant, Ms. Lisa Evans, with Century Communities.

Ms. Evans thanked the Commission for the opportunity return in two weeks. Her development team, entitlement and development colleagues, and Liesel Cooper, Century's Colorado President joined her. She thanked the Montecito residents, staff, and Southgate Water and Sanitation District for their work on this project.

First, she discussed the relocation of the pump station. Three alternatives were presented. The third option was presented in greatest detail, and is located across from Cabela Drive in a C-M/U planning area, which is commercial zoning and just inside Southgate's district boundary. Landscaping would continue along the entryway drive into the subdivision. It was important that all the landscaping would be within the district boundary. This new location was what the Montecito homeowners desired.

She also pointed out that through working with the Montecito homeowners; the orientation of lots 25 and 26 was shifted to reduce the visual impacts of these lots.

She transitioned to the issue of access. She thanked Public Works, City Planning, and South Metro Fire and Rescue Authority, adding that Marshall Anthony Valdez was in attendance. Ms. Evans stated that though the Alicante Road access as presented would be closed to cars, it would be open to bicyclists and pedestrians. There would be bollards spaced so as to visually discourage through-traffic. Century was requesting that it be an emergency-only connection due to this being the desire of the Montecito homeowners.

She pointed to a map depicting the location of the future road and relocation of the trail, and how several locations on the cul-de-sac and at the end of the road and further down would be marked with signage to be

maintained by the metro district. These signs would clearly state “future road,” and these signs would be in place prior to any home sales.

She addressed the previous Commission discussion on the issue of overall density. The Belvedere neighborhood was 12 dwelling units per acre, Montecito was 3.4, and the Retreat at RidgeGate (Tract GG) would be 1.4. Typical single-family detached subdivisions are 4-6 dwelling units per acre. Future home sites south and west were designed to be 1-acre lots – so this indicated a natural progression. She exhibited renderings showing the density and massing of homes as viewed from the trail, including a person rendered for scale and perspective. Due to topography, one could not see all of the homes at once. She showed the community from the southern end. Though the lot locations were accurate, the architecture was subject to change – orientation and lot location were accurate on the rendering. She also presented some low-angle aerial perspectives of the future development showing massing, orientation, and scale. She highlighted the width of the drainage channel, how the houses fingered-out in the development, and views between and over houses of the bluffs. They believed that the design was very special as it was developed in and around the channel. She hoped that the revisions addressed key questions from two weeks ago.

The Alicante access would be wide enough to allow emergency vehicles to pass; but visually discourage cars. It would not look receptive to through traffic and would be signed accordingly. She presented a plan view of the intersection. There would be a “no outlet” sign posted on Alicante Road. There would be two types of pavement, 10 foot-wide in the center, and decorative, stamped pavement on the edges, to provide the necessary width for snow plowing and emergency vehicles but provide visual cues that this is not a through lane. The junction would be like a sidewalk ramp at the emergency access, and it would be posted “emergency access only.”

Chair Sippel invited Mr. David Irish, the District Manager with Southgate Water and Sanitation Districts to answer questions from the Commission. Commissioner Kirchner inquired whether the location of the pump station mattered to them. Mr. Irish responded that as long as the pump station location physically worked, their staff had no issue with any of the alternatives presented.

Commissioner Carlson inquired about the proposed new location of the pump station relative to the first two locations near Alicante Road at Montecito, since the applicant indicated at the prior meeting that the pump station needed to be near the water main, at a higher elevation (at the border between the neighborhoods in Tract A). Ms. Evans responded that the elevation of all three pump station locations was appropriate. She

inquired about locating the pump station on the border between the neighborhoods in Tract U. Ms. Lisa Albers, with Century Communities, fielded the question, responding that this location was a deep gully with steep slopes. Locating it there would be very difficult due to the topography. It would also be right behind two Montecito lots.

Commissioner Carlson also inquired about keeping it near the two existing water lines. Ms. Albers discussed the importance of keeping it near three-phase power lines, and the water mains. They have agreed to extend the water line to the other side of the street to locate the pump station across from Cabela Drive. She asked if it was possible to locate the water line on the west side of Cabela Drive (on the Montecito side of the street). Ms. Albers pointed out that this land was already purchased by the hotel. They discussed another location that was in a 100-year detention area – and they were not allowed to locate it there.

Commissioner Dodgen asked who would control the ability to put more plants on the other edge of the boundary. The alternative pump location across from Cabela Drive only showed two trees on the landscape plan. Mr. Irish responded that this boundary was not only Southgate's, but also coterminous with the limits of the Denver Water Combined Service Area boundary, and their agreements with Denver precluded them from providing service on the other side of the boundary. They could not maintain trees on the other side of the boundary – any irrigation would have to come from another source.

Commissioner Steele stated that they were given rudimentary architectural renderings of the pump station, and that option two included more landscaping. He was more favorable of locating the pump station in a commercial district, but also acknowledged that the new location placed it at the entry point to future upscale communities on the bluffs. It was nice that the architecture looked like a guard house. He was concerned that there would only be two trees planted for screening. He asked Mr. Irish to walk through the use of this pump station. Mr. Irish stated that Southgate would be very flexible with the pump station architecture and landscaping as Century would build it, so long as it met their and Denver's standards for a pumping station, which they were also contractually obligated to meet.

Commissioner Steele inquired about the number of vehicles that could be seen through the fencing. The fence was intended for security and not screening. Mr. Irish responded that they had no plans to have an ongoing vehicle presence there as it is far from their district headquarters in Greenwood Village. They would prefer the building be large enough to house a vehicle overnight. This was for weather protection and security if they were working on an ongoing project.

Commissioner Steele stated that he lived near a Southgate facility on Yosemite Street, and that there was outdoor storage of materials there. Mr. Irish responded that they use a maintenance contractor for all of their major work, and they did not have large equipment other than one small dump truck which they kept at their Orchard Road site emphasizing that this pump station was at the very southern boundary of their district.

Commissioner Steele inquired about what would be at the second option for location for the pump station if it was moved to across the street. Ms. Evans said they would add natural vegetation and landscaping along the entry drive – providing more of a visual buffer between Montecito and Tract GG.

Ms. Albers stated that Commissioner Steele had a good comment about the entry. She stated the topography and landscaping would provide a visual buffer to the new pump house location from Montecito residents. The only other option they could possibly look at for additional trees would be if Parker Water and Sanitation would let them drill a small well to water new landscaping outside of the boundary.

Commissioner Kirchner asked about them moving and storing dirt at the location of the first pump station.

Ms. Evans responded that this was the location of temporary dirt storage from ongoing construction at Montecito – it was Ms. Evans' preference that this be removed prior to City Council and erosion control blankets put down to re-stabilize the area.

Chair Sippel said she had been at the site, and was baffled as to why the pump station would be relocated to the east along Cabela Drive, where it would be now visible from 20 Montecito homes and southern rooms at the future hotel, when originally, it was only visible from 3-5 homes. She wanted to know how it would be tucked into the topography so that those homes, trail users, and the southern hotel rooms would not see the pump station.

Ms. Albers replied that all three options were acceptable to Century and Southgate but that she wanted to leave the final location up to the homeowners at Montecito. Chair Sippel added that the location of the pump station was not just about Montecito residents, but about everyone in Lone Tree – trail users, passersby, and hotel guests. Ms. Albers presented a contour map showing that the rooftop of the pump station would barely project above the hillside, and it was tucked into the topography. She stated that Chair Sippel was correct, the hotel guests on the southern top floor would see it; however, she also recognized that this

was a balancing act. Their original plan was to push the pump station into the hill, but per planning staff comments, the station was moved back from the hill to visually screen any vehicles parked there.

Commissioner Kirchner mentioned that the row of homes along Montecito Drive, along the retaining wall and due to their raised elevation above the draw, would have a clear view of the pump station from their back yards, decks, and windows. In addition to this, the new location would be more visible to the road, trail users, and the hotel.

Ms. Albers replied that mostly the roof would be visible, and that eyes would be mostly drawn to the four-story hotel. In terms of location, just the pump station itself and any water irrigation would have to be within Southgate's district boundary – the parking could be outside Southgate's District. . Plants could not be irrigated with water provided by Southgate District outside of their boundaries.

Commissioner Dodgen inquired whether it was possible to drill a well there. Ms. Albers responded that this was a question for Parker Water; however, they typically did not allow wells to be drilled. Commissioner Dodgen also expressed concern that the pump station would be clearly in the view of the future Tract GG houses and hotel. Ms. Albers was not concerned with the Tract GG view of the pump station, as they have a view of four-story hotel and a restaurant as well. Ms. Albers said anything could be planted, it just could not be irrigated outside of the district boundary.

Mr. Darryl Jones, of Coventry Development, interjected that he thought the discussion about a potential well was headed in the wrong direction. Water rights would have to be dedicated to Parker Water, and there was no legal agreement to dedicate those water rights. Parker Water would then have to approve this, and it would have to go through their service plan – this was not feasible.

Chair Sippel reiterated her concern that this area was more visible than the previous alternatives for the pump station location.

Commissioner Steele, taking the opposite perspective, that moving the pump station into a commercial area was better, and that the industrial-quality activities around the pump station would be more appropriate in a commercial area. If it was built attractively, it would be better in a commercial location.

Commissioner Kirchner sought clarification about staking the future Cabela Road extension to notify future residents. He felt that the stakes should be appropriately placed so that homeowners would have an idea of

the impact of the road's construction on their views. Commissioner Kirchner, agreeing with Chair Sippel, though deferring to comments from homeowners, stated that the location of the pump station at the original location was better for the wider community, as opposed to impacting a few home owners. Recognizing that many Colorado residents like to spend time on their decks, they would have a clear view of the pump station at the new location. He understood residents' concern for traffic through Montecito, and felt that having dual access would be better for both communities. He believed that having dual access into subdivisions was a good idea.

On the visual simulations, Commissioner Kirchner stated that though he appreciated what they did, it was not exactly what he had asked for. There was discussion about the relative heights of homes, as the low-angle aerial taken from a drone distorted some of the houses – they looked flattened in the renderings. Ms. Albers stated that this was a SketchUp 3D rendering perspective artifact.

