

REDTAIL RANCH - SKETCH PLAN

Board of Trustees – December 8, 2020

Request

A Sketch Plan represents a generalized land use plan which allows for an informal evaluation of the proposed development before detailed planning and engineering work has occurred.

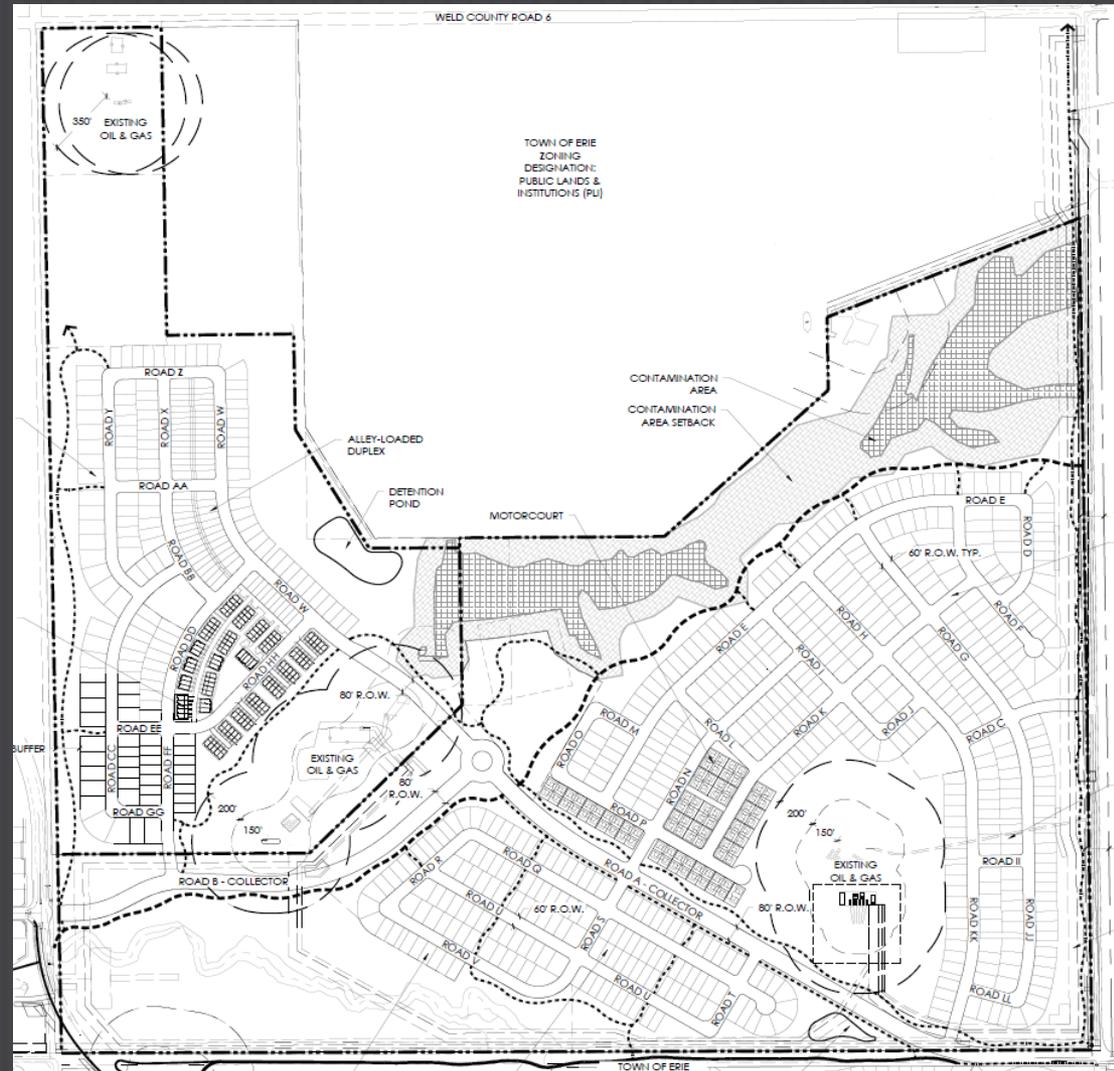
- Staff provided review comments
- The Sketch Plan application is a review and comment session only for the Board of Trustees – no formal action

