

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
August 4, 2015**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, August 4, 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
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Jeff Holwell, Economic Development Director
Chief Jeffery Streeter, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Lisa Rigby 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.

Conflict of Interest

There was no conflict of interest.

Public Comment

There was no public comment.

Announcements

Kate Schaffer, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

Consent Agenda

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

- *Minutes of the July 21, 2015 Regular Meeting*
- *Claims for the period of July 13 – 27, 2015*

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

Community Development

Approval of RidgeGate Sec. 15, Filing No. 17, 1st Amendment, Lot 6a Site Improvement Plan (SIP) (Martin Fein Apartments) Project #SP15-29R

Jennifer Drybread, Senior Planner, introduced the item. Darryl Jones, Coventry Development, and Sanford Steinberg, Project Architect, spoke about the project.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve the RidgeGate Sec. 15, Filing No. 17, 1st Amendment, Lot 6a Site Improvement Plan (SIP) (Martin Fein Apartments) Project #SP15-29R subject to the two conditions as noted in the staff report. The motion passed with a vote of 5 to 0.

Public Hearing: Resolution 15-09, ADOPTING A REVISED COMPREHENSIVE PLAN (Item continued from July 7)

Mayor Gunning reopened the public hearing at 7:25 p.m. which had been continued from July 7, 2015.

Jennifer Drybread, Senior Planner, introduced the item and noted Council Member Squyer's suggested changes to pages 5, 27, 51, 53 and 73. Council Member Monson also suggested modifications to the section on regional

planning efforts as provided below.

“Regional Planning Efforts:

The City supports and participates in regional planning efforts through the Denver Regional Council of Governments (DRCOG). The City is a signatory to the Mile High Compact, an agreement that sets forth 13 stipulations for regional planning. ~~That agreement incorporates by reference DRCOG’s Metro Vision Plan, a long range regional growth strategy for the Denver Metropolitan Area.~~ The area slated for urban development on the City’s General Land Use Plan map is consistent with the DRCOG’s ~~Metro Vision Plan~~ Urban Growth Boundary/Area.”

Mayor Gunning opened the public hearing for comment at 7:58 p.m.

Martha Sippel, Planning Commission Chairperson, encouraged Council to approve the document and noted all the individuals who have worked on it.

Mayor Gunning closed the public hearing for comment at 7:59 p.m.

Council Member Anderson moved, Council Member Squyer seconded, to approve **Resolution 15-09, ADOPTING A REVISED COMPREHENSIVE PLAN** with the changes as amended (with Council Member Squyer’s and Monson’s suggestions) and with the provision that non-substantive edits and formatting on Exhibit A may be made administratively.

The motion passed with a vote of 5 to 0.

Public Works

Approval of PLM Asphalt and Concrete, Inc. Contract for the 2015 Asphalt Overlay Program

John Cotten, Public Works Director, introduced the item.

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve the contract with PLM Asphalt and Concrete, Inc. in the amount of \$861,940.60 for the City of Lone Tree 2015 Asphalt Overlay Program and authorize the Public Works Director to execute the contract documents. The motion passed with a vote of 5 to 0.

Administrative Matters

Approval of an Order of the City Council Fixing a Place and Time for a Hearing on a Petition to Dissolve the Existing Lone Tree Entertainment Business Improvement District

Jeff Holwell, Economic Development Director, introduced the item.

Council Member Monson moved, Mayor Pro Tem Millet seconded, to approve the Order of the City Council Fixing a Place and Time for a Hearing on a Petition for Organization to Dissolve the Existing Lone Tree Entertainment Business Improvement District, to occur on September 1, 2015. The motion passed with a vote of 5 to 0.

Resolution 15-10, APPOINTING MEMBERS TO THE YOUTH COMMISSION

Council Member Squyer, introduced the item.

Council Member Squyer moved, Council Member Monson seconded, to approve **Resolution 15-10, APPOINTING MEMBERS TO THE YOUTH COMMISSION** (Jason Fisher & Matthew Zimmerman). The motion passed with a vote of 5 to 0.

Council Member Millet moved, Council Member Squyer seconded, to recess the meeting and convene as the City of Lone Tree Liquor License Authority New Licensing Division. The motion passed with a vote of 5 to 0. Mayor Gunning recessed the meeting at 8:05 p.m.

