



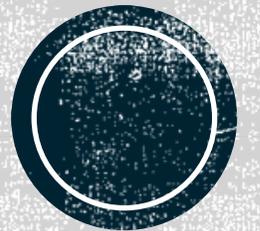
# REDTAIL

— RANCH —

**June 25, 2024**

**Town Council**

**Preliminary Plat**



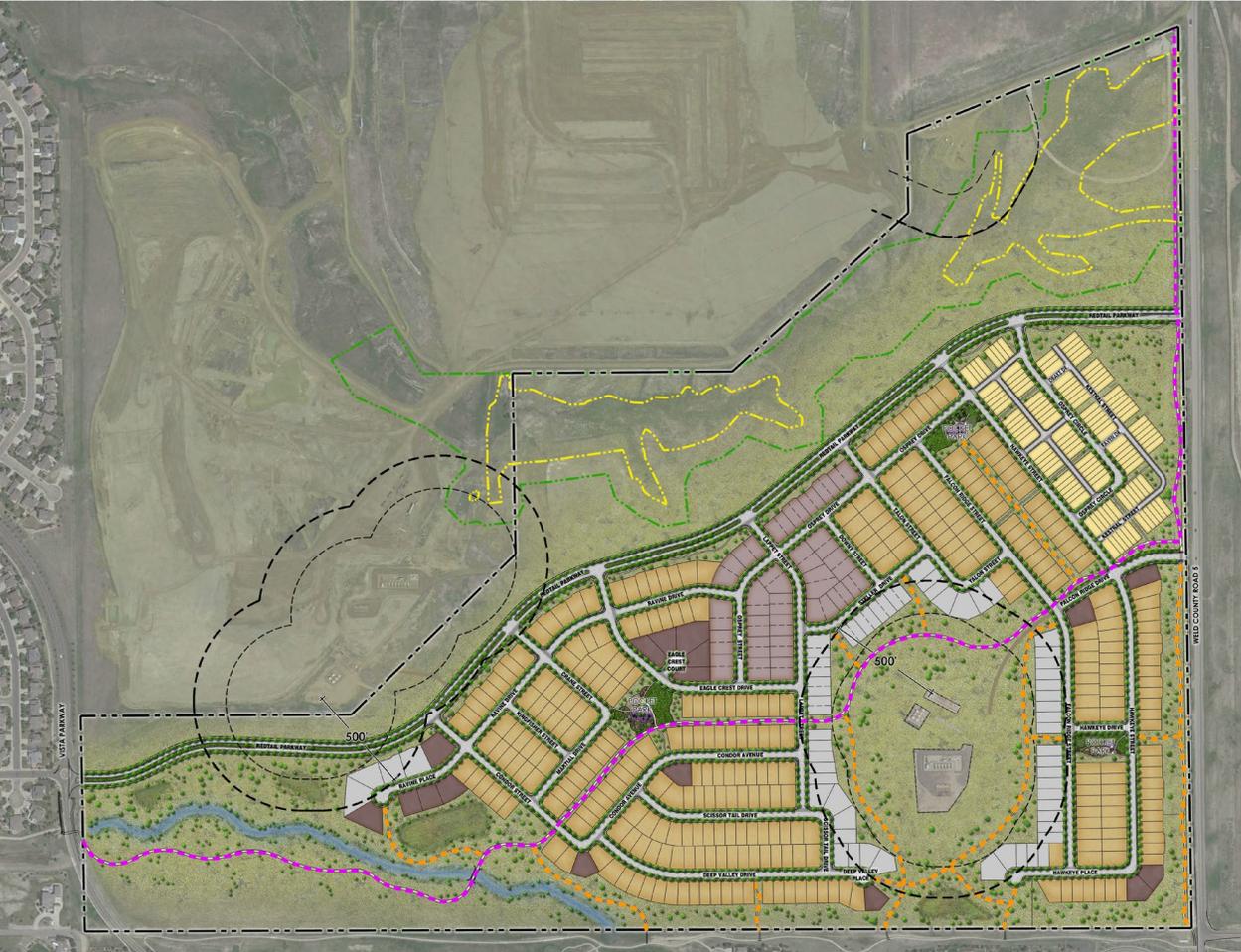
## SUMMARY OF CHANGES

---

- INCREASED OIL & GAS SETBACKS FROM 350' TO 500'
- REDUCED NUMBER OF HOMES FROM 587 TO 524 (11%)  
(DID NOT REDUCE PARKS OR OPEN SPACE)
- MOVED SPINE TRAIL APPROXIMATELY 150' FURTHER AWAY FROM OIL AND GAS FACILITIES
- INCLUDED TRAFFIC CALMING MEASURES ALONG REDTAIL PARKWAY
- IDENTIFIED A TRAFFIC SIGNAL AT REDTAIL PARKWAY & WCR5
- COORDINATED WITH VISTA POINTE HOA ON ASSUMING LANDSCAPE MAINTENANCE ALONG VISTA PARKWAY FRONTAGE.
- AGREED TO PROVIDE ENVIRONMENTAL DISCLOSURES PER THE OIL & GAS DISCLOSURE REQUIREMENTS IN UDC
- HELD A NEIGHBORHOOD MEETING ON JUNE 13, 2024