Location



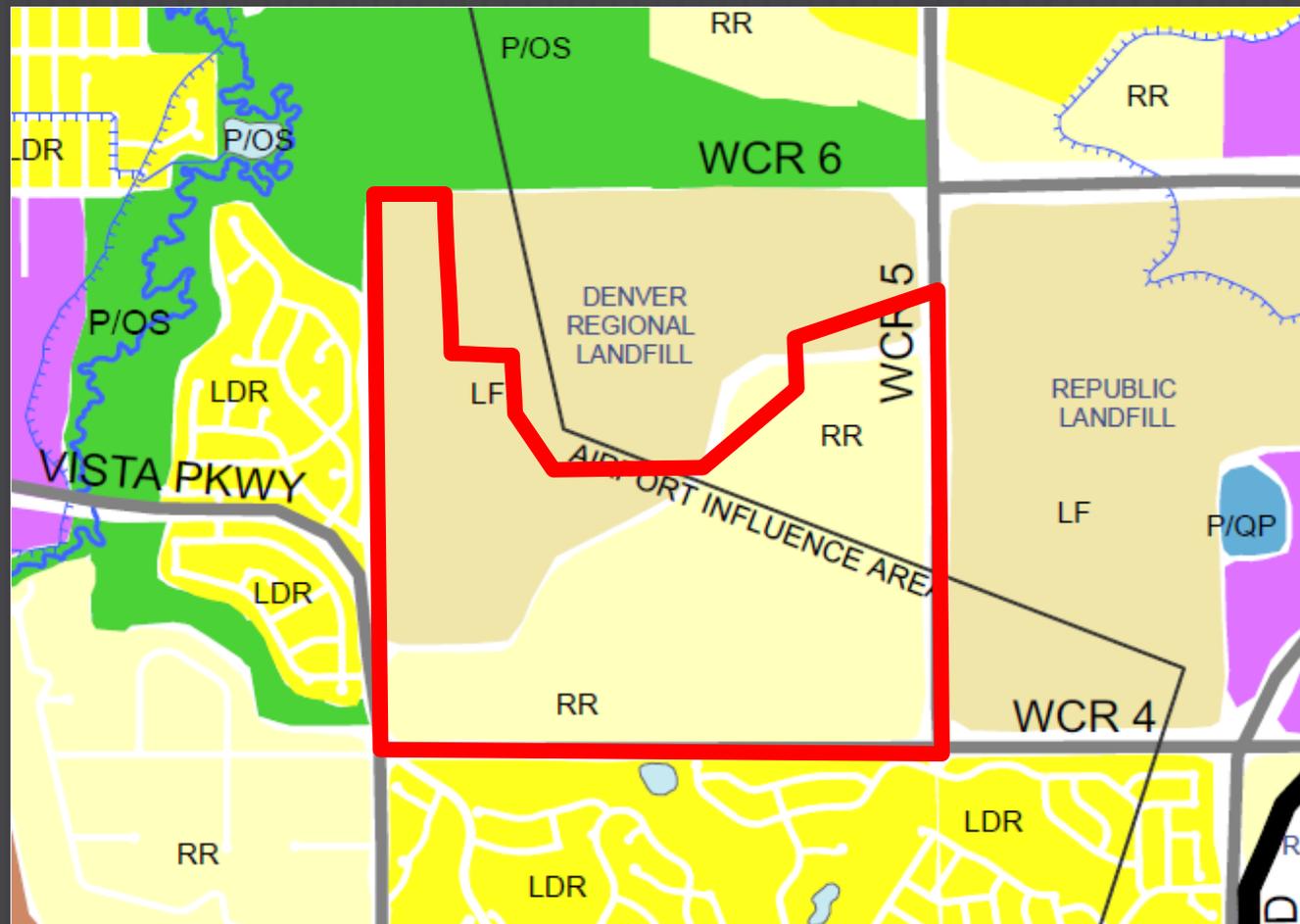
Sketch Plan

- ~411 acres
- 898 units
 - SFD - 630 units
 - Duplex - 168 units
 - Townhome - 100 units
- 2 pocket parks - 2.3 acres
- 1 neighborhood park - 8.4 acres
- Open Space - 44 acres
- Private Open Space - 110 acres
- Oil and Gas Facilities - 70 acres
- Contamination Area - 16 acres
- Public ROW - 56 acres