Liquor License Authority New Licensing Division

The City Council convened the Local Liquor Licensing Authority, New License Division. Mayor Gunning called the meeting to order at 8:05 p.m., and observed that a quorum was present.

Public Hearing: Beer & Wine Liquor License Application for Coffee House Holdings, Inc. d/b/a Starbucks 10262 (9222 Park Meadows Drive)

Chair Gunning opened the public hearing at 8:05 p.m.

Jennifer Pettinger, City Clerk, noted the Authority was in receipt of the application packet. She reviewed for the record, and the benefit of the public, the criteria to be considered in making a decision on whether to grant or deny a new liquor license. She noted that staff has reviewed all the documents and the public hearing had been duly noticed and posted. She directed the information be made a part of the record. She also noted the information and documents have been reviewed and staff believes all the criteria for issuance of the license have been met and approval is recommended.

Ms. Pettinger introduced Brian Proffitt, Applicant's Attorney. Mr. Proffitt and Jeff Wells, Starbuck's Regional Director, spoke on behalf of the application and answered questions from the Authority.

The public hearing was opened for comment at 8:13 p.m.

There was no public comment.

The public hearing was closed at 8:13 p.m.

Member Millet moved, Member Monson seconded, that the Local Liquor Licensing Authority, New License Division, having considered the evidence presented, 1) adopt the preliminary findings presented at this hearing; 2) find that all the criteria for issuance of the Liquor License have been met; 3) approve the application for a Beer and Wine Liquor License for Coffee House Holdings, Inc. d/b/a Starbucks 10262 at 9222 Park Meadows Drive, Lone Tree, Colorado; 4) direct the Liquor License Administrator to prepare the required written documentation and submit the approved application to the State Licensing Authority in accordance with the law; and 5) release of license conditional upon the applicant obtaining all necessary building permits and approvals. The motion passed with a vote of 5 to 0.

Public Hearing: Beer & Wine Liquor License Application for M Pizzeria, Inc. d/b/a Grimaldi's Pizzeria (8439 Park Meadows Center Drive, Suite I-550)

Chair Gunning opened the public hearing at 8:15 p.m.

Jennifer Pettinger, City Clerk, noted the Authority was in receipt of the application packet. She reviewed for the record, and the benefit of the public, the criteria to be considered in making a decision on whether to grant or deny a new liquor license. She noted that staff has reviewed all the documents and the public hearing had been duly noticed and posted. She directed the information be made a part of the record. She also noted the information and documents have been reviewed and staff believes all the criteria for issuance of the license have been met and approval is recommended.

Ms. Pettinger introduced Brian Proffitt, Applicant's Attorney. Mr. Proffitt and Eric Greenwall, COO, spoke on behalf of the application and answered questions from the Authority.

The public hearing was opened at 8:22 p.m.

There was no public comment.

The public hearing was closed at 8:23 p.m.

Member Monson moved, Member Squyer seconded, that the Local Liquor Licensing Authority, New License Division, having considered the evidence presented, 1) adopt the preliminary findings presented at this hearing; 2) find that all the criteria for issuance of the Liquor License have been met; 3) approve the application for a Beer and Wine Liquor License for M Pizzeria, Inc. d/b/a Grimaldi's Pizzeria at 8439 Park Meadows Center Drive, Suite I-550, Lone Tree, Colorado; 4) direct the Liquor License Administrator to

prepare the required written documentation and submit the approved application to the State Licensing Authority in accordance with the law; and 5) release of license conditional upon the applicant submitting the manager's information and obtaining all necessary permits and approvals. The motion passed with a vote of 5 to 0.

Adjournment

There being no further business the Chair Gunning adjourned the Authority 8:25 p.m.

Mayor Gunning reconvened the City Council meeting at 8:25 p.m.

Council Comments

Council shared their comments.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk



CITY OF LONE TREE

FINAL STAFF REPORT

To: Mayor Gunning and City Council

From: Kelly First, Director of Community Development
Jennifer Drybread, Senior Planner

Date: August 5, 2015

Subject: RidgeGate Section 15, Filing 17, 1st Amdt., Lot 6A
Site Improvement Plan (RidgeGate III)
Project File #SP15-29R

Owner:
Coventry Development Corporation
10270 Commonwealth St., Suite B.
Lone Tree, CO 80124

Representative:
Martin Fein Interests
1400 Post Oak Blvd., #500
Houston, Texas, 77056

Planning Commission Hearing Date: July 14, 2015
City Council Hearing Date: August 4, 2015

The City Council unanimously approved the Site Improvement Plan subject to:

- Final City of Lone Tree Public Works approval.
- The local park dedication for the property in the form of cash-in-lieu of land, in the amount of \$36,000 shall be paid to the City by the applicant prior to building permit approval.