# SITE PLAN COMPARISON



**APRIL 23 PLAN**  
587 – HOMESITES  
350' OIL & GAS SETBACK



**CURRENT PLAN**  
524 – HOMESITES  
500' OIL & GAS SETBACK

# SITE PLAN

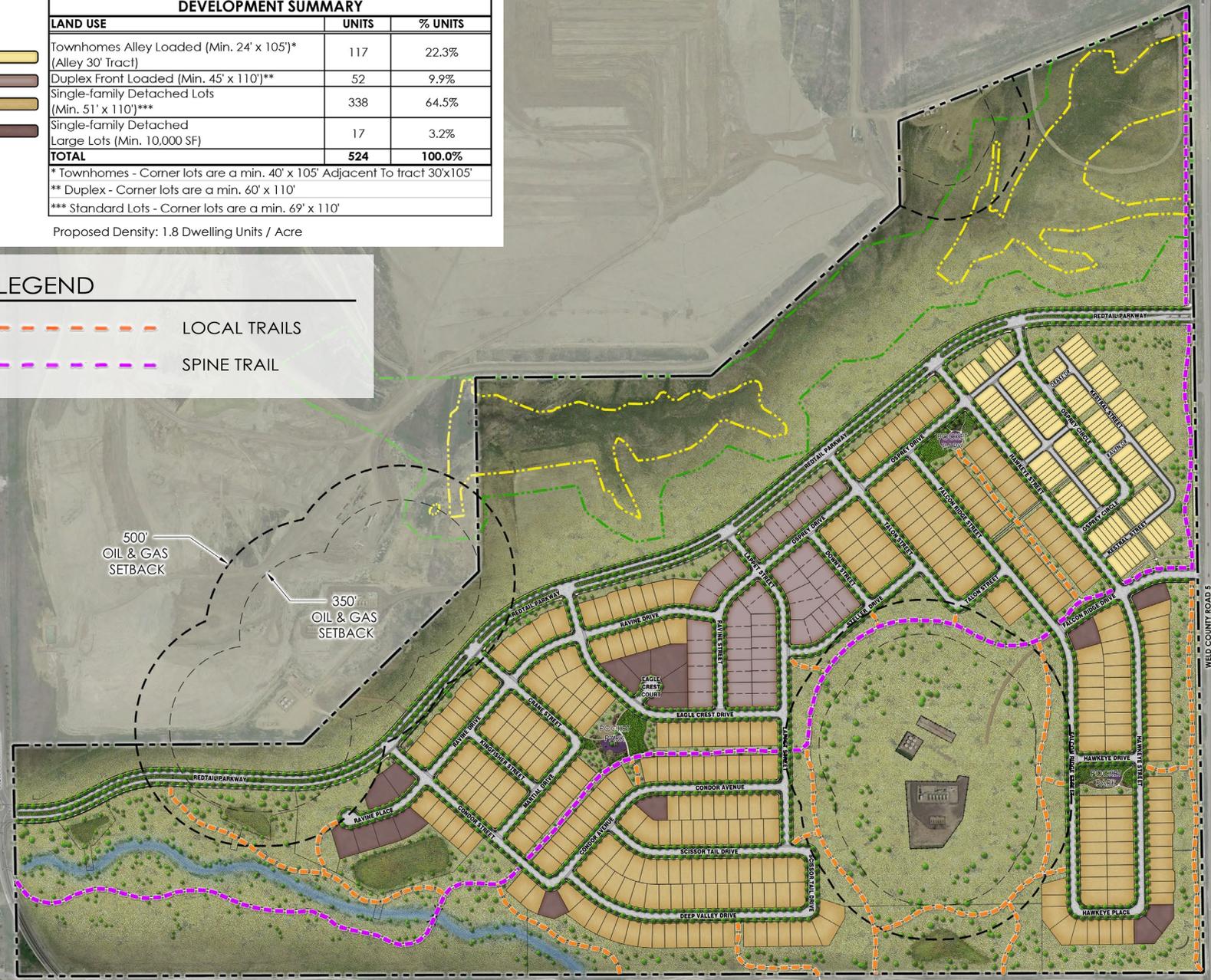
| DEVELOPMENT SUMMARY   |            |               |
|---|------------|---------------|
| LAND USE  | UNITS      | % UNITS       |
| Townhomes Alley Loaded (Min. 24' x 105')* (Alley 30' Tract) | 117        | 22.3%         |
| Duplex Front Loaded (Min. 45' x 110)**                      | 52         | 9.9%          |
| Single-family Detached Lots (Min. 51' x 110)***             | 338        | 64.5%         |
| Single-family Detached Large Lots (Min. 10,000 SF)          | 17         | 3.2%          |
| <b>TOTAL</b>  | <b>524</b> | <b>100.0%</b> |