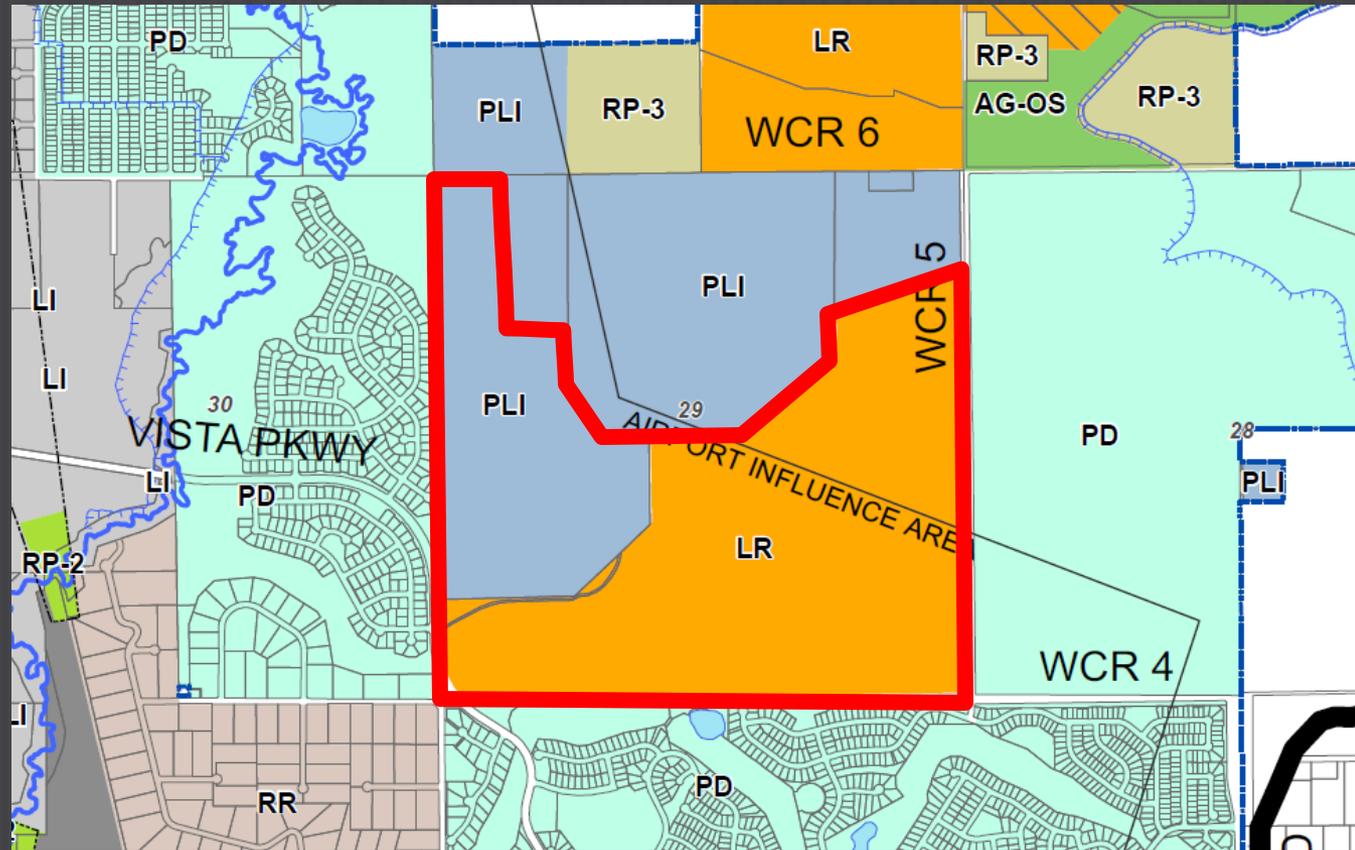
Comprehensive Plan

- Parcel 1 - RR
 - Rural Res. (0 to 2 du/ac)
- Parcel 2 - LF
 - Landfill (no residential)
- *Redtail Ranch 2.18 du/ac*



