



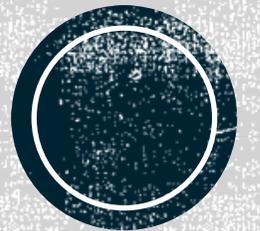
REDTAIL RANCH

Planning Commission

December 2, 2020

Board of Trustees

December 8, 2020



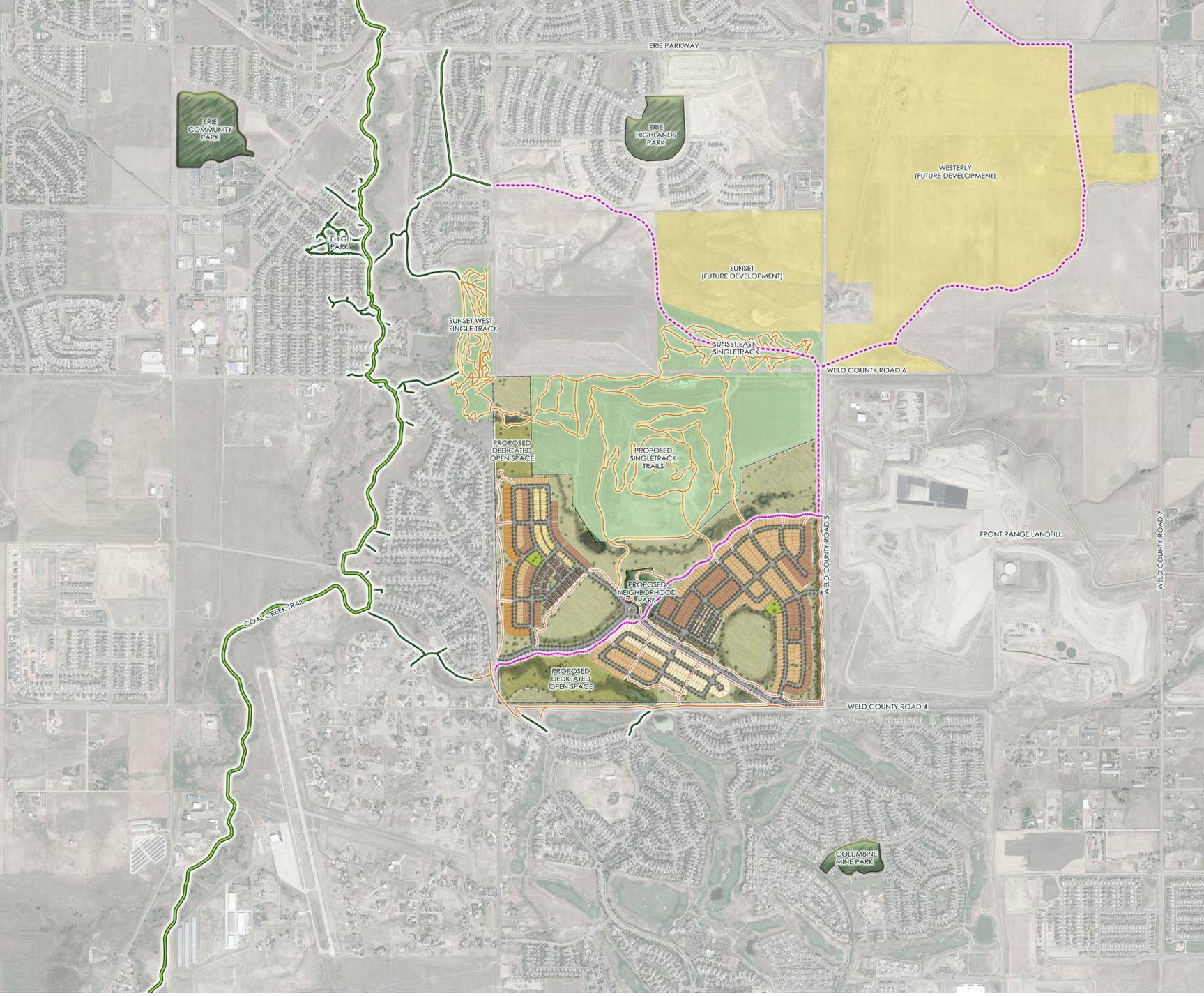
COMMUNITY VISION

Redtail Ranch is a residential community organized around a central neighborhood park 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 to ensure that existing residents benefit from the establishment of Redtail Ranch. A diverse range of homes, including estate and traditional single family, patio homes, duplexes and townhomes, will accommodate a multi-generational population and allows for a mix of incomes. Long-term community residents will have the option of remaining in their neighborhood as they migrate through the lifecycle and, in some instances, can remain close to other primary family members.