\* Townhomes - Corner lots are a min. 40' x 105' Adjacent To tract 30'x105'  
 \*\* Duplex - Corner lots are a min. 60' x 110'  
 \*\*\* Standard Lots - Corner lots are a min. 69' x 110'

Proposed Density: 1.8 Dwelling Units / Acre

**LEGEND**

- LOCAL TRAILS
- SPINE TRAIL



Single Family



Large Lot Single Family



Duplexes

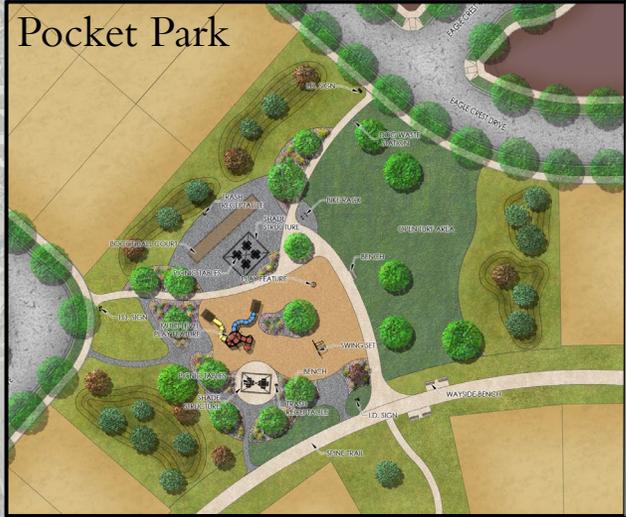


Townhomes

# Park and Open Space Dedication Requirements

| Park Type          | Required Acres | Provided Acres |
|--------------------|----------------|----------------|
| Pocket Parks       | 0.76           | 2.92           |
| Open Space         | 25.74          | 29.43          |
| <b>Sub-Total</b>   | <b>26.50</b>   | <b>32.35</b>   |
| Neighborhood Parks | 4.54           | FEE IN LIEU    |

## Pocket Park



# OPEN SPACE PLAN





# VISTA POINT MAINTENANCE

---



## LEGEND

-  REDTAIL MAINTENANCE
-  VISTA POINT MAINTENANCE

## ENVIRONMENTAL DISCLOSURE

- Environmental disclosures to be provided to future homeowners.
- Follow process in UDC for oil & gas disclosures.
- Require vapor mitigation systems in all homes.
- Prohibition on use or withdrawal of ground water.



- **MAJOR COMMENTS:**

- **Site Plan**

- Positive feedback on increased setbacks and reduced number of homes.

- **Process**

- Confusion about the reconsideration.
    - Questions about timing of construction and when the first homes will be built.

- **Traffic**

- Primarily truck traffic from landfill on WCR4&5
    - Closure at Baseline
    - Timing of improvements of west half of WCR5 (along landfill).

- **Environmental**

- Questions about clean-up and current capping operations.
    - Timing of fencing.

- **Oil & Gas**

- Questions about plugging and what the 33-acre setback area could become in the future.