Commissioner Kirchner inquired about the setbacks between the houses. Ms. Albers, responded that it was 12 feet. He inquired what the setbacks were at Montecito, and the applicant responded 10 feet wall-to-wall. However, there were cantilever elements such as roof eaves that extended into this – so the separation in places was 8 feet. The Retreat would have greater space between buildings. Commissioner Kirchner stated that because the houses were not aligned, there were continual blockages of views between them. Ms. Evans stated that given the topography, they rarely had a typical lot at the Retreat, on average, 9,000 square feet, compared with Montecito's 6,600 square-feet. Commissioner Kirchner stated his biggest problem was massing and density.

Commissioner Carlson asked a follow up question about the setbacks, asking whether some homes could be only 3 feet from retaining walls. Ms. Albers and Ms. Evans responded that yes, however, the houses were offset. They were oriented asymmetrically, with retaining walls, 3 feet on one side, and 9 on the other side. There were build lines so that the outdoor living area would be on the larger of the two. Ms. Evans stated that the houses were built into the topography. There was 12 feet between houses, and with staggering, they would feel further apart.

Chair Sippel inquired about which houses would fit on which lots. Ms. Evans replied that all the houses were designed to fit on any lot; however, where they were allowed to sit on that lot depended on the topography of that particular lot.

Commissioner Carlson inquired about the changed location of lots 25 and 26, and how this could potentially impact that row of lots. She stated that it

looked like there was open space between these two originally. Ms. Evans responded that the future homes would be closer together, and now the walkouts would not face Montecito – mitigating backyard to backyard views. Six lots would be compressed and a water line easement moved from the side to the back of homes.

Commissioner Carlson further inquired about the maintenance of Alicante Road. Mr. Cotten responded that the revised plan did not change anything, the City would not maintain a nonpublic road. The new Tract GG HOA would maintain their portion if closed to through traffic, and the City would maintain the public portion in Montecito.

Commissioner Dodgen followed up with Mr. Cotten about who would maintain portions of the roads near the proposed connection between the neighborhoods. If the City does not own the portion of the road within Montecito, the road goes back to the Montecito homeowners. Mr. Cotten responded that in that scenario it would be vacated and made into a private road owned and maintained by the Montecito HOA. They could then deed it over to the future Tract GG HOA or have an inter-HOA agreement. Ms. Albers stated that the Montecito homeowners did not want to maintain the stub of Alicante Road prior to the connection between the neighborhoods. Mr. Cotten responded that they spoke with the snow removal contractors, and there was initial concern over whether they could back out on a stub, but that they could. Mr. Cotten stated that they would prefer the continuity of the road. The emergency connection could be deeded over to the City in the future; however, the future Tract GG HOA would have to bring it up to City standards – which it would not be if built as proposed. There was discussion over the connection and which portion would belong to whom. Commissioner Dodgen wanted the Montecito residents present to hear that the connection, even if closed to through traffic now, could eventually be deeded over to the City in the future if the Tract GG HOA brought it up to standards and desired to do this.

Commissioner Dodgen inquired about snow removal. Ms. Albers responded that the City would push the snow to the end of Alicante Road and the HOA would take care of it from there.

Commissioner Dodgen asked if Century could give out a map of future development with the welcome packet to future residents. It sounded like this did not happen with Montecito residents. Ms. Albers stated that Century gave out surrounding area reports to future residents; but nothing was approved when Montecito was built – the area was shown generally on a zoning map.

Commissioner Steele stated that there were four options to notice prospective homeowners about the new road, 1) sales information 2)

contract, 3) map displayed in office, and 4) signage at the site. He was concerned that prospective residents might not physically visit the site to see the stakes. Commissioner Steele stated that he did not see the necessity for stakes if everything was signed, maps were placed on the sales office walls, etc.

Ms. Albers stated that before they can open for sales, the roads would have to receive probationary acceptance by the city. The signs noticing “future road” would be 4’ x 6’ in size.

Commissioner Steele was conflicted over the Alicante Road connection. He stated that when he read the traffic report, closing this access would be a self-inflicted wound to Montecito residents – as, based on the traffic study, they would be the most likely to use this connection. Montecito would now only have one way to RidgeGate Parkway. He also expressed concern in terms of reversibility, that the HOA would never have the funds to upgrade the road to City standards and deed it back over if they did not want, or could not, maintain it at the same level and capacity. He stated that the simplest approach would be to maintain this as a regular public road maintained by the City – this would reduce complications.

Chair Sippel expressed that she still had concerns over massing, scale, home sizes, and the number of lots, and whether the simulations provided accurate representations of how the homes would fit into the valley against the bluffs – they appeared squashed vertically. Ms. Albers showed two renderings of what the back of homes would like from the trail – and the interplay of walkouts and retaining walls.

Chair Sippel again expressed concern over the more visible location of the pump station.

Chair Sippel emphasized that she supports full access of the road, and supports the importance of keeping things open and connected, especially considering brush fires in Colorado. She would like to see more lots dedicated to ranch-style homes, as opposed to the ten that were dedicated now. She also recommended that the map in the sales office should be a large, visible map. Ms. Evans responded that 49 percent of Montecito were ranches. They added another 18 ranches in their renderings – but that they could not guarantee this.

Chair Sippel stressed the importance of having a large map clearly showing future development in the sales office.

Chair Sippel opened the meeting to public comment at 8:07.

Kevin Spencer, 10482 Ladera Drive, President of Montecito HOA, asked for more than three minutes to speak as he represented the Montecito residents. He thanked the Commissioners for the opportunity to make a statement and for their diligence in reviewing the plans. He thanked Century for working with the Montecito residents' concerns. He said that the residents of Montecito supported the location of the pump station across from Cabela Drive due to being in a commercial area. He stated that the residents of Montecito were finally recognizing that they moved into a city, considering the future hotel, restaurant, and other commercial development coming to the area. He stated that they were in agreement with what was proposed. They wanted to make sure that the pump station was visually appealing, sufficiently landscaped to minimize the visual impact of the storage of equipment and vehicles, and sound attenuated. He stated that most residents believed that the future Marriot hotel would visually dominate, not the pump station.

He stated that Montecito felt strongly about restricting the Alicante Road connection, and would support the emergency-only access connection. Regarding the maintenance of the road, he stated that Mr. Cotten addressed this, and he stated that they would not ask the city to do any more than they do today – push the snow to the end of the road. They have reached an agreement with Century to have them maintain a portion of the emergency access road. He emphasized that this connection was needed to provide emergency access to the Retreat, not Montecito. He stated that since Century was willing to step up and maintain that, this was a fair compromise.

Mr. Spencer stated that the Montecito residents did not want the road, and prefer to go out the main entrance. There was a petition with over 100 signatures supporting this. The point regarding the delivery vehicles not having access was a nonfactor. He stated that there were some comments regarding the traffic consultants study. He stated that the traffic consultant took a narrow vision – and they could not anticipate the travel patterns of 225 future homes on the bluffs. It was looking at the traffic generated at the future 70 homes at the Retreat, not considering the future homes up on the bluffs. Due to these reasons, he felt there was not a compelling reason to have a public connection at Alicante Road. He stated the traffic study did not address cut-through traffic to access developments at the Cabela's neighborhood. There are four children with disabilities living in Montecito that could be impacted by traffic

Randy Bell, 10644 Ladera Point, expressed concerns over the impact of headlights on Montecito from the cul-de-sac at the end of lots 25 and 26. He appreciated that they turned the lots so they do not orient into with walkout basements facing Montecito. He stated that they do not have any landscaping blocking the lights of the cul-de-sac. He said the other streets

have a cut where emergency vehicles can turn around. He was concerned over vehicle lights shining into their homes. He would like to see lots 25 and 26 located somewhere else within the development, the cul-de-sac eliminated, and have more open space.

Ms. Evans responded that she appreciated that comment. She stated that there would be enhanced landscaping at the end of the cul-de-sac, so that there would not be vehicle lights shining into yards.

Dean Ottenbreit, 10665 Montecito Drive, stated that he went from having an awesome lot to one that would be fifty feet away from the entryway to the neighborhood, and other views. He stated that the hotel to the left will dwarf the pump station and that they support the pump station in the commercial area. They are going to have a view of the restaurant, hotel, and pump station. He said his deck view has a direct view of the new pump station location, and he supported the new location as it is in a commercial area. He stated that the Commission should consider more the view from tax paying residents than hotel guests and trail users. He also supported closing Alicante Road to emergency traffic only.

Jared Wright, 10659 Montecito Drive, stated that the view from his back yard looked right at the future pump station across from Cabela Drive – and that he supported this as it was the best thing for Montecito residents. He stated that the Alicante Road connection was definitely an issue. He would encourage them to ensure that the pump station was properly landscaped and designed to attenuate sound. He stated that there would be model homes with significant traffic, and that they make a recommendation to move the model homes further within the development. He did not want them right behind Montecito homes. Moving the model homes would resolve a lot of issues with Montecito residents – as the proposed location was in peoples' views. He recommended the Commission reduce the density of Tract GG.

Don Elliman, 10664 Alicante Road, stated that his lot was right on the future cut-through, and therefore most impacted if the pump station were in the first location. He supported the pump station being located across Cabela Drive as depicted in option 3 – as they were most affected if it were in location 1 or 2. He was told unequivocally that nothing would go behind his house and that Alicante would not be a through road. He also stated that if you talk to people who live near pump stations, they do make noise. He supported the pump station being located across from Cabela Drive.

Amy Stadler, 10624 Ladera Point, stated that putting the pump station at location 3 gets it out of their neighborhood. She stated that never did the Montecito residents see a pump station drawn on any future plan. She

stated that they should not be concerned with residents' views in the Retreat since they have not yet purchased homes. The pump station provides no value to Montecito residents. Also, she stated that the Hills and the Estates do not connect – and that this has established a precedent that this is acceptable in Lone Tree. If those large communities do not connect, then eliminating this connection to through traffic would be comparatively inconsequential.

Chair Sippel pointed out that Heritage Hills and Heritage Estates were gated communities with private roads, and, therefore, different than Montecito and the Retreat at Ridgeway.

Greg Fong, 10660 Montecito Drive, requested that they remove lots 27-30 from the plan. He reiterated that they were told that the land behind their house was to be permanent open space. He wished there would be more discussion on density, and that if these homes were to remain, they be required to be ranch homes with low profiles.

Since the Montecito residents indicated their petition had approximately 100 signatures, Commissioner Carlson inquired about the total number of residents in Montecito. There was a response from the applicant that there were 142 homes, with 139 sold.