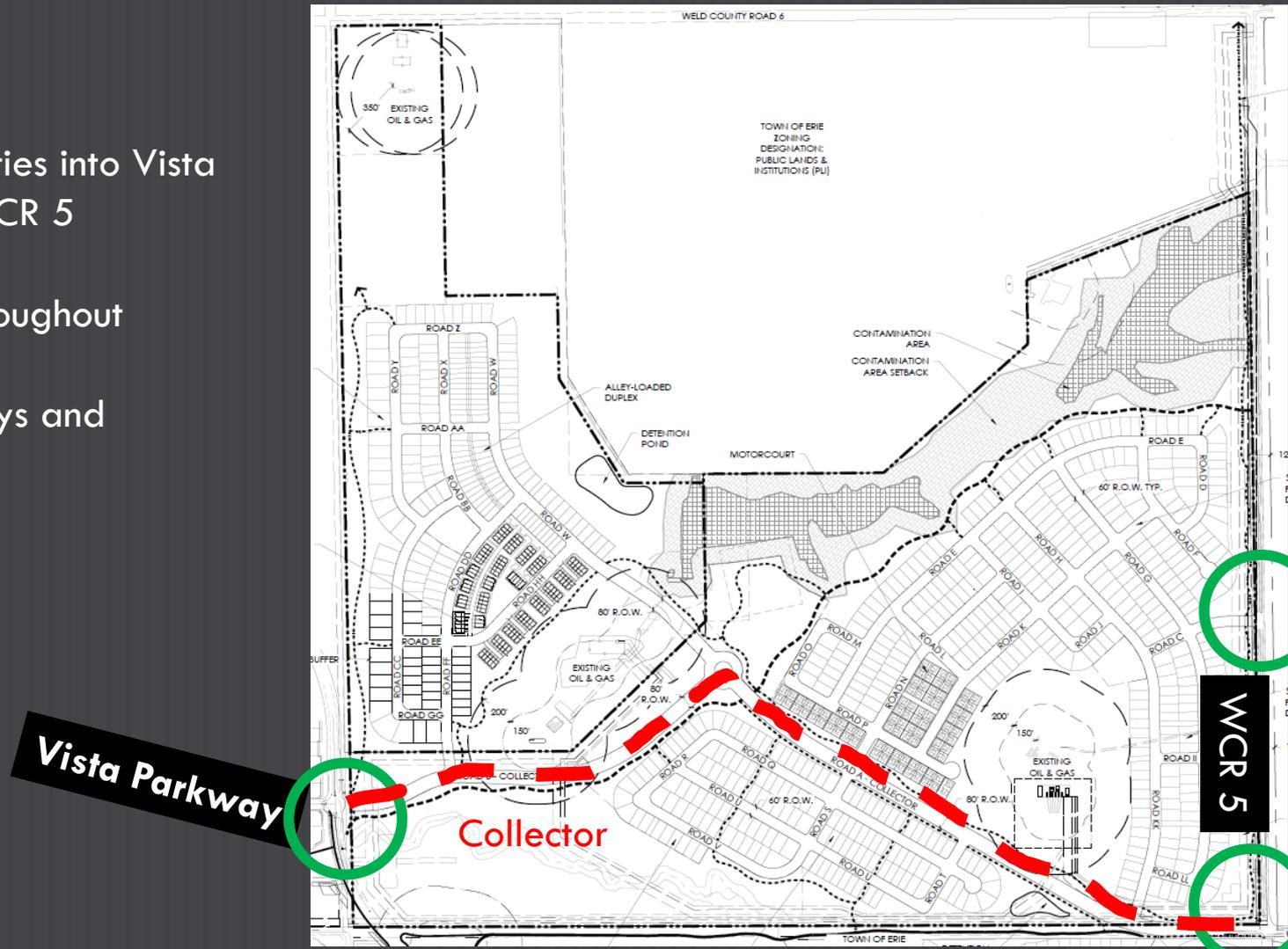
Zoning

- Parcel 1 - LR Zoning
- Parcel 2 - PLI Zoning
- Parcel 1 - 2.2 du/ac
- Parcel 2 - 2.1 du/ac
- LR zoning – max 5 du/ac
- PLI – no residential