- **Trails**

- Concerns about location of connections to Vista Ridge trail.
    - Recommendation for loop trail around oil & gas setback area.
    - Questions about spine trail connection between our northern boundary and Sunset.

- **Schools**

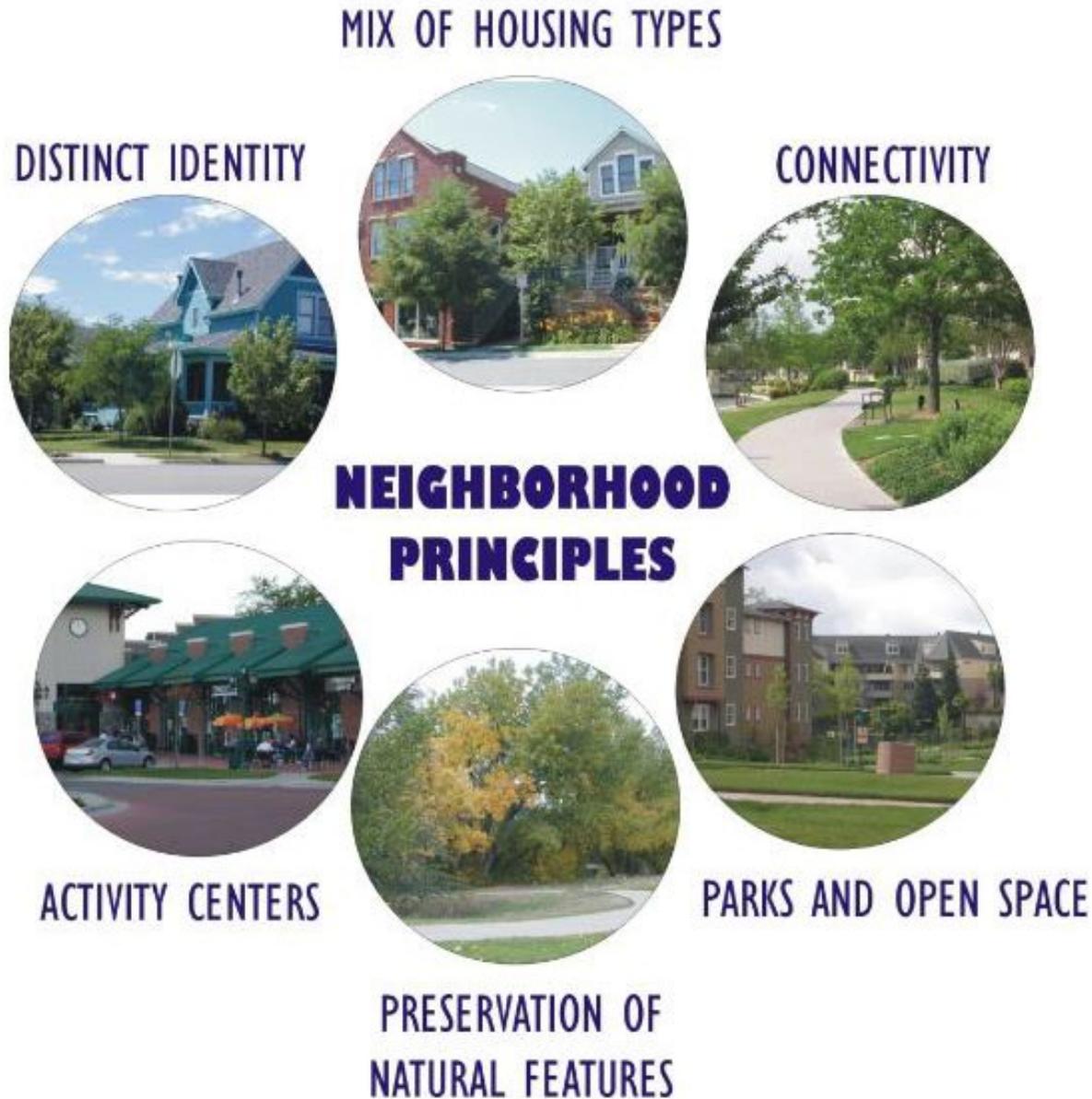
- Concerns about over crowding.