Jared Wright, 10659 Montecito Drive, stated that he drew up the petitions after going door-to-door and informing residents what was happening. He stated that not everybody got a mailing from Century stating that the future Tract GG development would happen. There were three petitions, one for the road connection, one for reducing the density and moving the Tract GG community away to preserve views, and one to relocate the pump station – approximately 100 people signed all three petitions.

Chair Sippel closed the public hearing at 8:37.

Commissioner Steele inquired of Ms. Evans what floorplans would go on lots 27 and 28. Ms. Evans stated that what was showed on the simulation depicted both of those as ranches, but only 27 was deed-restricted to be a ranch. Ms. Evans stated that they depicted 30 ranches – 42% of the community – as ranches [on the simulations]. The models would be on 27 and 28 with the parking on 29. The simulation showed both models as ranches. She provided a breakdown of the different models – two ranch styles and three two-stories – depicted on the simulation. She reiterated that ten would be restricted to ranches at key entry points on roads. She also explained that they would have to submit designs to the DRC, and that it was unlikely that they would submit one at a time; therefore, the DRC would get a chance to effectively review the streetscape too.

Commissioner Dodgen asked what the height differential between a one story and a two story was. Ms. Evans responded that the height restriction for R-M/U was 55 feet, they will not have any houses close to that. She added that a typical two story at 12-foot average stories was 26-28 feet including roof pitch, and for a third story, 40 feet.

Mr. Paul Brady, project architect, stated that one of the proposed ranch plans featured a clear story, and the other a 12 foot-high great room. He stated that these would be lower profile than the Montecito ranches. The ranches would be between 15-17 feet in height. Mr. Brady stated that some of the ranch plans in Montecito had voluminous foyers and vaulted studies. Commissioner Dodgen expressed concern that some of these ranch plans were not that different in height from two-story homes. Commissioner Kirchner added that to him, a ranch was a one-story house. If it had a second level, it was not a ranch. Mr. Brady responded that the main living level would be on the ground floor on all ranch models.

Commissioner Dodgen inquired whether they would vote on the different options before them separately, or on the plan as a whole. Chair Sippel did not see how this could be separated. Commissioner Steele recommended taking each individual item to a vote. There was discussion on how to vote on the plan.

Commissioner Steele recommended taking each of the key issues up and seeking an up or down vote, citing the fairly straight forward staff recommendation with conditions. He stated they could indicate whether they support or not the maps or staking. The items remaining were what to do with Alicante Road, the pump station, the floorplans and density, and the screening for lights at the Tract B cul-de-sac. Commissioner Kirchner recommended rolling the recommendations into the final vote. There was a procedural discussion.

Chair Sippel inquired if they ever got clarification on the wildfire mitigation measures, particularly the scrub oak to be removed. Ms. Drybread responded that the applicant would undertake the measures, clear a good part of scrub oak on the south end, and then Rampart Range Metro District would take ownership of it and responsibility to maintain the drainage. Chair Sippel asked about the report's mention of scrub oak on the northeast and southwest portion of the site – as there did not appear to be any scrub oak in these areas. Ms. Drybread's opinion was that this was an error in the report.

Commissioner Kirchner mentioned that a further recommendation would be whether to stake the future extension of Cabela Drive past the end of the road.

Commissioner Steele moved to recommend approval of pump station option 3 as long as it was architecturally well-conceived, and reasonably screened. Commissioner Dodgen seconded, and there was further discussion. Commissioner Steele was unsure whether the plans for the pump station would come back to the Planning Commission for architectural approval. He recognized that they had received reassurance from Southgate and Century that this would be attractive and consistent with the architecture in the area. He did not know how else to define that this was within the control of the Planning Commission.

Commissioner Mikolajczak suggested making a motion to vote for approval of the project as a whole and then wrap these separate items as conditions. Ms. Drybread stated that the pump station and plans likely will come back before the City Council – it was up to the Director's determination. She recommended an overall vote on the project, staff's recommended conditions, and an up or down vote on the three items discussed, as this would give the Council some clear direction.

Commissioner Kirchner stated that he changed his mind on the location of the pump station, and was now more in favor of Option 3 – and Commissioner Carlson agreed and that it would be masked as well as possible. She stated that City Council has been very good about making sure that designs meet their satisfaction. Commissioner Steele stated that he appreciated the one resident who stated that this pump station does not benefit Montecito at all – so why is it in their neighborhood. Commissioner Kirchner clarified that it was not technically in their neighborhood. Commissioner Steele added that it was close.

Commissioner Mikolajczak abstained from voting on the separate issues because he wanted to vote on the project as a whole.

Chair Sippel stated that she was still conflicted on the location of the pump station, and took issue with the lack of landscaping as there was only two trees; however, she would defer to other commissioners. She then re-summarized that the three issues at hand were the location of the pump station, the Alicante Road connection, and the staking of the extension of Cabela Drive.

Commissioner Kirchner stated that his recommendation was to go along with Planning Staff and recommend the full vehicular access of the Alicante Road connection as originally planned.

There was a procedural discussion, and it was determined that the Chair was polling the individual members for the record on these separate items.

Commissioner Steele stated that he endorsed restricting public access on Alicante Road, and that it be available for emergency-only and pedestrian access and be for the Retreat at RidgeGate.

Commissioner Dodgen concurred with Commissioner Steele.

Chair Sippel concurred with Commissioner Kirchner and Planning staff – that the road should be open for full vehicular access.

Commissioner Mikolajczak's poll response was that the road should remain open.

Commissioner Carlson stated that connectivity was a key tenet of the City's Design Guidelines; but that she could see both sides. She abstained from providing a polling response on the road.

With regards to the staking of the extension of Cabela Drive – Commissioner Kirchner stated that he was in favor of staking the road. He wanted it to be clear to future purchasers in the Retreat.

Commissioner Carlson supported staking the road extension.

Commissioner Mikolajczak did not support requiring Century to stake the road. He wanted this decision left up to Coventry and staff.

Chair Sippel supported staking the road.

Commissioner Dodgen inquired whether the stakes would be wooden with flags. Chair Sippel responded that it could be something more permanent such as metal. Chair Sippel confirmed that signage would be in place regardless. Commissioner Dodgen stated that people move stakes and they can be eyesores, so he was not in favor of staking the future road extensions.

Commissioner Steele agreed with Commissioner Dodgen that staking would be unnecessary, that proper signage would be appropriate, and that staking would take away some of the attractiveness of the trail as it stands today.

Mr. Jones, representing Coventry Development and the Rampart Range Metro District, stated that the district agreed to maintain signage, not staking. He said, in their experience, kids have moved stakes, they had to be replaced, etc. He said it was a cost that seemed unnecessary from a district perspective, and this is something that taxpayers pay for. He emphasized that there was a land owner who had to agree to any terms of

the pump station location, as they would be making land donations. He was making these points of clarification for the record.

Commissioner Dodgen motioned to recommend approval of RidgeGate Section 22, Filing 1, also known as Tract GG, the Retreat at RidgeGate, Project SB15-57R, and add to that motion that the polling that took place and the discussion regarding that polling be provided to the City Council for the record, and subject to staff conditions:

- The applicant shall provide wildfire mitigation measures as called for in the proposed Subarea Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the Final Plat.
- The applicant shall post a large map in the sales office and provide a map to purchasers and prospective purchasers of lots in Tract GG that shows the extension of Cabela Drive to the bluffs, with a note that states that, “the extension of Cabela Drive will provide access to a maximum 346 residential units permitted by zoning on top of the bluff tops.” This shall be the same language, accompanied by a map that shall be displayed on the various signs posted per the plan on the future alignment of Cabela Drive.
- The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
- Final approval by the Public Works Department.

Commissioner Steele seconded, and Commissioners Steele, Dodgen, and Carlson voted in favor. Chair Sippel and Commissioners Kirchner and Mikolajczak opposed. It was a split vote.

Commissioner Mikolajczak read from a prepared statement and acknowledged the work the applicant put into the project. However, his objection could be summarized by its visual impacts on the bluffs. Although Tract GG lots are 49% larger than Montecito lots, the 2 foot and 12 foot side setbacks are still far too close. He cited the Comprehensive Plan Section 1, Land Use Goal (Policy 1, p. 12), which calls for supporting a diversity of housing types. He felt the proposed development was too similar to Montecito. He cited Comprehensive Plan polices “Achieve a balanced mix and distribution of land uses in Lone Tree, avoiding undesirable duplication or imbalance, and fostering a live, work, and play environment (Comprehensive Plan, Section 1, Policy 9, p. 16).” The preservation and enhancement of the natural environment is paramount to the overall development concept in the City of Lone Tree. Characteristics of the area’s physical environment are also determining factors in why people desire to live in this area. Mountain views, open spaces, native wildlife, and an attractive built environment are a few of the desirable characteristics that attract people to the City and its environs (Subarea

Plan, Planning Area 11). Identifying and protecting these key resources remain an important focus in the planning and development review process. The visual environment was also important to Lone Tree residents, and the City takes measures to ensure that this will continue long into the future through development standards, design guidelines, and beautification efforts.

He believes that this project needs to be transitional to future homes up on the Mesa. As an example, Bluffmont Heights and North Sky, although they had typical lots and three-story backsides of homes, are further back to protect the views and enjoyment of the Willow Creek Trail up to Lonehenge.

He continued, that with the Tract GG development of homes along Cottonwood Creek drainage, there will not be the total openness Willow Creek enjoys. He said 50 vs 70 homes would at least provide greater viewing opportunity and thus dramatically improve the experience for those using the trail and those living there.

He cited some statistics regarding 50 as opposed to 70 homes.

- 70 homes, having an average 9,862 sf lots (less than 1/4 acre) = 690,340 sf total = 15.8 acres.
- 690,340 sf / 50 lots = 13,806 sf avg per lot (almost 1/3 acre)
- 13806 sf – 9862 sf = 3944 sf extra to each lot on average, provides 40% larger lots, which if applied to side setbacks provides a substantial increase in visual enjoyment.

He believed that ranch style homes on all lots would be best, but if 2 story option was a must, then he believed that requiring ranch style homes on lots 1, 2, 7 through 29, 50, 56-58, 67-70, which is essentially all higher north perimeter lots and end lots, would help provide a better view of the drainage area and the hillside of the bluffs.