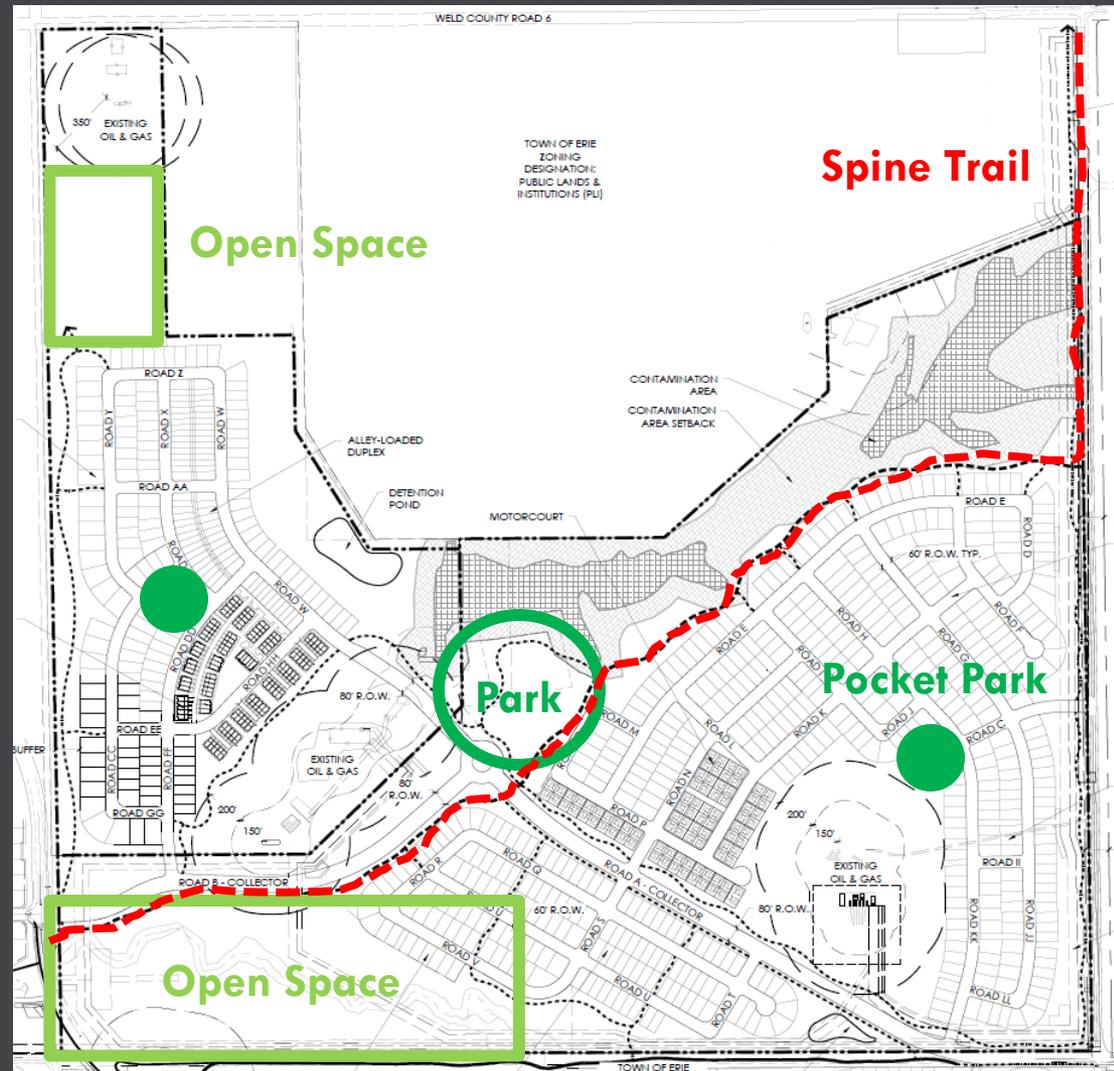
Sketch Plan – Road connections

- Collector Street ties into Vista Parkway and WCR 5
- Public streets throughout
- Also private alleys and motorcourts



