

## **Redtail Ranch**

### **Sketch Plan Narrative**

**July 31, 2020**

**a. General project concept and purpose of the request:**

Redtail Ranch is a 411-acre master planned community that has been designed to integrate seamlessly with the surrounding neighborhoods. Special consideration was given to the adjacent neighbors by providing open space and landscape buffers along the west and south edges of the community. This will ensure that existing residents benefit from the development of Redtail Ranch by creating permanent landscape areas adjacent to their homes.

The plan shows 898 homes, including estate and traditional single family, patio homes, duplexes, and townhomes. This diverse range of housing options will accommodate a multi-generational population and allow for a mix of incomes.

Several New Urbanist principles are utilized within the community. The design intent is to create a traditional neighborhood form and sense of place by utilizing a modified grid street network centralized around a neighborhood park. Also shown on the plan is an integrated open space and trail system to promote connectivity and walkability. Another principle applied within the plan is the mix of housing types, prices, and sizes which encourage a diverse community.

The community will be serviced by public streets that will be owned and maintained by the Town. Alleys and common drives will be owned and maintained by the metro district including snow removal.

The property consists of 2 parcels, Parcel 1 is 263 acres and zoned LR and Parcel 2 is 148 acres and zoned PLI. In order to develop the community as depicted, we are proposing to rezone the entire property (Parcel 1 and 2) to PD zoning. Parcel 1 includes 587 homes at a density of 2.2 dwelling units per acre, which is consistent with the Annexation Agreement. Parcel 2 shows 311 homes at a density of 2.1 dwelling units per acre. Along with the rezone, a Preliminary Plat will be submitted for the first phase of development.

**b. The total land area to be subdivided totals: 411 acres**

**c. The total number of lots, and if residential the proposed density:**

The Sketch Plan shows a total of 898 dwelling units at a gross density of 2.18 DU/acre.

**d.** N/A

**e. *The total land area to be preserved as open space***

The plan proposes one private neighborhood park (8.4 acres) and two pocket parks (2.3 acres). In addition to the parks, 43.8 acres of dedicated open space is proposed throughout the site. The plan also includes an additional 110.3 acres of private landscape tracts and buffer areas.

**f. *A brief description regarding the phasing of the proposed subdivision:***

Development will begin in the southeast portion of the property and work towards the west.

**g. *A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:***

The property is within the Town of Erie's infrastructure service area and will be designed in accordance with the Town of Erie Master Plans for water, sanitary sewer, and drainage. Engineering reports prepared in 2015 demonstrate that there is available capacity in the Town's existing infrastructure for water and sanitary. Streets will be constructed in accordance with the Town of Erie's standards. Fire protection will be provided under the Mountain View Fire Protection District. Dry Utilities will be provided by United Power and Xcel.

The development is anticipated to increase the demand on the St. Vrain Valley School District RE-1J (the "School District") due to the predicted increase in the number of school age children who will reside in the development. Stratus anticipates entering into an agreement with the School District for cash in lieu as a school site is not anticipated in this community.

**h. *A brief description regarding the location, function and ownership/maintenance***

**of public and private open space, parks, trails, common areas, common buildings:**

Redtail Ranch will satisfy the pocket and neighborhood park as well as open space dedication requirements on site and provide cash-in-lieu for the community park. The neighborhood park (8.4 acres) and 43.8 acres of dedicated open space will be owned and maintained by the Town. The two pocket parks (2.3 acres) and 110.3 acres of landscape tracts and buffer areas will be owned and maintained by the metro district.

As part of the Trails and Open Space Master Plan we will dedicate an east/west spine trail in the center of the property that will be owned and maintained by the Town. We have also created an internal system of neighborhood trails within the site that will be owned and maintained by the metro district. We also intent to create new single-track trails that will connect into the existing and future single-track trail system.

i. ***A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.***

Environmental

In 2017, CDPHE officially notified the EPA that it suspected there were buried drums containing hazardous chemicals dumped onto the Pratt family's land (Redtail Ranch) in the 1960s. All the barrels and contaminated soil were safely removed, and the EPA signed off on the completed clean-up in October 2018.

As part of the next step, Stratus looked at the longer-term issues of containing any remaining solid waste and establishing monitoring systems to ensure protection of the area's groundwater. In March 2019, CDPHE approved Stratus' conceptual design for the project and in May 2020, Stratus received an approval letter for the submitted Corrective Measures Design (CMD) from the CDPHE. The approval letter can be found in Tab 7 and the full digital report is available upon request.

