

# **Summary of Proposed Changes to the Lone Tree Comprehensive Plan**

**October 2018**

The proposed amendments to the Lone Tree Comprehensive Plan are not a major departure from the Plan approved by the City Council in 2015. The following summary includes many of the most significant changes.

## General

1. Plan narrative, goals, objectives and policies have been updated to be consistent with Lone Tree's Strategic Plan.
2. Plan goals, objectives, and policies have been realigned to prioritize safety, consistent with the Strategic Plan. Previous iterations of the plan in some places listed safety issues after aesthetic concerns and sometimes did not include safety among other relevant issues.
3. Demographic, financial, and statistical information updated.
4. All Plan maps were updated to reflect recent annexations and land use, trail, and roadway infrastructure from the newly adopted subarea plans for RidgeGate East.
5. Many photographs were updated to better reflect the City as it appears in 2018 and capture new developments. These will be added to the referral draft before distribution.
6. New "Fast Facts" sheet added to the appendix that can be updated each year without an amendment to that plan.
7. The Plan text has been streamlined to improve clarity and increase readability.

## Specific Changes to Sections or Chapters

1. Likely the most significant change is that the Transportation Plan section was largely moved to a separate document as part of the City's first Transportation Master Plan (now being drafted). A short transportation narrative and the Transportation Goal was maintained in the Comprehensive Plan, and all other Objectives and Policies were moved to the Transportation Master Plan to avoid confusion and inconsistency over the long term. By reference, the Transportation Master Plan will continue to serve as an element of the Comprehensive Plan.
2. More of a focus made throughout the Plan on developing a complete community for people of all ages, incomes, interest and abilities.

3. The Housing section was amended by deleting specific design guidelines as this is covered in the City's Design Guidelines and Sub-Area Plans.
4. The Housing section provides more encouragement for Attainable Housing opportunities in the City.
5. Health Care section proposed for amendment to take out locational criteria as the City does not decide that, zoning does. Policies were added to that section.
6. The Law Enforcement section now has a policy regarding the use of Crime Prevention Through Environmental Design in development proposal review.
7. The Schools section was updated to add a policy on accessing schools by pedestrians, bicyclists, busses, and vehicles, while mitigating traffic impacts on the surrounding area.
8. The Schools section was amended to state that while the City works in a spirit of cooperation with the School District, the District Board ultimately makes decisions related to school location and design.
9. The Parks section was updated to add a policy to state that dedicated park lands must be suitable for development and not be encumbered by frequent inundations, floodways, steep slopes and other hazards.
10. The Water Supply section was amended regarding the use of rainwater in compliance with State Law.
11. The "Communications Facilities" section was changed to "Application of New Technology" and expanded to address this subject more broadly.
12. The "Other Utilities" section was changed to more accurately characterize our relationship with providers and to address emerging technologies.
13. Airport policies were moved to the Land Use Chapter and made consistent with the RidgeGate Sub-Area Plans, in addressing height and noise.
14. Community Facilities and Services chapter was amended to state that Attainable Housing may be exempt from impact fees, land dedication and other measures to reduce the cost of development and to maintain long-term affordability periods.
15. Community Facilities and Services chapter now mentions the Lone Tree Hub.
16. The City Center narrative and policies are made consistent with the recently approved RidgeGate PDD 5<sup>th</sup> Amendment and City Center Sub-Area Plan.
17. The Annexation section was amended to reference The Three Mile Plan, mandated by State Law.