END



CITY OF LONE TREE

FINAL STAFF REPORT

To: Mayor Gunning and City Council

From: Kelly First, Director of Community Development
Jennifer Drybread, Senior Planner

Date: August 5, 2015

SUBJECT: City of Lone Tree Comprehensive Plan Update
Project File #MI14-07

Applicant:

City of Lone Tree Community Development Department
Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

Planning Commission Hearing Date:	July 14, 2015
City Council Hearing Date:	August 4, 2015

The City Council unanimously approved Resolution 15-09, ADOPTING A REVISED COMPREHENSIVE PLAN with the provision that non-substantive edits and formatting on Exhibit A may be made administratively and with the changes recommended by Council member Susan Squyer (attachment A) and the modifications to the section on regional planning efforts as provided below.

“Regional Planning Efforts:

The City supports and participates in regional planning efforts through the Denver Regional Council of Governments (DRCOG). The City is a signatory to the Mile High Compact, an agreement that sets forth 13 stipulations for regional planning. ~~That agreement incorporates by reference DRCOG’s Metro Vision Plan, a long-range regional growth strategy for the Denver Metropolitan Area.~~ The area slated for urban development on the City’s General Land Use Plan map is consistent with the DRCOG’s ~~Metro Vision Plan Urban Growth Boundary/Area.~~”

Attachment A
Susan Squyer Suggested Changes

Vision: Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses.

This Comprehensive Plan is not a major departure from previous plans; it builds upon the City’s planning legacy and the many achievements realized in its first two decades, ensuring the City continues to be a desirable place to live, work, and play for generations to come.

Purpose and Use of the Comprehensive Plan

The Comprehensive Plan is an official public document adopted by the City Council that provides general direction for how the community should grow in the **next 20 years and beyond**. Colorado statutes charge City Councils and their appointed Planning Commissions with the duty to make and adopt a master plan or comprehensive plan for the physical development of their municipality, including areas outside its boundaries. There are three essential characteristics of a comprehensive plan:

1. It is comprehensive – It encompasses all geographic parts of a city and all functional elements that bear on physical development.
2. It is general in nature – It summarizes policies and proposals and does not indicate detailed, site-specific locations or detailed regulations.
3. It is long range – It looks beyond pressing current issues to gain a perspective on ~~problems~~ **challenges** and possibilities in the future.

~~This Plan looks to the year 2035 and beyond in establishing land use and development goals, objectives, and policies.~~ The Comprehensive Plan provides a policy framework for decisions that affect the physical, social, and economic environment of the City of Lone Tree. It provides vision, direction, and a defined and achievable image for the City’s physical environment by establishing specific development **goals, objectives, and policies** for various land uses based upon sound planning principles. It is used as the foundation for the City’s Zoning Code, Subdivision Regulations, and other regulatory ordinances; serves as the basis upon which land development and annexation

decisions are evaluated; acts as the guiding land-use framework for working with neighboring local and regional governments; and serves as the basis in planning for future infrastructure and other community needs. Page 5

4. Encourage efficient and safe access to and around TODs by pedestrians and cyclists by providing connections from outlying areas to transit stations, providing wide sidewalks (on both sides of the street) with differing materials at crosswalks, bike lanes, adequate signage, lighting, wayfinding, bike racks, and bike storage lockers.

5. Enhance the pedestrian experience by providing sheltered seating, public restrooms, trash and recycling receptacles, street lamps, planters, public art, and gathering spaces such as plazas and pocket parks.

6. Provide adequate access by automobiles, shuttles, buses, bicycles, and pedestrians, encouraging an interconnected street network around ~~blocks 200-~~ 400-foot long **short block lengths**, and design streets to accommodate multimodal traffic. Encourage traffic-calming measures around TODs and other residential and mixed use areas.

7. Reduce minimum parking standards in TODs for nonresidential development, where deemed appropriate by the City. Encourage shared-use parking, on-street parking, and parking demand management systems, where appropriate. Parking should largely be accommodated below ground or in structures.

8. Require design standards that ensure quality and unify development, while at the same time affording variety in architectural styles, detail, and materials to add interest.