Commissioner Kirchner stated that his objection mirrored what Commissioner Mikolajczak said. At the first work session in May he asked for a visual that shows the project itself viewed from the trail, and he did not think that this particular property can accommodate the massing and density of houses in a way that reduces the environmental and visual impacts as stated in the sub area plan. He did not feel that the proposed density and mass serves the community of Lone Tree and the Montecito community. He stated that if it came back as a small project, suggesting something around 50 units, he would support it. He did not like the small setbacks between the buildings. He did not like the three-story look of the building when viewed from the trail – the walkouts, though creating nice views for homeowners, create three-story massing. He stated that over 50

of the planned units face north/northeast so that what is seen from the road and trail are mostly 2-3 story buildings. If something came back with lower density, it would stand a much better chance of getting a recommendation.

Chair Sippel stated her agreement with everything Commissioners Mikolajczak and Kirchner said. She believed that the massing and number of lots is too high and that they seemed crowded into the area. She did not like the minimum setbacks and felt the buildings were too large. She thanked the Montecito residents for attending and providing input. When she looked at what was originally approved with the plat for Montecito, and what was actually built by Century, they were two totally different things. She could not recommend this to city council or put her name on something that could develop the same way. She felt some of the lots should be removed and converted to open space. The bluffs are a very important visual and recreation amenity for Lone Tree residents, and builders should carefully consider the visual and environmental consequences when developing in those areas. She supported the staff recommendation that the access road remain open – that this was important for fire safety, as she is a homeowner that has only one ingress-egress into her neighborhood. This project has grown, and though it was originally larger, it has taken over the entire valley. She stated that the static simulations were not what they were looking for; but they showed without a doubt the massing and density of the subdivision.

**K. REFERRALS:**

The RidgeGate West Village Board of Directors had no comment on the development proposal. The PCMS Corporate Office (a private firm that represented the residents in Montecito), expressed a number of concerns about the development (see attached referral responses). These concerns included access; the location of homes in the proposed development; the location of model homes in the development; the location of the pump house; and the obstruction of views.

There were also a considerable number of emails received by staff and city officials from residents living in Montecito about the proposed development. All emails with substantive comments received from residents, along with staff responses are included in the attachments. The applicant and staff have tried to address many of the concerns, including moving the location of model homes; relocating the pump house; and, landscaping views of the access road. As mentioned previously in this report, City and RidgeGate standards and planning staff support the road connection between Montecito and the proposed development.

Some Montecito residents have expressed they were unaware about development occurring in this area, or thought that there would be fewer homes in the development. The RidgeGate Planned Development documents have consistently depicted Planning Area 11 as zoned for Residential Mixed Use (RMU) development. While staff is not in a position to respond to what information the applicant was or was not provided, the applicant includes a response to this issue at some length in their project narrative, including excerpts from the sales disclosure.

Most significant issues from referral agencies have been addressed by the applicant (a copy of the applicant's response to referral comments from Public Works, Southgate Water and Sanitation District and South Metro Fire Rescue is attached). Subsequent to the Planning Commission meeting on October 27<sup>th</sup>, Planning Staff sent a referral to the Cherry Creek Basin Water Quality Authority (usually Public Works sends on a referral to the Authority later in the process, but since Cottonwood Creek is integral to the property, it was decided to send a referral prior to Final Plat approval). A referral response from the Jim Swanson, representing the Authority, has been included in the Council packet. Planning Staff is meeting with Public Works, Jim Swanson, Coventry, and the applicant on November 24<sup>th</sup> to discuss water quality measures and will follow up with a response to this referral as soon as possible thereafter.

Final approval from Public Works is a recommended as a condition of approval.

**L. STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the Preliminary Plan is in conformance with the Subdivision Code, the Zoning Code, the Comprehensive Plan, the RidgeGate PDD 4<sup>th</sup> Amendment, and the RidgeGate West Village Residential Sub-Area Plan.

Staff finds that the proposed amendments to the RidgeGate West Village Sub-Area Plan regarding Planning Area 11 are in keeping with the overall intent of the Plan and the RidgeGate Planned Development.

Staff recommends the Planning Commission recommend approval to the City Council of the Preliminary Plan including the Sub-Area Plan amendment, subject to the following:

- The applicant shall provide wildfire mitigation measures as called for in the proposed Sub-Area Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the Final Plat.
- The applicant shall post a large map in the sales office and provide a map to purchasers and prospective purchasers of lots in Tract GG that

shows the extension of Cabela Drive to the bluffs, with a note that states that there are a maximum of 346 residential units permitted by zoning on the mesa tops. The applicant will also post signs with the same information and a map along the extension of Cabela Drive, with such signs to be maintained by the Rampart Range Metro District.

- The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
- Final approval by the Public Works Department.

**M. ATTACHMENTS:**

- Application
- Letter of Authorization
- Project narrative
- Site Plan (Project Summary)
- Preliminary Plan
- DRC minutes
- Resident and agency emails and staff and applicant responses
- View sections
- RidgeGate West Village Residential Sub-Area Plan excerpt
- Proposed Sub-Area Plan section for Planning Area 11, including:
  - Park plans
  - Pump house (landscaping and conceptual building design)
  - Future development sign map
  - Cluster Plan
- Natural Resource Assessment RidgeGate Tract GG, prepared by ERO Resources Corp
- Traffic impact study, prepared by LSC Transportation Consultants, Inc.
- Emergency Access Plan for Alicante Road
- Wildfire Management Plan, conducted by Anchorpoint Wildland Fire Solutions
- Retaining wall height exhibit (cumulative wall analysis)
- Retaining wall exhibit (photo sim)
- Building elevations
- Site simulations (massing study taken from regional trail connector)

END

**City of Lone Tree**

Department of Community Development  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818 Fax 303-225-4949

**DEVELOPMENT APPLICATION FORM**

PROJECT NAME: Ridgegate Tract GG ◆ OFFICE USE ONLY ◆

PROJECT FILE # SB15-57R

REQUEST: Preliminary Plan (RidgeGate Sec 22, Filing 1)

**SITE LOCATION:** End of Cabelas Drive and  
(Nearest Intersections) Alicante Drive

DATE SUBMITTED: 6/18/15

**OWNER:**

Name: Ridgegate Investments, Inc.  
Address: 10270 Commonwealth St, Suite B  
Lone Tree, CO 80124

FEES: \$1,000 # 52713

Phone: 720.279.2581 FAX:

(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

Name: Century Communities/Lisa Albers Fax:  
Address: 8390 E. Crescent Pkwy, Suite 650 Email: lisaa@centurycommunities.com  
Greenwood Village, CO 80111  
Phone: 303.268.2142 Business/Project Name: Ridgegate Tract GG

**LEGAL DESCRIPTION (site address):** TR IN N1/2NW1/4 & NE1/4NE1/4 22-6-67 32.564 AM/L

**PROJECT INFORMATION:**

Subdivision Name: Ridgegate Tract GG Filing #: N/A Lot # (if appropriate): N/A Block #: N/A  
Planning Area # (if PD) Planning Area #11

PRESENT ZONING: PD (When rezoning) – PROPOSED ZONING N/A

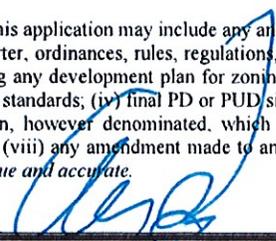
GROSS ACREAGE: 28 acres # of units (residential) 70  
Unit type: Single Family Detached

FIRE DISTRICT: South Metro Fire Rescue METRO DIST: Ridgegate Tract GG

WATER: Southgate Water and Sanitation District ELEC: Xcel Energy

SEWER: Southgate Water and Sanitation District GAS: Xcel Energy

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: 

Date: 5-26-2015

# Letter of Authorization

Regarding Development Applications for Land Use Entitlements  
(Form must be Filled Out if the Applicant is not the Property Owner)

City of Lone Tree  
9220 Kimmer Drive #100  
Lone Tree, CO 80124

RE: Property Address: RidgeGate Tract GG (TR IN N1/2NW1/4 & NE1/4NE1/4 22-6-67 32.564 AM/L

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Lisa Albers of Century Communities to act as an agent on my/our behalf for the purpose of creating, filing and/or managing an application for Preliminary Plan and Final Plat/CDs for RidgeGate Tract GG (type of development or permit application).

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

Keith D. Simon

\_\_\_\_\_  
(Print Name of Owner)

Keith D. Simon

\_\_\_\_\_  
(Signature of Owner or Authorized Representative)

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2015  
by Keith D. Simon

Elizabeth Matthews  
\_\_\_\_\_  
(Notary's official signature)

NOTARY SEAL

May 12, 2016  
\_\_\_\_\_  
(Commission expiration date)

**ELIZABETH MATTHEWS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004014222  
MY COMMISSION EXPIRES 05/12/2016**



Site Summary  
70 Lots at 72'x115'

Ridgeway Parcel GG  
Lone Tree, Colorado

Site Plan  
November 16, 2015





CITY OF LONE TREE  
STAFF REPORT

**TO: Mayor Gunning and City Council**

**FROM: Kristin Baumgartner, Finance Director**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: Resolution, 15-18, ADOPTING THE 2016 GENERAL FUND,  
DEBT SERVICE FUNDS AND SPECIAL REVENUE FUND  
BUDGETS**

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Summary

Attached is the 2016 City budget presented for adoption. Prior to finalizing the budget, staff reviewed 2015 current projects and rolled over amounts appropriate for projects carrying over to 2016. No other significant changes were made to the budget draft from the prior version presented at the public hearing.

Cost

N/A

Suggested Motion or Recommended Action

I move to approve Resolution 15-18, Adopting the 2016 General Fund, Debt Service Funds and Special Revenue Fund Budgets.

**CERTIFIED RECORD**  
**OF**  
**PROCEEDINGS RELATING TO**  
**CITY OF LONE TREE**  
**DOUGLAS COUNTY, COLORADO**  
**AND THE BUDGET HEARING**  
**FOR FISCAL YEAR**  
**2016**

STATE OF COLORADO )  
 )  
COUNTY OF DOUGLAS )ss.  
 )  
CITY OF LONE TREE )

The City Council of the City of Lone Tree, Douglas County, Colorado, held a meeting at 8527 Lone Tree Parkway, Lone Tree, Colorado, on December 1, 2015 at 7:00 p.m.