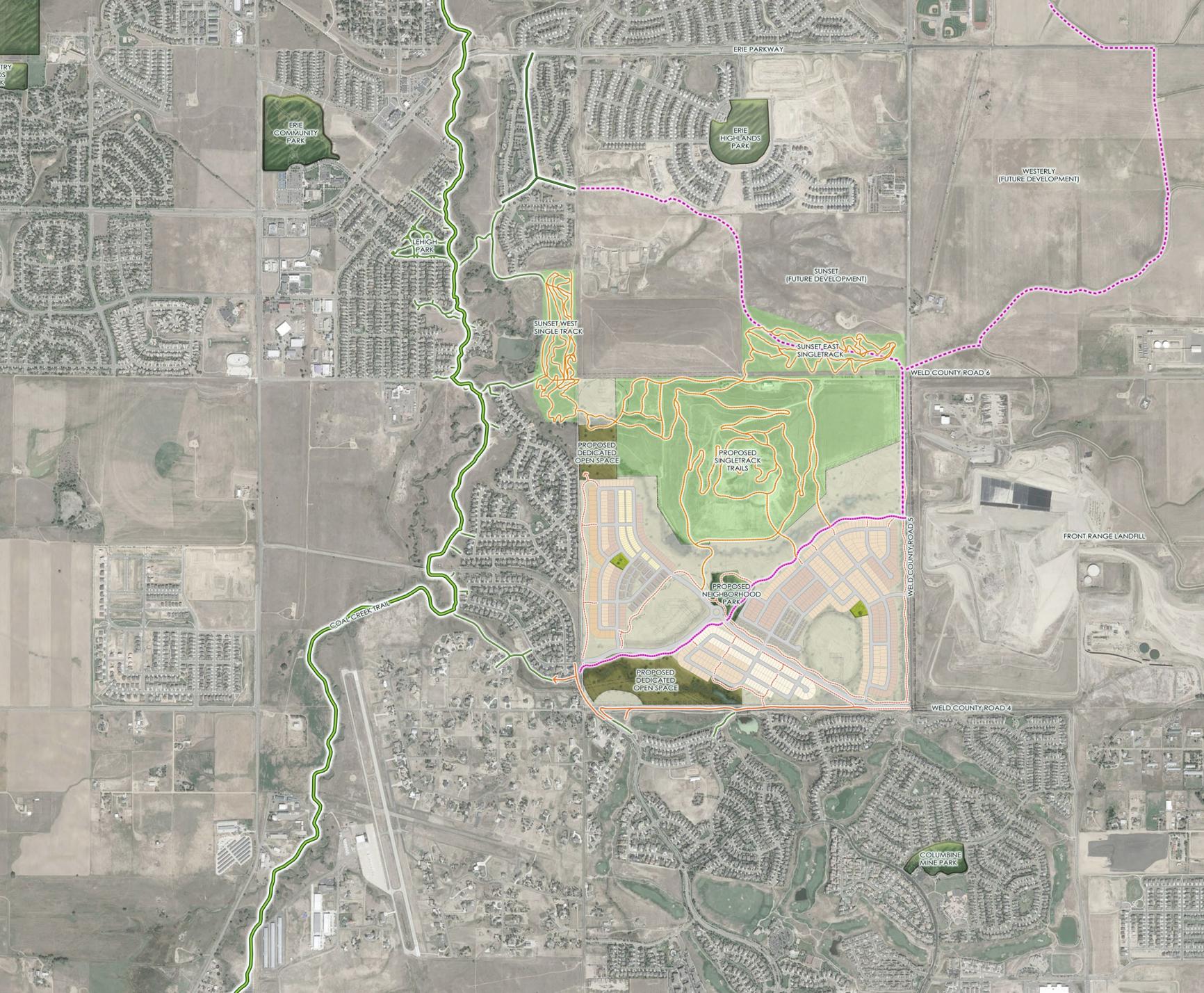
Redtail Ranch is uniquely situated to take advantage of the extensive outdoor trails and amenities that make Erie such a remarkable place to call home. A comprehensive open space and trail network will provide residents with pedestrian access to the central neighborhood park, the single-track bicycle trails to the north, and the Coal Creek regional trail to the west with access to the Town Community Park and Recreation Center. In addition, Stratus is working with operators north of the neighborhood to incorporate the soon to be closed Denver Regional Landfill for pedestrian trails and expansion of the existing single-track bike system.



