

Lone Tree Ranch Development Agreement

Alexandra Pucciarelli
Current Planning Manager





Purpose of the Agreement

Affordable Housing Commitment:

- 100% of the units to be income-restricted rentals
- Households earning, on average, up to 60% AMI
- Minimum of 30 years



Purpose of the Agreement

Affordable Housing Incentives:

- Resource Protection Reduction (25% reduction, count trees on steep slopes)
- Density Bonus (45% increase)
- Parking Reduction (lower required parking calculations, 15% reduction due to ¼ mile of transit stop)
- Landscaping Reduction (10% reduction)
- Development Standards Modifications



Purpose of the Agreement

FUTS:

- 5' wide pedestrian easement
- Rough grading on city parcel to facilitate FUTS development



Purpose of the Agreement

Right-of-Way:

- 1' ROW dedication along Lone Tree Road
- 2' ROW dedication along Pine Knoll Drive
- ROW to accommodate right-turn lane
- 25' corner cut-off



Purpose of the Agreement

Gates and Access Control:

- Gates shall be designed and constructed such that entering vehicles fully clear the public roadway before stopping
- Gates shall be operated by an automated access system



Purpose of the Agreement

Transit Easement:

- City may request an easement to accommodate a sheltered bus stop at the location of the existing bus stop



Council Options

1. Approve the Development Agreement as presented
2. Approve the Development Agreement with additional, modified, or deleted terms
3. Remand the Development Agreement back to staff for additional negotiations with the owner
4. Deny the Development Agreement.