The following members of the City Council were present:

*James Gunning, Mayor*  
*Jackie Millet, Mayor Pro Tem*  
*Harold Anderson, Council Member*  
*Kim Monson, Council Member*  
*Susan Squyer, Council Member*

*Also in attendance were:*

*Seth Hoffman, City Manager*  
*Neil Rutledge, City Attorney*  
*Kristin Baumgartner, CPA, Finance Director*  
*Jennifer Pettinger, CMC, City Clerk*

Mayor Gunning stated that proper publication was made to conduct a public hearing on the 2016 budget for the City of Lone Tree on November 17, 2015. Mayor Gunning opened the public hearing on the proposed 2016 budget for the City of Lone Tree. There was no public comment on the proposed budget for the City of Lone Tree, the public hearing was closed. Final adoption of the budget occurred at the regularly scheduled Council meeting on December 1, 2015 at 7:00 p.m.

Thereupon, Council Member \_\_\_\_\_ introduced and moved the adoption of the following Resolution:

**CITY OF LONE TREE  
RESOLUTION NO. 15-18**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURE FOR THE GENERAL FUND, SPECIAL REVENUE FUND/CULTURAL AND COMMUNITY SERVICES, DEBT SERVICE FUND/ARTS AND CULTURAL FACILITIES, AND DEBT SERVICE FUND/PARK AND RECREATION IMPROVEMENTS, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND, SPECIAL REVENUE FUND/CULTURAL AND COMMUNITY SERVICES, DEBT SERVICE FUND/ARTS AND CULTURAL FACILITIES, AND DEBT SERVICE FUND/PARK AND RECREATION IMPROVEMENTS IN THE AMOUNT AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO, FOR THE 2016 FISCAL YEAR ENDING ON THE LAST DAY OF DECEMBER, 2016.

WHEREAS, the City Council of the City of Lone Tree has authorized its City Treasurer to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the City Council for its consideration; and

WHEREAS, pursuant to Colorado statute, upon due and proper notice published on October 22, 2015 in the Douglas County News Press (legal notice #928022), a newspaper having general circulation within the boundaries of the City of Lone Tree, said proposed budget was available for inspection by the public at the Lone Tree Administrative Office and the City's website, a public hearing was held on November 17, 2015, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO:

Section 1. 2016 Budget Revenues. That the estimated revenues for the General Fund, Special Revenue Fund/Cultural and Community Services, Debt Service Fund/Arts and Cultural Facilities, Debt Service Fund/Park and Recreation Improvements as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2016 Budget Expenditures. That the estimated expenditures for the General Fund, Special Revenue Fund/Cultural and Community Services, Debt Service Fund/Arts and Cultural Facilities and Debt Service Fund/Park and Recreation Improvements as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2016. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the City of Lone Tree for calendar year 2016.

Section 4. Levy of General Property Taxes. No mill levy will be certified by the City of Lone Tree for collection in 2016 and the attached budget does not anticipate general property tax revenues to balance the budget.

Section 5. Amendment One Limits. That, to the best of its knowledge and information, the Council states that the foregoing budget does not result in a violation of any provision of Article X, Section 20, of the Colorado Constitution.

Section 6. Appropriations. That the amount of \$56,349,345 set forth as total expenditures in the budget attached hereto is hereby appropriated as follows from the General Fund, \$50,329,072, the Special Revenue Fund/Cultural and Community Services, \$3,106,273 the Debt Service Fund/Arts and Cultural Facilities, \$1,852,000 and the Debt Service Fund/Park and Recreation Improvements, \$1,062,000 for the budgeted expenditures.

The foregoing Resolution was seconded by Council Member \_\_\_\_\_.

APPROVED AND ADOPTED this 1<sup>st</sup> day of December, 2015

\_\_\_\_\_  
James D. Gunning, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

STATE OF COLORADO )  
 )  
COUNTY OF DOUGLAS )ss.  
 )  
CITY OF LONE TREE )

I, Jennifer Pettinger, City Clerk of the City of Lone Tree, Douglas County, Colorado, do hereby certify that the foregoing pages numbered 1 to 4, inclusive, constitute a true and correct copy of the record of proceedings of the City Council of the City of Lone Tree, adopted at a meeting of the Council held on December 1, 2015, at 7:00 p.m., at 8527 Lone Tree Parkway, Lone Tree, Colorado, as recorded in the official record of the proceedings of the City of Lone Tree, insofar as said proceedings relate to the budget hearing for fiscal year 2016; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2016 budget of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the City of Lone Tree this 1<sup>st</sup> day of December, 2015.

( S E A L )

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

**CITY OF LONE TREE**  
**SUMMARY**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

	2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
<b>BEGINNING FUND BALANCES</b>	\$ 15,797,988	\$ 19,362,787	\$ 21,919,716
<b>REVENUE</b>			
TAXES	26,158,079	27,571,200	28,753,000
FRANCHISE FEES	1,033,993	1,041,000	1,061,000
INTERGOVERNMENTAL	4,991,287	5,709,258	18,825,997
LICENSES, FEES AND CHARGES	2,124,212	1,409,500	1,417,000
FINES AND FORFEITURES	540,304	726,000	742,000
ARTS CENTER	1,639,948	1,799,275	2,006,739
OTHER	443,915	1,358,260	431,305
Total revenue	<u>\$36,931,738</u>	<u>39,614,493</u>	<u>53,237,041</u>
<b>TRANSFERS IN</b>			
General Fund	173,024	127,500	350,000
Special Revenue Fund - Arts Center	857,041	898,831	1,099,534
Total transfers in	<u>1,030,065</u>	<u>1,026,331</u>	<u>1,449,534</u>
Total funds available	<u>53,759,792</u>	<u>60,003,611</u>	<u>76,606,292</u>
<b>EXPENDITURES</b>			
GENERAL GOVERNMENT	4,774,300	4,959,998	5,673,650
MUNICIPAL COURT	213,810	193,689	253,174
COMMUNITY DEVELOPMENT	1,025,520	1,005,652	1,140,919
POLICE DEPARTMENT	6,419,164	6,914,960	7,384,509
PUBLIC WORKS	4,270,688	4,607,500	4,837,500
ARTS AND CULTURAL	2,783,698	2,854,606	3,586,273
PARKS AND RECREATION	4,146	47,500	500,000
CAPITAL OUTLAY	11,440,796	13,976,790	28,959,786
DEBT SERVICE	2,434,819	2,496,869	2,564,000
Total expenditures	<u>33,366,940</u>	<u>37,057,565</u>	<u>54,899,811</u>
<b>TRANSFERS OUT</b>			
General Fund	857,041	898,831	1,099,534
Debt Service Fund - Arts and Cultural Facilities	173,024	127,500	350,000
Total transfers out	<u>1,030,065</u>	<u>1,026,331</u>	<u>1,449,534</u>
Total appropriation	<u>34,397,006</u>	<u>38,083,896</u>	<u>56,349,345</u>
<b>ENDING FUND BALANCES</b>	<u>\$ 19,362,787</u>	<u>\$ 21,919,716</u>	<u>\$ 20,256,947</u>

**CITY OF LONE TREE**  
**SUMMARY**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
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**FUNDS RESERVED FOR:**

Emergency reserves (TABOR)	786,476	1,001,000	1,026,000
Emergency maintenance and repair	52,601	52,601	52,601
Prepaid items	447,778	450,000	450,000
Emergency disaster management	99,273	108,077	130,385
Bond proceeds - Park and Rec Improvements	934,909	935,471	-
Park fee in lieu of land	74,194	110,194	110,194
Conservation Trust Fund	172,398	233,398	45,398
Brick fence replacement reserve	986,200	986,200	986,200
Lone Tree Link Shuttle	425,812	340,812	175,812
Kaiser Walk/Wheel grant	11,140	-	-
Light Rail	-	-	5,445,832
Debt Service - Arts and Cultural Facilities	655,277	983,371	1,066,371
Debt Service - Park and Recreation Improvements	778,577	1,014,414	1,243,334

**FUNDS DESIGNATED FOR:**

Working reserve	3,528,000	4,458,000	4,847,000
Capital reserve - capital projects	3,817,000	11,200,000	4,655,000
Subsequent year's expenditures	3,004,955	-	-

**UNDESIGNATED AND UNRESERVED FUNDS**

	3,588,197	46,178	22,820
	\$ 19,362,787	\$ 21,919,716	\$ 20,256,947

**CITY OF LONE TREE**  
**GENERAL FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

REVENUE DETAIL

	2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
<b>BEGINNING FUND BALANCE</b>	\$ 14,546,061	\$ 17,928,933	\$ 19,921,931
<b>REVENUE</b>			
<b>TAXES</b>			
Sales tax	20,247,946	21,245,000	21,973,000
Use tax-retail	726,590	637,000	670,000
Use tax - building materials	982,359	1,070,000	1,373,000
Lodging tax	908,192	1,036,000	1,108,000
Admissions tax	503,914	397,000	405,000
<b>TOTAL TAXES</b>	<b>23,369,001</b>	<b>24,385,000</b>	<b>25,529,000</b>
<b>FRANCHISE FEES</b>			
Electric and gas	834,725	829,000	845,000
Cable TV	199,268	212,000	216,000
<b>TOTAL FRANCHISE FEES</b>	<b>1,033,993</b>	<b>1,041,000</b>	<b>1,061,000</b>
<b>INTERGOVERNMENTAL</b>			
Highway Users Tax (HUTF)	328,143	334,000	339,000
Conservation Trust Fund (Lottery)	57,280	61,000	62,000
Cigarette tax	196,839	199,000	199,000
County Road & Bridge shareback	1,083,245	1,175,000	1,410,841
Douglas County Shareback - transportation	2,129,017	2,498,000	2,648,000
Motor vehicle registration fees	43,150	44,000	45,000
Regional improvements contribution - RRMDs	101,656	126,258	183,990
Reimbursable costs	938,772	1,254,000	13,819,166
Grants	113,185	18,000	119,000
<b>TOTAL INTERGOVERNMENTAL</b>	<b>4,991,287</b>	<b>5,709,258</b>	<b>18,825,997</b>

Notes:

\*2014 includes RidgeGate totals on all applicable revenue and expenditures lines for ease of comparison year to year; discontinued fund in 2015

**CITY OF LONE TREE**  
**GENERAL FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

REVENUE DETAIL - Continued

2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
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**REVENUE (Continued)**

**LICENSES, FEES AND CHARGES**

Sales and use tax and business license fees	22,320	33,500	2,000
Liquor license fees	13,589	20,000	20,000
Building permit fees	1,924,577	1,165,000	1,198,000
Planning and zoning fees	29,746	33,000	34,000
Engineering fees	94,780	115,000	117,000
Other	39,200	43,000	46,000
<b>TOTAL LICENSE, FEES AND CHARGES</b>	<b>2,124,212</b>	<b>1,409,500</b>	<b>1,417,000</b>

