

May 4, 2026

City of Lone Tree
9220 Kimmer Dr.
Lone Tree, Colorado 80124

RE: RidgeGate Southwest Village Preliminary Plan 2nd Amendment – Project Narrative

To Whom It May Concern:

Our firm represents SH Lyric, LLC. and its affiliates (“Applicant”) in connection with their application for approval of an Amendment to the previously approved Preliminary Plan (the “Application”) in the City of Lone Tree (the “City”).

Project Team

Applicant

SH Lyric, LLC
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Lone Tree, CO 80124
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Civil Engineer

JR Engineering, LLC
7200 S. Alton Way; Suite C400
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Planner/Landscape Architect

Sage Design Group
1500 South Pearl Street, Suite 200
Denver, CO 80210
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Overview:

The purpose of this application is to amend the previously approved preliminary plan for Ridgeway SW Village to incorporate the village park use and adjust the neighborhood park and open space areas which results in a net increase in total park acreage. Additionally, the fire access path through the village park has been removed; it is no longer required by South Metro Fire and Rescue.

The First Amendment to the Annexation and Development Agreement for the East Side Property (Ridgeway), dated June 15, 2021, requires 27 acres for village parks be provided in the Central and Southeast Villages. The Applicant desires to incorporate a portion of the village park acreage into the Southwest Village to allow village park area in all three (3) villages Central, Southeast and Southwest.

It is proposed that Tract BQ, previously identified as a Neighborhood Park, be reclassified as a Village Park. Tract BQ is also known as Lyric Park which is currently under construction. To satisfy the neighborhood park requirement, Tract CI is being expanded with reallocation of acreage from Tract CJ. Tract CI has been increased from 9.56 acres to 15.68 acres. Tract CJ, which is designated as Open Space, has been reduced from 9.57 acres to 3.45 acres.

The required neighborhood park acreage is also being updated as part of this amendment. The total anticipated population is reduced from 5,168 residents to 4,700 residents. This is a result of the difference between projected and actual platted lots as development with the Southwest Village has progressed. Multiple plats have been recorded and remaining lot or unit count is less than originally projected. Therefore, the required neighborhood park acreage reduces from 25.84 acres to 23.50 acres. The total neighborhood park area to be provided is 23.57 acres. The combined village and neighborhood park area provided is 35.91 acres which is more than the original neighborhood park area alone.

Open space requirements continue to be satisfied with the reduction in area of Tract CJ. Per the RidgeGate Planned Development District, 7th Amendment, dated 03/23/2023, the required open space is 282.17 acres. The provided open space is 287.96 acres.

Table 1 summarizes the impacted tracts with this proposed amendment. Table 2 summarizes the total provided neighborhood and village park area.

Table 1: Impacted Tracts

<u>Tract</u>	<u>Previous Land Use</u>	<u>Amended Land Use</u>	<u>Previous Acreage</u>	<u>Amended Acreage</u>
Tract BQ	Neighborhood Park	Village Park	12.23 AC	12.34 AC
Tract CI	Neighborhood Park	Neighborhood Park	9.56 AC	15.68 AC
Tract CJ	Open Space	Open Space	9.57 AC	3.45 AC

Table 2: Village and Neighborhood Park Summary

<u>Tract</u>	<u>Park Type</u>	<u>Acreage</u>
Tract T	Neighborhood Park	7.09 AC
Tract CI	Neighborhood Park	15.68 AC
Tract AS	Village Recreation and Amenity Center	3.21 AC x 25% = 0.80 AC
Tract BQ	Village Park	12.34 AC
	Total	35.91 AC

Conclusion

We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application. On behalf of the Applicant, we respectfully request the City's approval of the Application.

Sincerely,



Aaron Clutter
JR Engineering