CONTEXT MAP



PARKS, OPEN SPACE, AND TRAILS





Vista Pointe

Vista Ridge

County Rd. 5

PROJECT HISTORY

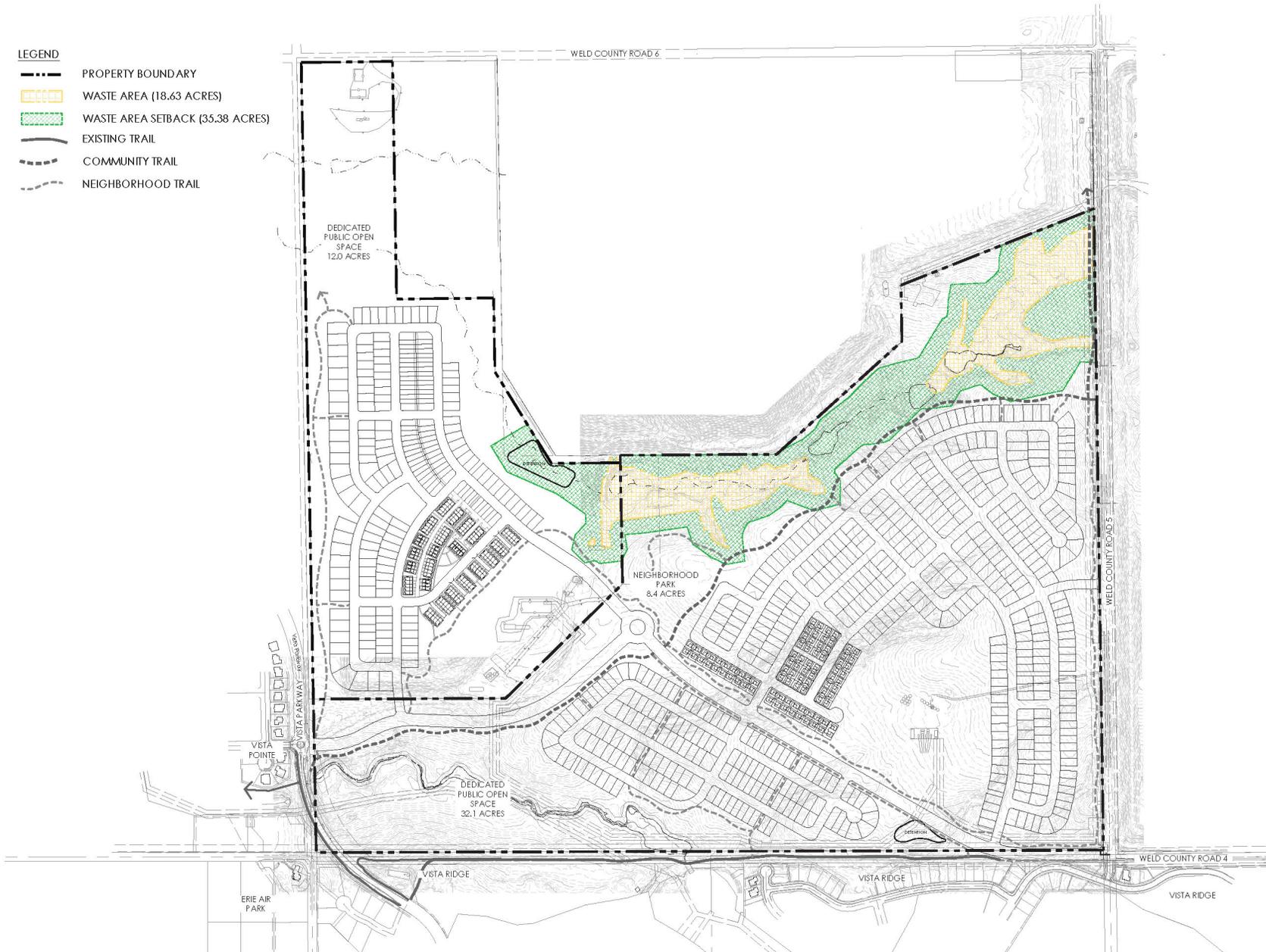


PROJECT HISTORY

ENVIRONMENTAL CLEANUP

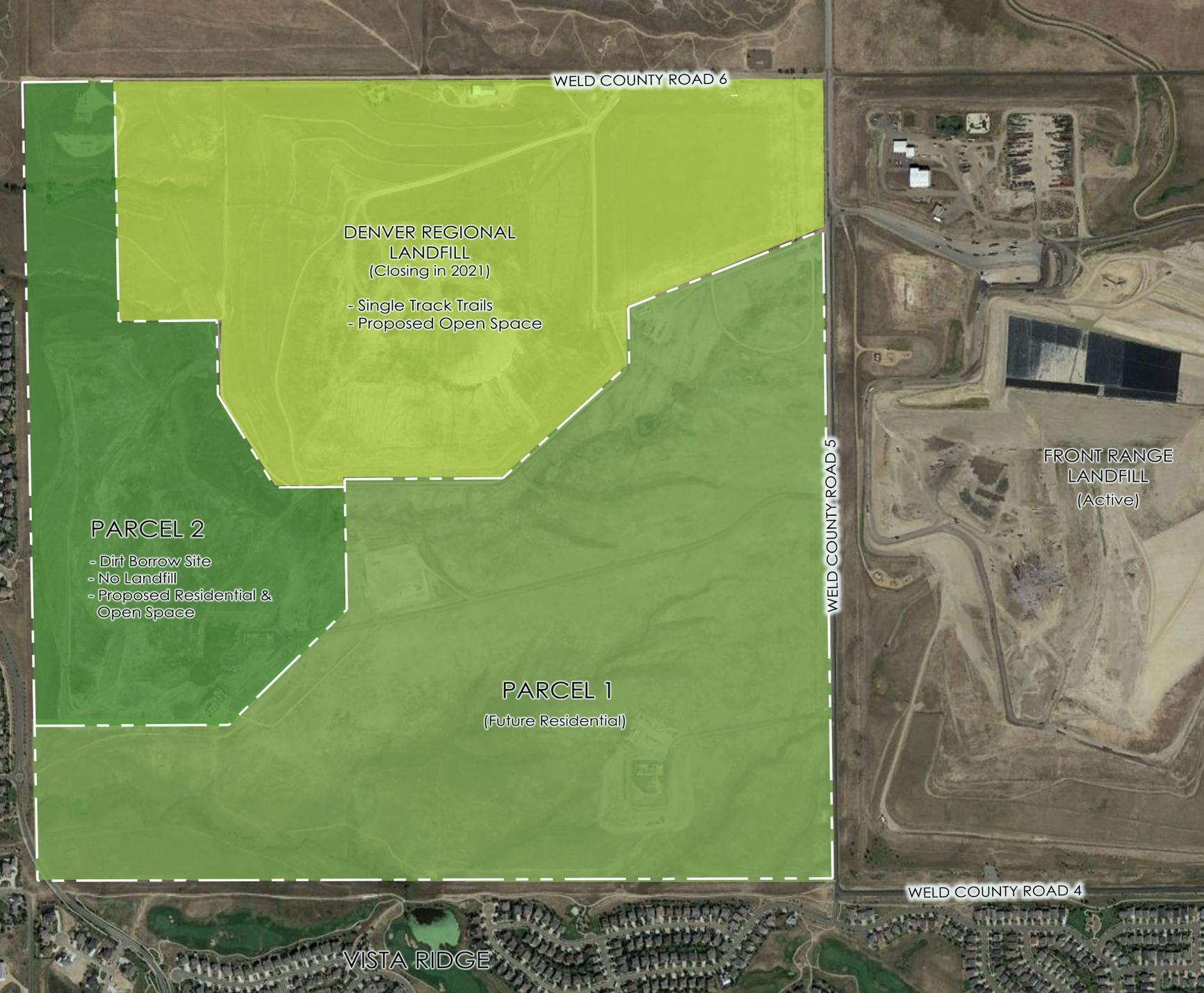
LEGEND

- PROPERTY BOUNDARY
- WASTE AREA (18.63 ACRES)
- WASTE AREA SETBACK (35.38 ACRES)
- EXISTING TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL



- 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 2021/2022 CONCURRENT WITH COMMUNITY WIDE DEVELOPMENT.
- TOWN'S CONSULTANT REVIEWED THE PLAN AND PROVIDED MINOR INPUT.
- EXISTING REDTAIL RANCH METRO DISTRICT WILL OWN AND MAINTAIN THE CLOSED LANDFILL AREA AND THE SETBACK AREA IN PERPETUITY.
- REDTAIL RANCH METRO DISTRICT REQUIRED TO PROVIDE REGULAR MONITORING REPORTS TO CDPHE.