# NEIGHBORHOOD MEETING

- **WHEN:** JUNE 13, 2024 6:45 p.m.
- **WHERE:** ERIE COMMUNITY CENTER –BRIGGS ROOM
- **ATTENDANCE:** 20+ NEIGHBORS



# COMPREHENSIVE PLAN NEIGHBORHOOD PRINCIPLES



- **MIX OF HOUSING TYPES**
  - Redtail Ranch contains SFD, SFA, and townhomes to provide a more diverse selection of lifestyles.
- **CONNECTIVITY**
  - Redtail Ranch is connected to adjacent neighborhoods and the surrounding communities with direct roadway and pedestrian connections and open space.
- **PARKS AND OPEN SPACE**
  - Redtail Ranch includes three parks, dedicated open space and trails to appeal to residents of all ages.
- **PRESERVATION OF NATURAL FEATURES**
  - Redtail Ranch has dedicated open space to preserve existing wetlands through the site.
- **ACTIVITY CENTERS**
  - Parks are dispersed throughout Redtail Ranch and are connected by the spine trail.
- **DISTINCT IDENTITY**
  - Redtail Ranch incorporates unique characteristics that serve as identifiers for residents, such as distinct streetscape elements along Redtail Parkway, architectural styles, and unique park elements.



# COMPREHENSIVE PLAN POLICIES

---

## GROWTH MANAGEMENT

- GM 3.1
  - NEW DEVELOPMENT WILL BE REQUIRED TO PAY ITS FAIR AND PROPORTIONATE SHARE OF THE COST OF SERVICES.

## HOUSING AND NEIGHBORHOODS

- HN 3.1
  - MIX OF HOUSING TYPES AND DENSITIES
- HN 3.2
  - ENCOURAGING HOUSING THAT MEETS THE DIVERSE NEEDS OF RESIDENTS