Lone Tree City Center

The Lone Tree City Center will be located east of I-25 and south of Lincoln Avenue, and represents a destination, focal point, and identifiable location for Lone Tree and the region. It is envisioned as a “downtown” environment, characterized by compact, pedestrian-oriented development anchored by transit. It will include a mix of uses including retail, commercial, office, residential, civic, cultural, entertainment, and public spaces, adjacent to a large community park.

TOD planning principles that also apply to the future City Center are compact development, mix of uses, pedestrian orientation, connection to bicycle and walking trails, and public gathering spaces. The key differences are that the scale and level of development intensity and the nature and extent of civic uses will be greater in the City Center than at the other transit stops.

Page 27

In response to a previous lack of acute care facilities in the region, the Sky Ridge Medical Center opened its doors in 2003. The center provides a full array of hospital, emergency, and related medical-care services, including a Level III Emergency and Trauma Center. The hospital underwent a major expansion in 2014. The expansion included additional operating rooms; additional medical/surgical beds; a new women's center; and a medical office building. At 57 acres, Sky Ridge Medical Center still has room to expand.

The City of Lone Tree has become a regional health care hub in the south metro area, and can look forward to expanded services and related economic benefits of this important industry.

Objective

Integrate quality health care and needed facilities for the community and surrounding area.

Policies

1. Work collaboratively with Tri-County Health and other health services organizations.
2. Locate new medical offices and facilities where there is:
 - a. Adequate access
 - b. Sufficient parking
 - c. Compatibility with adjacent residential uses

Education

The Douglas County School District (DCSD) provides public K-12 education that serves the City of Lone Tree. The DCSD is the third largest school district in Colorado and the 59th largest in the nation. DCSD has one of the highest graduation rates in the Denver metro area. ~~According to the Colorado Department of Education, graduation rates rose steadily from 81.9% in 2009 to 88.8% in 2013.~~ Within the City's Planning and Urban Growth Area, there are several elementary schools, including Eagle Ridge Elementary, Acres Green Elementary, and Lone Tree Elementary.

Additional schools are planned east of I-25 on lands committed for construction. DCSD primarily pays for the construction of new schools through bond elections held from time to time as the need arises. Higher education opportunities exist in the Lone Tree area through the University

P. 51

Parks and Recreational Facilities

Great cities have great parks. Nearly 500 acres of existing and future park land are located within the City's Planning and Urban Growth Area. These include neighborhood, community, and regional parks owned and managed by South Suburban Parks and Recreation, Douglas County, and the Rampart Range Metropolitan District. A 64-acre central community park is planned east of I-25, adjacent to the future City Center. It is important that plans for this park will accommodate a variety of recreational uses, such as special events to ensure that this amenity meets the needs of the larger Lone Tree community. The Cook Creek Park and Pool, Sweetwater Park, Prairie Sky Park, Fairways at Lone Tree Park, Carriage Club Park, Centennial Ridge Park, and La Quinta Park are all local parks that provide residents places to recreate within or close to their neighborhoods. The provision of local parks east of I-25 will also be needed to ensure residents living in this area have convenient access to such amenities that are integral to a high quality of life.

The principal recreation facilities in Lone Tree include the Lone Tree Recreation Center, a 54,000 square-foot facility serving a wide range of recreational needs, and the Lone Tree Golf Club and Hotel that hosts golf, tennis, and many community and special events. These facilities are largely owned by, and entirely managed by, South Suburban Parks and Recreation District. Additional recreational facilities are planned in the future for the east side of I-25.

A network of local and regional trails exists within the Lone Tree Planning and Urban Growth Area and additional regional parks and trails are planned. These are owned

and managed by the three principal entities described above. The regional trails connect to trails linking Lone Tree to a network of trails in Douglas County and the Denver Metro area. As the community grows, the City will encourage and collaborate with these entities to provide additional parks, recreational facilities, and trails where and when needed (See the Parks, Trails, and Open Space Plan).

In 2015, City staff, school staff, and a team of committed Lone Tree residents planned, fundraised, and constructed the first community garden in Lone Tree. It was also the first community garden of its kind on the Douglas County School District property. Located at the Lone Tree Elementary School, the garden provides opportunity for recreation and healthy living to Lone Tree area residents. ~~Developed under the guidance of Denver Urban Gardens, this garden is a community asset and may become a model for future community gardens in Lone Tree.~~

Page 53

END