Gas Pipeline along CR5

County Road 5 has an existing 100' right-of-way and the intent is to expand County Road 5 to a 2-Lane minor arterial with a 120' right-of-way. In previous discussion with the Town it was determined that the existing slope to the west of Count Road 5 was too steep and expanding the road to west would

create a major disturbance to the existing grade. To mitigate the impact to the existing grade it was proposed that the additional 20' of right-of-way will be dedicated on our property to the east side of County Road 5.

There are existing gas lines on the east side of County Road 5 and there is concern that the road expansion will be impacted by the gas lines. Based on the proposed County Road 5 full build-out design, the gas line will be out of the paved portion of County Road 5 and will not impact the roadway. The plan only shows a portion of Road C that will cross the gas line and we are working with the gas line representatives on that road crossing.

#### Oil and Gas Operations

The oil and gas facilities on the property are in compliance with the Surface Use Agreement and the operators have drilled the site to its maximum capacity. No additional oil and gas development will occur on this property.



## TOWN OF ERIE

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://www.erieco.gov)

## LAND USE APPLICATION

*Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.*

### STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

**PROJECT/BUSINESS NAME:** REDTAIL RANCH

**PROJECT ADDRESS:** WCR 4 AND WCR 5

**PROJECT DESCRIPTION:** SKETCH PLAN FOR REDTAIL RANCH

### LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: See attached legal

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

### OWNER (attach separate sheets if multiple)

Name/Company: STRATUS REDTAIL RANCH LLC

Contact Person: RICHARD DEAN

Address: 8480 E. ORCHARD ROAD, SUITE 1100

City/State/Zip: GREENWOOD VILLAGE, CO 80111

Phone: 720-214-5000      Fax:

E-mail: \_\_\_\_\_

Check here if Owner is responsible for Application Billing

### AUTHORIZED REPRESENTATIVE

Company/Firm: TERRACINA DESIGN

Contact Person: LAYLA ROSALES

Address: 10200 E GIRARD AVE SUITE A-314

City/State/Zip: DENVER, CO 80231

Phone: 303-632-8867      Fax:

E-mail: lrosales@terracinadesign.co

Check here if Authorized Representative is responsible for Application Billing

### MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: ENCANA OIL & GAS (USA) INC

Address: 370 1 st Street, Suite 1700

City/State/Zip: Denver, CO 80202

### MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

### LAND-USE & SUMMARY INFORMATION

Present Zoning: LR & PLI

Gross Site Density (du/ac): 2.18

Proposed Zoning: PD

# Lots/Units Proposed: 898

Gross Acreage: 411 ACRES

Gross Floor Area: N/A

### SERVICE PROVIDERS

Electric: UNITED POWER

Gas: XCEL ENERGY

Metro District: REDTAIL RANCH METRO DISTRICT

Fire District: MOUNTAIN VIEW FIRE RESCUE DISTRICT

Water (if other than Town): \_\_\_\_\_

Sewer (if other than Town): \_\_\_\_\_

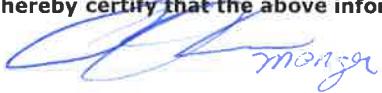
**PAGE TWO MUST BE SIGNED AND NOTARIZED**

## DEVELOPMENT REVIEW FEES

<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input checked="" type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (constructed)	
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)			\$ 200.00
<b>SPECIAL REVIEW USE</b>		<input type="checkbox"/> Amendment (major)	
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00		\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>VARIANCE</b>	
<b>MISCELLANEOUS</b>		<b>METRO DIST SERVICE PLAN</b>	
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00		\$10,000.00
<input type="checkbox"/>			
<p><i>All fees include both Town of Erie Planning &amp; Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.</i></p>			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner:



Date: 5-20-2020

Owner:

Date: \_\_\_\_\_

Applicant:

Date: \_\_\_\_\_

STATE OF COLORADO

)  
)  
) ss.

County of Jefferson

The foregoing instrument was acknowledged before

me this 20 day of May, 2020,

by Eileen J. Schurmann, Notary Public.

My commission expires: 1-28-22.

Witness my hand and official seal.