## OPEN SPACE

- OS 1.1
  - COMPLIANCE WITH PROST MASTER PLAN WITH SPINE TRAIL CONNECTIONS

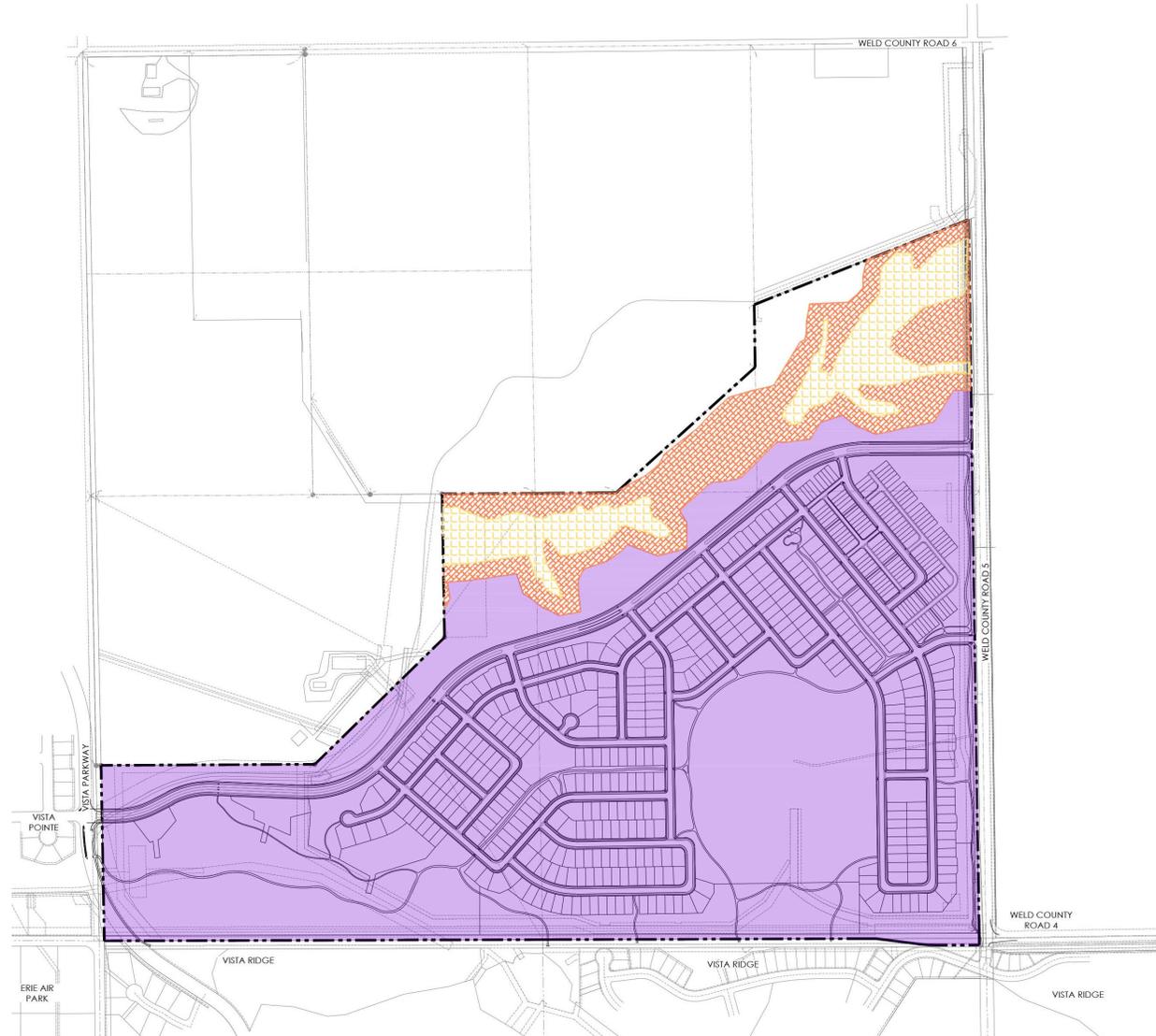
## RURAL RESIDENTIAL

- RR 1.1-CHARACTERISTICS
  - BLEND IN WITH ADJACENT DEVELOPMENTS USING A VARIETY OF SIMILAR LOT TYPES
- RR 1.2 – DENSITY RANGE (0-2 DU/AC)
  - PROPOSED REDTAIL RANCH PLAN IS 1.8 DU/AC
- RR 1.4 – OPEN SPACE
  - PROVIDE STRONG CONNECTIONS TO OPEN SPACE & TRAILS NETWORK
- RR 1.6 - LANDFILL RELATIONSHIPS:
  - ENCOURAGED TO CLUSTER PRODUCTS TO CREATE OPEN SPACE BUFFER FROM LANDFILL





# ENVIRONMENTAL CLEANUP



## LEGEND

- PROPERTY BOUNDARY
- ENVIRONMENTAL AREA (17.30 ACRES)
- ENVIRONMENTAL AREA SETBACK (28.47 ACRES)
- NO ACTION DETERMINATION (242.68 ACRES)

- LANDFILLED WASTE IN 1960s.
- WASTE DISCOVERED IN 2016.
- EPA APPROVED DRUM AND CONTAMINATED SOIL REMOVAL COMPLETED IN 2018.
- CDPHE APPROVED LANDFILL CLOSURE AND SITE REMEDIATION PLAN IN MAY 2020 (INCLUDING WASTE AREA SETBACK).
- LANDFILL COVER SYSTEM CONSTRUCTION SCHEDULED FOR 2024.
- TOWN'S CONSULTANT REVIEWED THE PLAN AND PROVIDED INPUT.
- EXISTING REDTAIL RANCH METRO DISTRICT WILL OWN AND MAINTAIN THE CLOSED LANDFILL AREA AND THE SETBACK AREA IN PERPETUITY.
- THE ENVIRONMENTAL AREA AND SET BACK WILL GET TRANSFERRED TO THE METRO DISTRICT AFTER COMPLETION OF CAP CONSTRUCTION AND REDTAIL RANCH METRO DISTRICT WILL BE RESPONSIBLE FOR ONGOING MONITORING AND COMPLIANCE WITH CDPHE REQUIREMENTS AFTER TRANSFER.
- NO ACTION PETITION SUBMITTED AND APPROVED DECEMBER 11, 2020
- THE ENVIRONMENTAL ASSESSMENT SUBMITTED BY THE APPLICANT AND PERFORMED BY QUALIFIED ENVIRONMENTAL PROFESSIONALS INDICATES THAT THERE IS NO EVIDENCE OF CONTAMINATION RELEASED INTO THE ENVIRONMENT FROM THE APPLICANT'S PROPERTY THAT IS THE SUBJECT OF THE NO ACTION DETERMINATION, THAT EXCEEDS APPLICABLE PROMULGATED STATE STANDARDS OR WHICH POSES AN UNACCEPTABLE RISK TO HUMAN HEALTH AND THE ENVIRONMENT.