**FINES AND FORFEITURES**

Court fees	71,630	87,000	90,000
Vehicle and other code violation fines	422,071	584,000	596,000
Victims assistance surcharge	46,603	55,000	56,000
<b>TOTAL FINES AND FORFEITURES</b>	<b>540,304</b>	<b>726,000</b>	<b>742,000</b>

**OTHER**

Net investment income	12,358	12,200	15,385
Miscellaneous	168,626	1,057,960	62,000
Police Department fees and other charges	39,673	60,000	102,000
Tenant rental income	222,567	226,000	250,000
<b>OTHER</b>	<b>443,224</b>	<b>1,356,160</b>	<b>429,385</b>

Total revenue	32,502,021	34,626,918	48,004,382
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**TRANSFERS IN**

Debt Service Fund - Arts and Cultural Facilities	173,024	127,500	350,000
Total transfers in	173,024	127,500	350,000
Total funds available	\$ 47,221,106	\$ 52,683,351	\$ 68,276,313

**CITY OF LONE TREE  
GENERAL FUND  
FORECASTED 2016 BUDGET AS ADOPTED  
WITH 2014 ACTUALS AND 2015 ESTIMATED**

EXPENDITURE DETAIL

2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
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**EXPENDITURES**

GENERAL GOVERNMENT

City Council expenditures	\$ 26,987	\$ 31,500	\$ 49,500
City Council stipend	58,456	60,225	62,029
Administrative Services - salaries and benefits	593,929	637,661	865,365
City Clerk	28,942	18,500	81,200
Human Resources	83,147	83,923	84,200
Information Technology	453,380	483,730	467,320
Municipal office building maintenance & utilities	380,670	482,812	513,970
Civic Center maintenance & utilities	71,137	84,560	86,810
LTAC maintenance & utilities	290,134	352,300	355,189
Restroom maintenance	8,807	9,300	11,500
Fountain maintenance	20,095	24,000	24,520
Yosemite library maintenance & utilities	-	-	30,000
Insurance	397,029	405,300	425,600
Finance - salaries and benefits	390,158	425,285	445,101
Finance - consulting	7,345	-	-
Finance - banking services	-	-	45,000
Audit	32,935	45,000	35,000
City Manager's Office - salaries and benefits	768,761	720,663	759,854
Dues and memberships	111,636	99,811	102,554
Legal - general	651,594	510,000	510,000
Legal - special	8,672	20,000	100,000
Consulting	48,625	52,000	85,000
Community support	46,716	50,000	28,600
Community garden	-	3,000	-
Youth initiatives	19,800	19,800	19,800
Housing Partnership	35,000	35,000	35,000
Community education programs	1,025	1,000	1,000
Living and aging well	-	-	2,600
Communications	70,018	70,000	141,900
Economic development	135,551	210,000	270,000
Miscellaneous	33,752	24,631	35,038
<b>TOTAL GENERAL GOVERNMENT</b>	<b>4,774,300</b>	<b>4,960,000</b>	<b>5,673,650</b>

**CITY OF LONE TREE**  
**GENERAL FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

EXPENDITURE DETAIL - Continued

2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
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**EXPENDITURES (Continued)**

**MUNICIPAL COURT**

Municipal Judge	25,361	25,000	30,000
Legal	36,000	36,000	36,000
Administration	135,764	119,100	174,174
Office supplies and software	3,241	3,000	3,000
Victims assistance	13,444	10,589	10,000
<b>TOTAL MUNICIPAL COURT</b>	<b>213,810</b>	<b>193,689</b>	<b>253,174</b>

**COMMUNITY DEVELOPMENT**

Salaries and benefits	629,538	686,155	735,539
Contract services	5,807	1,500	67,700
Field supplies	4,304	1,356	1,550
Planning Commission	2,184	2,500	2,500
Document scanning	6,725	8,050	5,000
Plan review and other inspections	49,713	66,950	110,000
Elevator inspections	80,201	61,920	74,250
Engineering	239,826	150,000	125,000
Sustainability program	-	3,000	1,000
ROW mowing	-	7,313	7,600
Miscellaneous	7,222	16,908	10,780
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>1,025,520</b>	<b>1,005,652</b>	<b>1,140,919</b>

**POLICE DEPARTMENT**

Salaries and benefits	5,118,378	5,401,000	5,690,000
Office and administration	111,910	111,380	111,900
Uniforms and equipment	52,485	62,600	62,700
Vehicles and equipment	518,516	529,797	546,425
General equipment	17,948	27,000	143,950
Intergovernmental agreements	519,358	661,568	690,004
Training	62,969	98,200	114,600
Community outreach and miscellaneous	17,599	23,415	24,930
<b>TOTAL POLICE DEPARTMENT</b>	<b>6,419,164</b>	<b>6,914,960</b>	<b>7,384,509</b>

**CITY OF LONE TREE**  
**GENERAL FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

EXPENDITURE DETAIL - Continued

2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
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**EXPENDITURES (Continued)**

**PUBLIC WORKS**

Public Works Department	616,066	667,000	710,000
Street lighting	390,827	396,000	396,000
Street maintenance	577,512	650,000	755,000
Drainage maintenance	77,162	60,000	60,000
Street & sidewalk sweeping	25,915	50,000	52,000
Traffic signal energy cost and maintenance	123,781	135,000	95,000
Signal timing	-	2,000	32,000
Snow removal	1,208,947	1,200,000	1,200,000
Landscaping maintenance	23,813	50,000	50,000
Trash and recycling service	507,076	531,000	520,000
Household hazardous waste program	4,506	6,500	6,500
Engineering	264,910	300,000	340,000
Fence maintenance	-	80,000	80,000
Geographic Information System (GIS)	146,327	150,000	150,000
Website mapper	5,000	-	-
Materials and equipment	10,010	14,000	14,000
EPA Phase 2 Drainage	55,954	50,000	100,000
Noxious weeds control	22,207	20,000	20,000
Signage and striping	119,295	120,000	120,000
Accident repairs	4,732	10,000	20,000
Public Works Facility operations and equipment	41,689	54,000	50,000
Software and support	9,311	17,000	19,000
Street amenities	-	5,000	5,000
Mutt mitts contract	10,338	10,500	10,500
Holiday lighting and decorations	23,589	26,500	25,000
Miscellaneous	1,722	3,000	3,000
Public Works vehicle maintenance and gas	-	-	2,500
Lincoln pedestrian bridge maintenance	-	-	2,000
<b>TOTAL PUBLIC WORKS</b>	<b>4,270,688</b>	<b>4,607,500</b>	<b>4,837,500</b>

**ARTS AND CULTURAL**

Arts Center repairs and maintenance	113,685	104,000	100,000
Arts Center capital improvements	173,024	52,500	350,000
Vehicles	-	-	30,000
<b>TOTAL ARTS AND CULTURAL</b>	<b>286,709</b>	<b>156,500</b>	<b>480,000</b>

**PARKS AND RECREATION**

Joint recreational projects with South Suburban	4,146	47,500	300,000
Park and recreation capital improvements	-	-	200,000
<b>TOTAL PARKS AND RECREATION</b>	<b>4,146</b>	<b>47,500</b>	<b>500,000</b>

**CITY OF LONE TREE**  
**GENERAL FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

EXPENDITURE DETAIL - Continued

2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
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**EXPENDITURES (Continued)**

**CAPITAL OUTLAY**

Software packages	76,496	-	64,280
CarteGraph/ArcServer upgrade	-	30,000	20,000
Website redesign	-	51,000	13,130
Overlay/reconstruction projects	1,213,325	1,600,000	1,800,000
Traffic signalization	58,892	-	275,000
Pedestrian lights	205,645	-	-
Community sign plan	65,287	10,804	25,000
Municipal office building capital improvements	13,744	26,000	85,000
Municipal office building - capital leases	1,009,664	1,290,006	-
Municipal office - letter of credit fees/remarketing fees	29,633	-	-
Civic Center capital improvements	54,906	25,000	50,000
Concrete panel replacement	472,942	-	250,000
Entertainment District improvements	2,059	725,000	100,000
Park Meadows Drive median improvements	3,230	-	-
Park Meadows Dr. regional pond upgrade	-	-	10,000
Landscaping PM Center Dr/County Line	31,250	-	-
Transportation study	-	50,000	-
Landscape improvements	45,704	-	-
Yosemite landscaped medians	115	-	-
Parkway Drive medians	-	-	20,000
Storm sewer improvements	39,805	305,000	140,000
Park Meadows Medians (W of Acres Green)	9,136	-	-
Parkway Drive crossing Willow Creek	36,761	7,962	-
Light Rail extension	-	-	6,333,334
Lone Tree Link	249,414	550,000	550,000
Walk and Wheel Study	88,859	1,254	-
Lincoln pedestrian bridge	-	190,000	7,000,000
Parkway Drive reconstruction	-	280,000	450,000
Yosemite turn lane (Maximus to PMD)	-	105,000	595,000
Lincoln/I-25 ramp improvements	-	430,000	-
County Line/PMCD intersection improvements	-	-	450,000
LTAC Road construction	-	165,000	-
LTAC plaza	-	5,000	120,000
Town Ridge Drive construction	-	170,000	-
Public art projects	12,461	-	21,000
Police Department substation	-	60,000	-
Schweiger Ranch preservation	75,000	75,000	50,000

**CITY OF LONE TREE  
GENERAL FUND  
FORECASTED 2016 BUDGET AS ADOPTED  
WITH 2014 ACTUALS AND 2015 ESTIMATED**

EXPENDITURE DETAIL - Continued

	2014 ACTUAL*	2015 ESTIMATED	2016 ADOPTED
<b>EXPENDITURES (Continued)</b>			
<b>CAPITAL OUTLAY (Continued)</b>			
Yosemite library building purchase	-	-	800,000
Yosemite library remodel	-	27,000	423,000
Yosemite library capital improvements	-	-	474,000
Town Ridge Drive pedestrian lights	-	-	45,000
Reuter Hess	-	25,000	25,000
Boom truck and signal maintenance equipment	-	-	120,000
West Cook Creek tributary improvements study	-	-	50,000
Lincoln Avenue/Heritage Hills Circle intersection imp	-	-	350,000
Mall entry traffic improvements	-	-	50,000
Timberline storm sewer	-	-	150,000
Retail retention agreement	75,000	75,000	75,000
Service provider shareback agreement	-	5,000	5,000
Annexation shareback agreement	-	70,000	70,000
Service provider shareback agreement	200,000	-	-
Retail shareback	582,924	579,264	596,642
Developer revenue shareback	1,335,984	1,194,000	1,292,400
Reimbursement of sales taxes to PMBID	5,242,599	5,562,000	5,717,000
Reimbursement property taxes-PMBID for PMMD	209,962	287,500	295,000
<b>TOTAL CAPITAL OUTLAY</b>	<b>11,440,796</b>	<b>13,976,790</b>	<b>28,959,786</b>
Total expenditures	28,435,132	31,862,590	49,229,538
<b>TRANSFERS OUT</b>			
Special Revenue Fund - Arts Center	857,041	898,831	1,099,534
Total transfers out	857,041	898,831	1,099,534
Total appropriation	29,292,173	32,761,421	50,329,072
<b>ENDING FUND BALANCE</b>	<b>\$ 17,928,933</b>	<b>\$ 19,921,931</b>	<b>\$ 17,947,242</b>