PROJECT HISTORY

CONVERTING LANDFILL TO OPEN SPACE

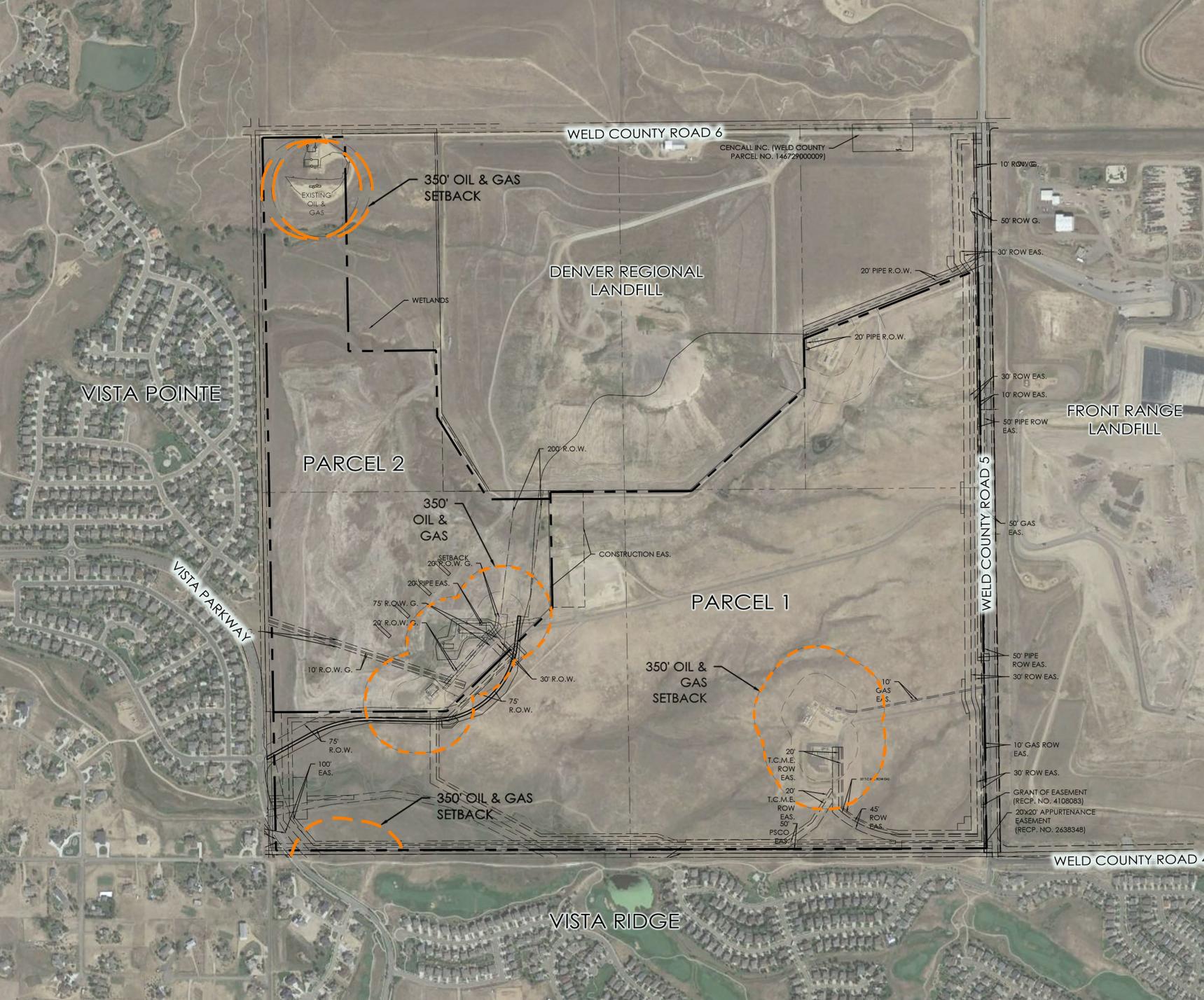
- DENVER REGIONAL LANDFILL IS DECOMMISSIONING AND CLOSING LANDFILL BY 2021 WITHIN CDPHE GUIDANCES
- OPERATOR WILLING TO ALLOW PUBLIC OPEN SPACE USES



PROJECT HISTORY

EXISTING OIL AND GAS OPERATION

- ALL DRILLING OPERATIONS HAVE BEEN COMPLETED IN CONFORMANCE WITH EXISTING SUAS.
- NO ADDITIONAL DRILLING ALLOWED ON THE PROPERTY
- PROPOSED LAND PLAN CONFORMS WITH TOWN CODE SETBACKS
- TRUCK TRAFFIC LIMITED DUE TO GATHERING LINES
- LANDSCAPE BERMING AND BUFFERING SHOWN IN THE SITE PLAN.