Notary Public

LAND USE APPLICATION FORM - 14 December 2010

<b>EILEEN J. SCHURMANN</b>
<b>NOTARY PUBLIC</b>
<b>STATE OF COLORADO</b>
NOTARY ID #19884000003
MY COMMISSION EXPIRES 01/28/2022

## **REDTAIL RANCH LEGAL DESCRIPTION:**

### **REDTAIL RANCH PARCEL 1**

PORTIONS OF W1/2 NE1/4, E1/2 NE1/4 AND S 1/2 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S89°53'54"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5 (80' WIDE) AS DESCRIBED AT RECEPTION NO. 1973755 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S00°33'04"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2628.75 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 60' WIDE RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 AT PAGE 273 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, THENCE N89°52'25"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2582.89 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N89°51'56"W, A DISTANCE OF 2592.85 FEET TO A POINT ON THE EASTERN LINE OF A 60' WIDE RIGHT-OF-WAY LINE AS DESCRIBED IN SAID BOOK 86 AT PAGE 273; THENCE N00°46'44"W, ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 1011.94 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 2360787, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO; THENCE TRAVELING ALONG THE SOUTH AND EASTERN PORTION OF SAID PARCEL OF LAND, THE FOLLOWING (3) THREE COURSES:

1. S89°59'07"E, A DISTANCE OF 1264.97 FEET TO A POINT;
2. N45°48'01"E, A DISTANCE OF 1075.96 FEET TO A POINT;
3. N00°40'10"W, A DISTANCE OF 850.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29;

THENCE N89°55'44"E, ALONG SAID NORTH LINE, A DISTANCE OF 549.46 FEET TO A POINT ON THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 29, N89°55'15"E, A DISTANCE OF 479.08 FEET TO A POINT; THENCE N48°09'00"E, A DISTANCE OF 1110.81 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N00°36'26"W, ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 370.76 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT-OF-WAY (60' WIDE) AS DESCRIBED IN BOOK 868 AT PAGE 89 AND AT RECEPTION NO. 1687926 AS RECORDED IN WELD COUNTY COLORADO; THENCE NORTH 68°34'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1364.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5; THENCE S00°32'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1607.21 FEET TO THE POINT OF BEGINNING.

### **REDTAIL RANCH PARCEL 2**

A PARCEL OF LAND IN THE WEST ONE-HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 SAID TO BEAR SOUTH 01°05'25" EAST, A DISTANCE OF 2637.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29 AS MONUMENTED BY A 3.25" ALUMINUM CAP, 0.2' DOWN IN A RANGE BOX WITH NO LID, STAMPED "LAND CORNER, 5130 ASSUME, T1N R68W, 19'20, 30'29, 1988, CHICHESTER PLS 7735" TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 29 AS MONUMENTED BY A 3.25" ALUMINUM CAP, 0.2' BELOW GROUND SURFACE, STAMPED "LAND CORNER, T1N'R68W, S30\*S29, ', 1994, CHICHESTER RLS 7735";

BEGINNING (P.O.B.) AT SAID NORTHWEST CORNER OF SECTION 29;

THENCE SOUTH 01°05'25" EAST ALONG SAID WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 29, A DISTANCE OF 2637.44 FEET TO SAID WEST ONE-QUARTER CORNER OF SECTION 29; THENCE SOUTH 01°04'57" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1597.72 FEET; THENCE NORTH 89°43'06" EAST, A DISTANCE OF 1294.78 FEET; THENCE NORTH 45°30'14" EAST, A DISTANCE OF 1075.96 FEET; THENCE NORTH 00°57'57" WEST, A DISTANCE OF 800.69 FEET TO A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 29, SAID NORTH LINE IS MONUMENTED AT THE CENTER QUARTER CORNER BY A 3.25" ALUMINUM CAP, 0.2' ABOVE GROUND SURFACE, STAMPED "BASELINE ENGINEERING CORP, T1N R68W, C1/4 + S29, 2010, PLS 28258" AND MONUMENTED AT SAID WEST ONE-QUARTER CORNER OF SECTION 29 AS DESCRIBED ABOVE;

THENCE SOUTH 89°37'30" WEST ALONG SAID 50.00-FOOT PARALLEL LINE, A DISTANCE OF 453.98 FEET;

THENCE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 31°35'13" WEST, A DISTANCE OF 708.31 FEET;
- 2) NORTH 01°01'40" WEST, A DISTANCE OF 487.68 FEET;
- 3) SOUTH 89°22'50" WEST, A DISTANCE OF 637.62 FEET;
- 4) NORTH 00°59'47" WEST, A DISTANCE OF 1599.30 FEET TO THE NORTH LINE OF SAID SECTION 29;

THENCE SOUTH 89°22'50" WEST ALONG SAID NORTH LINE OF SECTION 29, A DISTANCE OF 630.05 FEET TO SAID NORTHWEST CORNER OF SECTION 29, ALSO BEING THE POINT OF BEGINNING (P.O.B.);

EXCEPT THE 30.00-FOOT STRIPS OF LAND DESCRIBED IN BOOK 86 AT PAGE 273 (1889 RESOLUTION) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIRTY (30.00) FEET ON EACH SIDE OF THE WEST LINE AND NORTH LINE OF SAID SECTION 29;