**CITY OF LONE TREE  
SPECIAL REVENUE FUND - CULTURAL AND COMMUNITY SERVICES FUND  
FORECASTED 2016 BUDGET AS ADOPTED  
WITH 2014 ACTUALS AND 2015 ESTIMATED**

	2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
<b>BEGINNING FUND BALANCE</b>	\$ -	\$ -	\$ -
<b>REVENUE</b>			
<b>LONE TREE ARTS CENTER</b>			
Operating			
Ticket sales	893,739	866,000	1,015,900
Ticket handling fees	110,849	110,000	117,000
Rental fees	109,624	125,125	125,000
Concessions and catering	92,962	123,000	107,000
Labor charge backs	74,952	88,700	86,000
Miscellaneous	4,621	4,500	3,000
Non-Operating			
Individual, corporate and foundation contributions	150,223	205,000	255,000
Government grants	156,019	251,440	272,839
<b>TOTAL LONE TREE ARTS CENTER</b>	<b>1,592,989</b>	<b>1,773,765</b>	<b>1,981,739</b>
<b>OTHER</b>			
Annual Events	36,017	16,510	16,000
Arts and cultural events	10,941	9,000	9,000
<b>TOTAL OTHER</b>	<b>46,958</b>	<b>25,510</b>	<b>25,000</b>
Total revenue	<b>1,639,948</b>	<b>1,799,275</b>	<b>2,006,739</b>
<b>TRANSFERS IN</b>			
General Fund - Lone Tree Arts Center	606,102	565,999	783,384
General Fund - Annual events	201,854	266,431	254,900
General Fund - Arts and cultural events	44,154	59,400	54,250
General Fund - Park and recreation	4,932	7,000	7,000
Total transfers in	<b>857,041</b>	<b>898,831</b>	<b>1,099,534</b>
Total funds available	<b>\$ 2,496,989</b>	<b>\$ 2,698,106</b>	<b>\$ 3,106,273</b>

**CITY OF LONE TREE**  
**SPECIAL REVENUE FUND - CULTURAL AND COMMUNITY SERVICES FUND**  
**FORECASTED 2016 BUDGET AS ADOPTED**  
**WITH 2014 ACTUALS AND 2015 ESTIMATED**

2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
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**EXPENDITURES**

**LONE TREE ARTS CENTER**

Administration	157,867	156,554	160,671
Programming	1,621,053	1,559,377	1,830,335
Marketing	377,719	440,650	496,987
Education	5,772	-	-
Facilities	11,155	15,000	10,500
Development	25,526	128,183	226,630
Contingency	-	40,000	40,000
<b>TOTAL LONE TREE ARTS CENTER</b>	<b>2,199,091</b>	<b>2,339,763</b>	<b>2,765,122</b>

**OTHER**

Annual events	237,871	282,941	270,900
Arts and cultural events	55,095	68,400	63,250
Recreational activities and support	4,932	7,000	7,000
<b>TOTAL OTHER</b>	<b>297,898</b>	<b>358,341</b>	<b>341,150</b>

Total expenditures	<b>2,496,989</b>	<b>2,698,106</b>	<b>3,106,273</b>
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**TRANSFERS OUT**

Total transfers out	-	-	-
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Total appropriation	<b>2,496,989</b>	<b>2,698,106</b>	<b>3,106,273</b>
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<b>ENDING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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**CITY OF LONE TREE  
DEBT SERVICE FUND - ARTS AND CULTURAL FACILITIES  
FORECASTED 2016 BUDGET AS ADOPTED  
WITH 2014 ACTUALS AND 2015 ESTIMATED**

	2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
<b>BEGINNING FUND BALANCE</b>	\$ 568,947	\$ 655,277	\$ 983,371
<b>REVENUE</b>			
Sales tax	1,632,014	1,798,000	1,854,000
Use tax - retail	25,443	41,000	43,000
Use tax - building materials	15,984	72,400	37,000
Net investment income	319	1,150	1,000
Total revenue	<u>1,673,760</u>	<u>1,912,550</u>	<u>1,935,000</u>
<b>TRANSFERS IN</b>			
General Fund	-	-	-
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>2,242,707</u>	<u>2,567,827</u>	<u>2,918,371</u>
<b>EXPENDITURES</b>			
Bond interest	499,206	471,756	439,744
Bond principal	915,000	985,000	1,060,000
Paying agent fees	200	200	200
Contingency	-	-	2,056
Total expenditures	<u>1,414,406</u>	<u>1,456,956</u>	<u>1,502,000</u>
<b>TRANSFERS OUT</b>			
General Fund	173,024	127,500	350,000
Total transfers out	<u>173,024</u>	<u>127,500</u>	<u>350,000</u>
Total appropriation	<u>1,587,430</u>	<u>1,584,456</u>	<u>1,852,000</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 655,277</u>	<u>\$ 983,371</u>	<u>\$ 1,066,371</u>

**CITY OF LONE TREE  
DEBT SERVICE FUND - PARK AND RECREATION IMPROVEMENTS  
FORECASTED 2016 BUDGET AS ADOPTED  
WITH 2014 ACTUALS AND 2015 ESTIMATED**

	2014 ACTUAL	2015 ESTIMATED	2016 ADOPTED
<b>BEGINNING FUND BALANCE</b>	\$ 682,980	\$ 778,577	\$ 1,014,414
<b>REVENUE</b>			
Sales tax	1,088,009	1,199,000	1,236,000
Use tax - retail	16,962	28,000	29,000
Use tax - building materials	10,666	47,800	25,000
Net investment income	372	950	920
Total revenue	<u>1,116,010</u>	<u>1,275,750</u>	<u>1,290,920</u>
<b>TRANSFERS IN</b>			
General Fund	-	-	-
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>1,798,990</u>	<u>2,054,327</u>	<u>2,305,334</u>
<b>EXPENDITURES</b>			
Bond interest	420,213	394,713	365,687
Bond principal	600,000	645,000	695,000
Paying agent fees	200	200	200
Contingency	-	-	1,113
Total expenditures	<u>1,020,413</u>	<u>1,039,913</u>	<u>1,062,000</u>
<b>TRANSFERS OUT</b>			
Total transfers out	<u>-</u>	<u>-</u>	<u>-</u>
Total appropriation	<u>1,020,413</u>	<u>1,039,913</u>	<u>1,062,000</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 778,577</u>	<u>\$ 1,014,414</u>	<u>\$ 1,243,334</u>



CITY OF LONE TREE  
STAFF REPORT

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Agenda Item**

**SUBJECT: Resolution 15-19, AFFIRMING THE LONE TREE CITY  
COUNCIL VOTING DISTRICTS ESTABLISHED BY  
ORDINANCE 12-04**

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Summary

City Council adopted Ordinance #12-04 on February 21, 2012. City Staff has reviewed the current population and voting districts and has determined that no changes are needed at this time.

Cost

No cost associated.

Suggested Motion or Recommended Action

I move to approve Resolution 15-19, AFFIRMING THE LONE TREE CITY COUNCIL VOTING DISTRICTS ESTABLISHED BY ORDINANCE 12-04.

**CITY OF LONE TREE  
RESOLUTION NO. 15-XX**

**AFFIRMING THE LONE TREE CITY COUNCIL VOTING DISTRICTS  
ESTABLISHED BY ORDINANCE NO. 12-04**

WHEREAS, on February 21, 2012 the City of Lone Tree (the “City”) adopted Ordinance No. 12-04, which established City Council voting districts (the “Voting Districts”) within the City; and

WHEREAS, in creating the Voting Districts, City staff mapped the then-current boundaries of the City, reviewed available current population estimates and proposed boundaries which contained approximately the same number of residents per district; and

WHEREAS, City staff have reviewed the Voting Districts and have determined that no changes are needed at this time.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Lone Tree hereby approves and affirms the Voting Districts (attachment A) established by Ordinance No. 12-04.

**APPROVED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2015.**

**CITY OF LONE TREE**

By: \_\_\_\_\_  
James D. Gunning, Mayor

**ATTEST:**

(S E A L)