PROJECT HISTORY

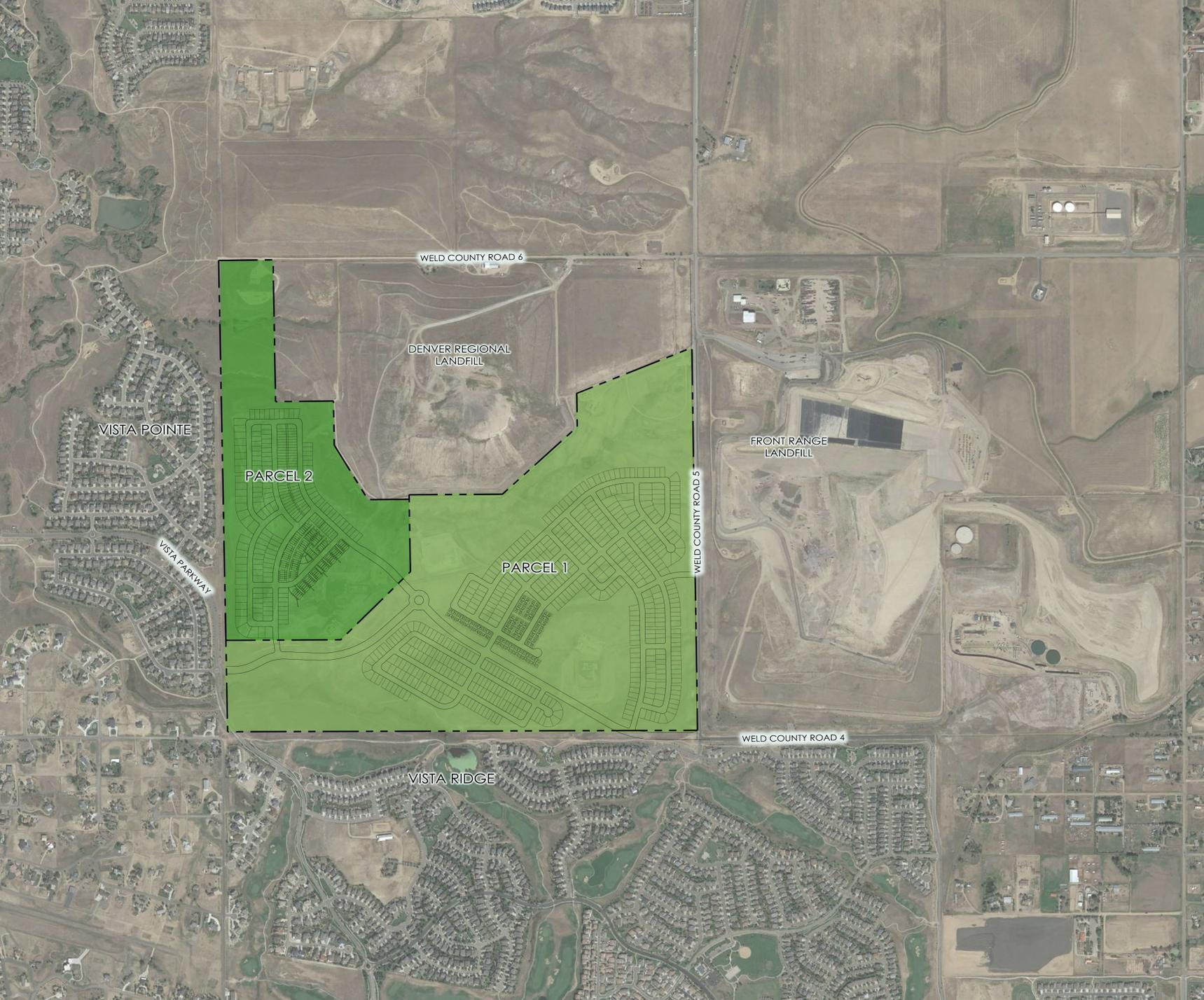
ZONING AND LAND USE

PARCEL 1:

- Zoned: LR
- Land Use: Residential

PARCEL 2:

- Zoned: PLI
- Land Use: Landfill



Vista Pointe

Vista Ridge

County Rd. 5

REDTAIL RANCH





SITE PLAN



Single Family

Estate Lots



Duplexes

Patio Homes



Townhomes



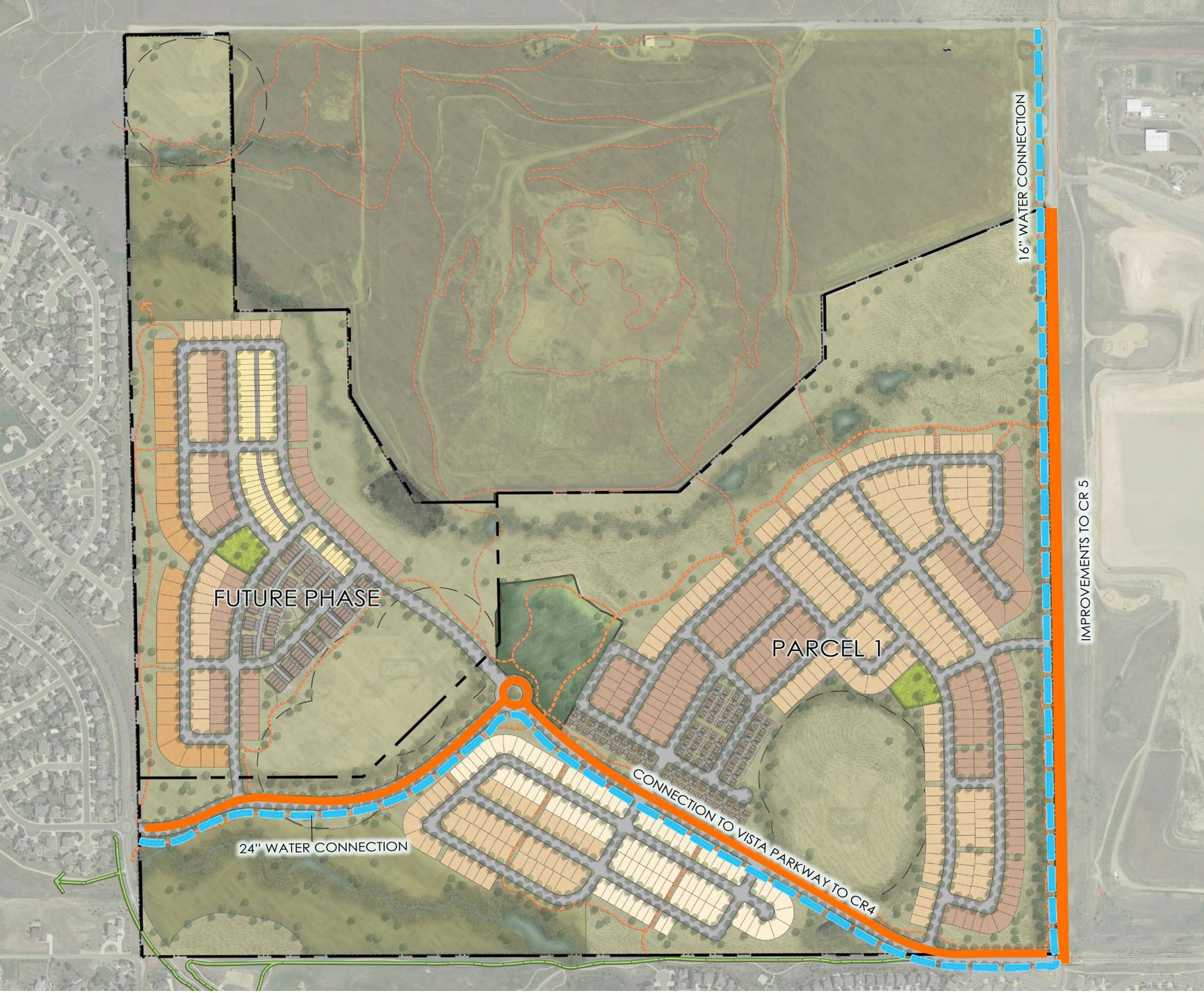
PARKS, OPEN SPACE, AND TRAILS



County Road 4

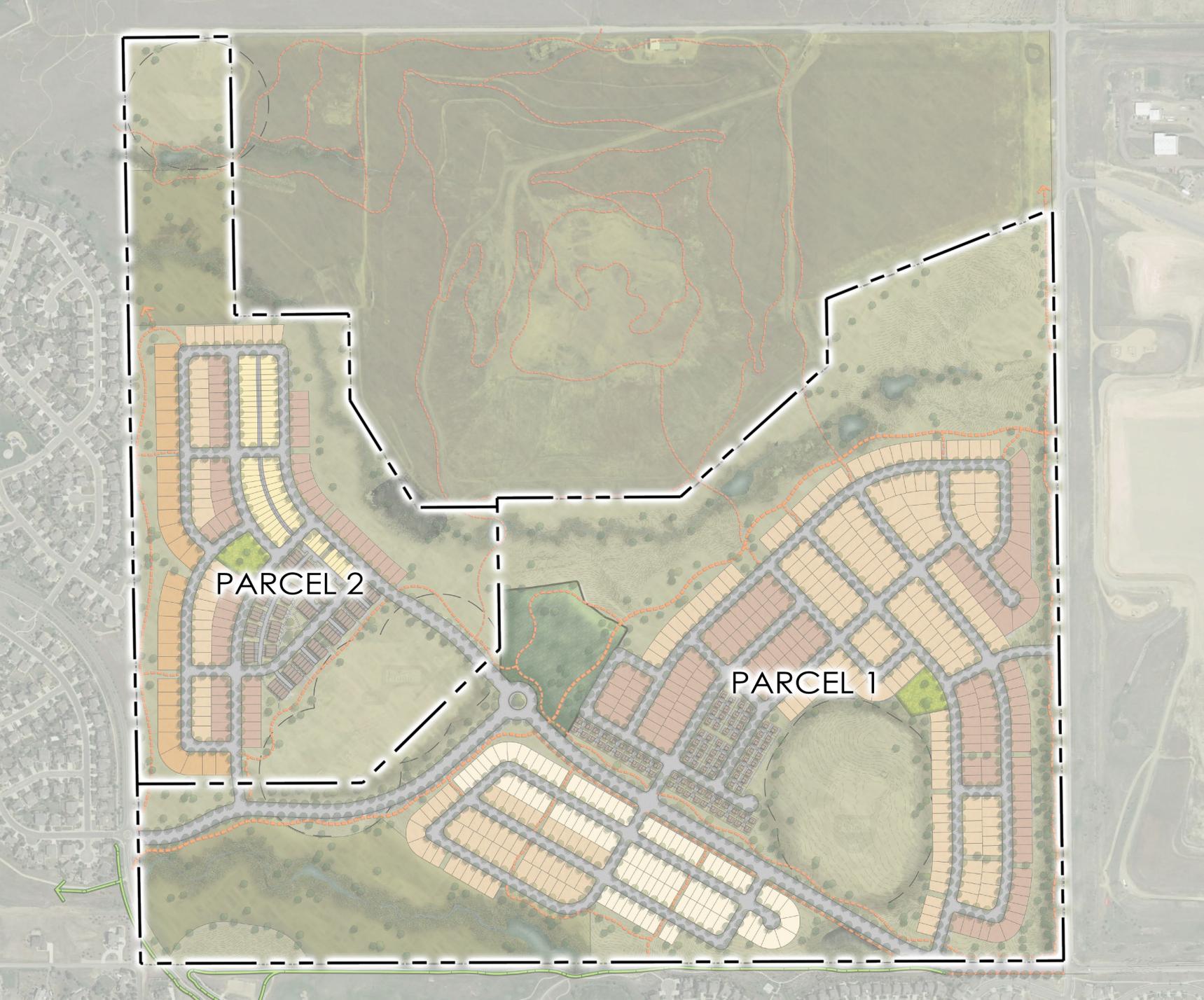
TRANSPORTATION, UTILITIES AND BENEFITS

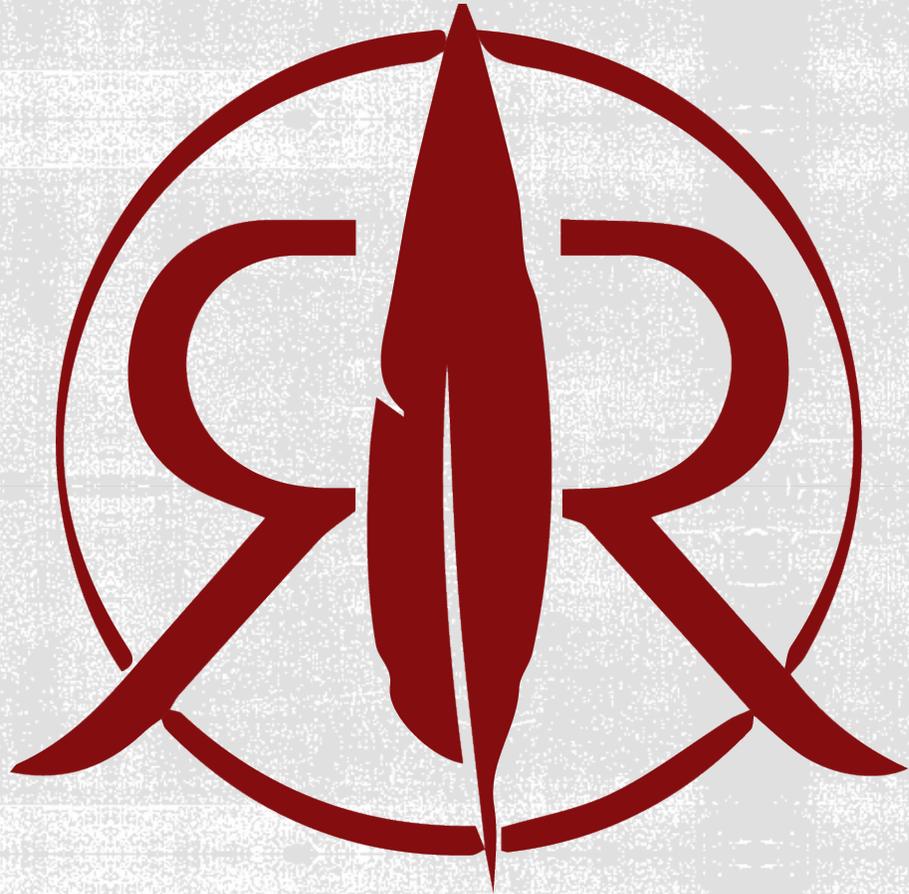
- EAST-WEST CONNECTOR FROM CR 5 TO VISTA PARKWAY
- INSTALLATION OF REGIONAL WATER LINES
- COMMUNITY WILL GENERATE IN EXCESS \$50 MILLION IN FEES FOR BENEFIT OF THE TOWN



PROCESS

- Parcel 1- Zoned LR and to create this diverse neighborhood we will need to process a PD or PUD overlay- Rezone and Pre-plat
- Parcel 2- Comp Plan Amendment- Rezone-Subdivision to PD





THANK YOU!

QUESTIONS?