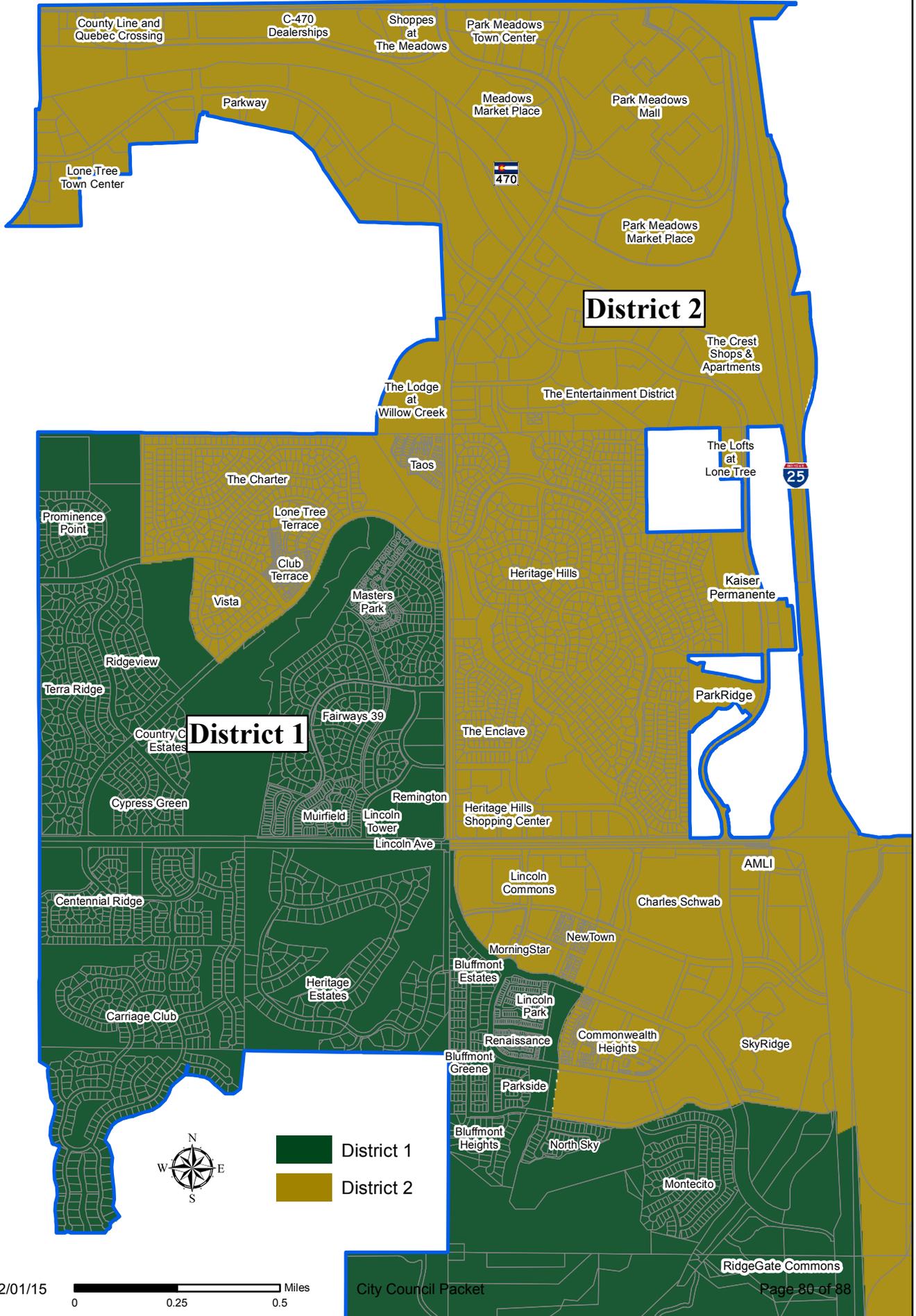
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Jennifer Pettinger, CMC, City Clerk



# Council Districts and Subdivisions

Updated  
November 2015

CITY OF LONE TREE



12/01/15

0 0.25 0.5 Miles



**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: Resolution 15-20, REAPPOINTING MEMBERS TO THE  
ARTS COMMISSION**

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Summary

Arts Commission members Mary Hardin and Marianne Pestana are members in good standing and desire to be reappointed for another term on the Arts Commission.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve **Resolution 15-20, REAPPOINTING MEMBERS (Mary Hardin and Marianne Pestana) TO THE ARTS COMMISSION.**

Background

There will be only two vacancies on the Arts Commission on January 1, 2016.

**CITY OF LONE TREE  
RESOLUTION NO. 15-20**

**A RESOLUTION REAPPOINTING MEMBERS TO THE  
ARTS COMMISSION FOR THE CITY OF LONE TREE**

WHEREAS, the City Council of the City of Lone Tree established an Arts Commission by Resolution 99-19 (the "Commission") to consider requests for sponsorship of or assistance with artistic and cultural events within the City; and

WHEREAS, Resolution 10-42 established the Commission membership to seven (7) members; and

WHEREAS, there will be two vacancies beginning on January 1, 2016 and two of the members who currently occupy those expiring terms wish to be reappointed at the expiration of their term, qualifies for that seat and is a member in good standing; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF LONE TREE, COLORADO:**

1. That Mary Hardin is hereby reappointed to the Arts Commission for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018.
2. That Marianne Pestana is hereby reappointed to the Arts Commission for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018.

**APPROVED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2015.**

**CITY OF LONE TREE**

By: \_\_\_\_\_  
James D. Gunning, Mayor

**ATTEST:**

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

(S E A L)



**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: Resolution 15-21, REAPPOINTING A MEMBER TO THE  
BOARD OF ADJUSTMENT AND APPEALS (Robertson)**

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Summary

Board of Adjustment and Appeals member Bill Robertson is a member in good standing and desires to be reappointed for another term on the Board of Adjustment and Appeals.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve **Resolution 15-21, REAPPOINTING A MEMBER TO THE BOARD OF ADJUSTMENT AND APPEALS (Robertson)**.

Background

There will be only one vacancy on the Board of Adjustment and Appeals on January 1, 2016.

**CITY OF LONE TREE  
RESOLUTION NO. 15-21**

**A RESOLUTION REAPPOINTING A MEMBER TO THE CITY OF LONE  
TREE BOARD OF ADJUSTMENT AND APPEALS**

WHEREAS, the City of Lone Tree Home Rule Charter, Article VII, Section 4, provides for a Board of Adjustment and Appeals (Board); and

WHEREAS, pursuant to Ordinance No. 14-6, which reconstituted the Board of Adjustment and Appeals, combining the duties of the separate Boards; and

WHEREAS, Section 2-5-10 of the Municipal Code established that the membership of the reconstituted Board of Adjustment and Appeals should consist of five members to be appointed by Resolution of the City Council; and

WHEREAS, the City Charter provides that the members of the Board of Adjustment and Appeals serve “overlapping” terms of three years; and

WHEREAS, there will be one vacancy on the Board on January 1, 2016; and

WHEREAS, one of the members who currently occupies that expiring term wishes to be re-appointed, qualifies for that seat and is a member in good standing and City Council desires to reappoint the member.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF  
THE CITY OF LONE TREE, COLORADO:**

Bill Robertson is hereby appointed to the Board of Adjustment and Appeals for a term to expire on December 31, 2018.

**APPROVED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2015.**

**CITY OF LONE TREE**

\_\_\_\_\_  
James D. Gunning, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

(SEAL)



**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: Resolution 15-22, REAPPOINTING A MEMBER TO THE  
CITIZENS' RECREATION ADVISORY COMMITTEE  
(Horback)**

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Summary

Citizens' Recreation Advisory Committee Member Glen Horback is a member in good standing and desires to be reappointed for another term.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve **Resolution 15-22, REAPPOINTING A MEMBER TO THE CITIZENS' RECREATION ADVISORY COMMITTEE (Horback)**.

Background

There will be three vacancies on the Citizens' Recreation Advisory Committee on January 1, 2016. Council is currently interviewing for the other two vacancies and they will be appointed at a later date.

**CITY OF LONE TREE  
RESOLUTION NO. 15-22**

**A RESOLUTION REAPPOINTING A MEMBER TO THE CITIZENS' RECREATION  
ADVISORY COMMITTEE FOR THE CITY OF LONE TREE**

WHEREAS, by Resolution No. 06-09, the City Council created the Citizens' Recreation Advisory Committee (the "Committee") which promotes the City's recreation opportunities and services, and develops recommendations to improve these opportunities and services; and

WHEREAS, Resolution No. 06-09, established the Committee membership to seven (7) members; and

WHEREAS, there will be three (3) vacancies on the Committee beginning on January 1, 2016; and

WHEREAS, one (1) of the members who currently occupies one of the expiring terms wishes to be reappointed at the expiration of their term, qualifies for that seat and is a member in good standing and City Council desires to reappoint that member; and

WHEREAS, in regard to the other vacancy on the Committee, City Council desires to interview candidates and will make those appointments at a later date.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF LONE TREE, COLORADO:**

That Glen Horback is hereby reappointed to the Citizens' Recreation Advisory Committee for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018.

**APPROVED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2015.**

**CITY OF LONE TREE**

\_\_\_\_\_  
James D. Gunning, Mayor

**ATTEST:**

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

(S E A L)



**CITY OF LONE TREE  
STAFF REPORT**

**TO: Mayor Gunning and City Council**

**FROM: Jennifer Pettinger, CMC, City Clerk**

**DATE: November 24, 2015**

**FOR: December 1, 2015 City Council Meeting**

**SUBJECT: Resolution 15-23, REAPPOINTING A MEMBER TO THE  
PLANNING COMMISSION (Carlson)**

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Summary

Planning Commissioner Rhonda Carlson is a member in good standing and desires to be reappointed for another term.

Cost

There is no direct cost.

Suggested Motion or Recommended Action

I move to approve **Resolution 15-23, REAPPOINTING A MEMBER TO THE PLANNING COMMISSION (Carlson)**.

Background

There will be four vacancies on the Planning Commission on January 1, 2016. Council is currently interviewing for the other three vacancies and they will be appointed at a later date.

**CITY OF LONE TREE  
RESOLUTION NO. 15-23**

**A RESOLUTION REAPPOINTING A MEMBER TO THE CITY OF LONE TREE  
PLANNING COMMISSION**

WHEREAS, pursuant to Ordinance No. 97-5, the City Council of the City of Lone Tree created a Planning Commission (“Commission”); and

WHEREAS, pursuant to Article VII, Section 3 of the Home Rule Charter of the City of Lone Tree, the City Council established guidelines concerning the appointment and qualifications of members of the Planning Commission; and

WHEREAS, on September 23, 2003, the Planning Commission adopted Guidelines and Procedures as authorized by City Ordinance No. 97-5, and the Guidelines and Procedures provide that each member shall serve until his or her term expires or until the City Council appoints a successor; and

WHEREAS, there will be three vacancies on the Commission on January 1, 2016; and

WHEREAS, one of the members who currently occupy one of those expiring terms wishes to be re-appointed, qualifies for that seat and is a member in good standing and City Council desires to reappoint the member; and

WHEREAS, in regard to the other vacancies on the Commission, City Council desires to interview candidates and will make those appointments at a later date;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF LONE TREE, COLORADO:**

That Rhonda Carlson is hereby reappointed to the Planning Commission for a three (3) year term beginning on January 1, 2016 and expiring on December 31, 2018.

**APPROVED AND ADOPTED THIS 1<sup>st</sup> DAY OF DECEMBER, 2015.**

**THE CITY OF LONE TREE**

\_\_\_\_\_  
James D. Gunning, Mayor

**ATTEST**

\_\_\_\_\_  
Jennifer Pettinger, CMC, City Clerk

(SEAL)