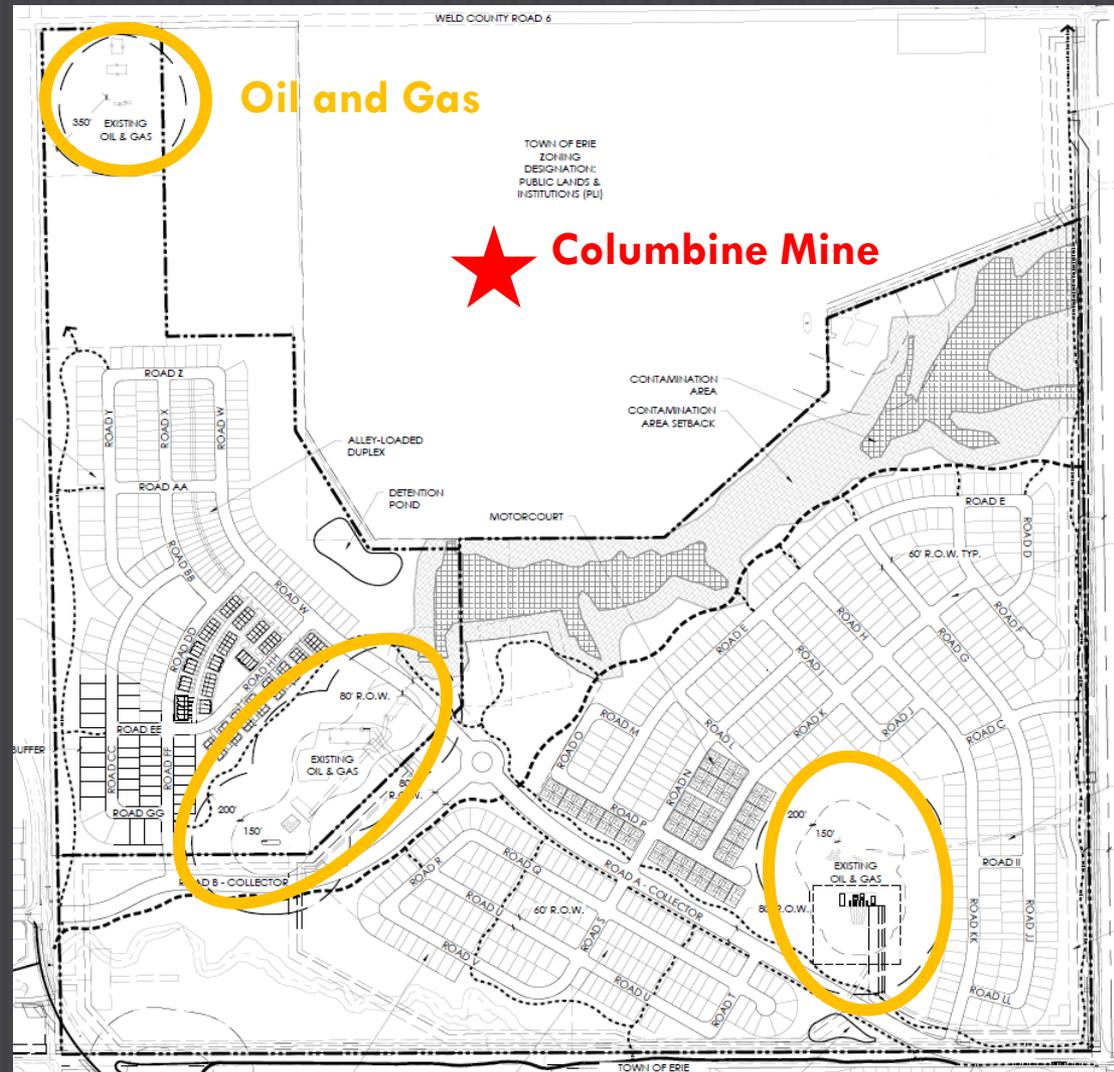
Sketch Plan – Parks, Open Space, Trails

- Spine Trail proposed
- Pocket Parks
 - 1.29 acres required
 - 2.3 acres shown
- Neighborhood Park
 - 7.78 acres required
 - 8.4 acres shown
- Open Space
 - 44.1 required
 - 44.1 acres shown



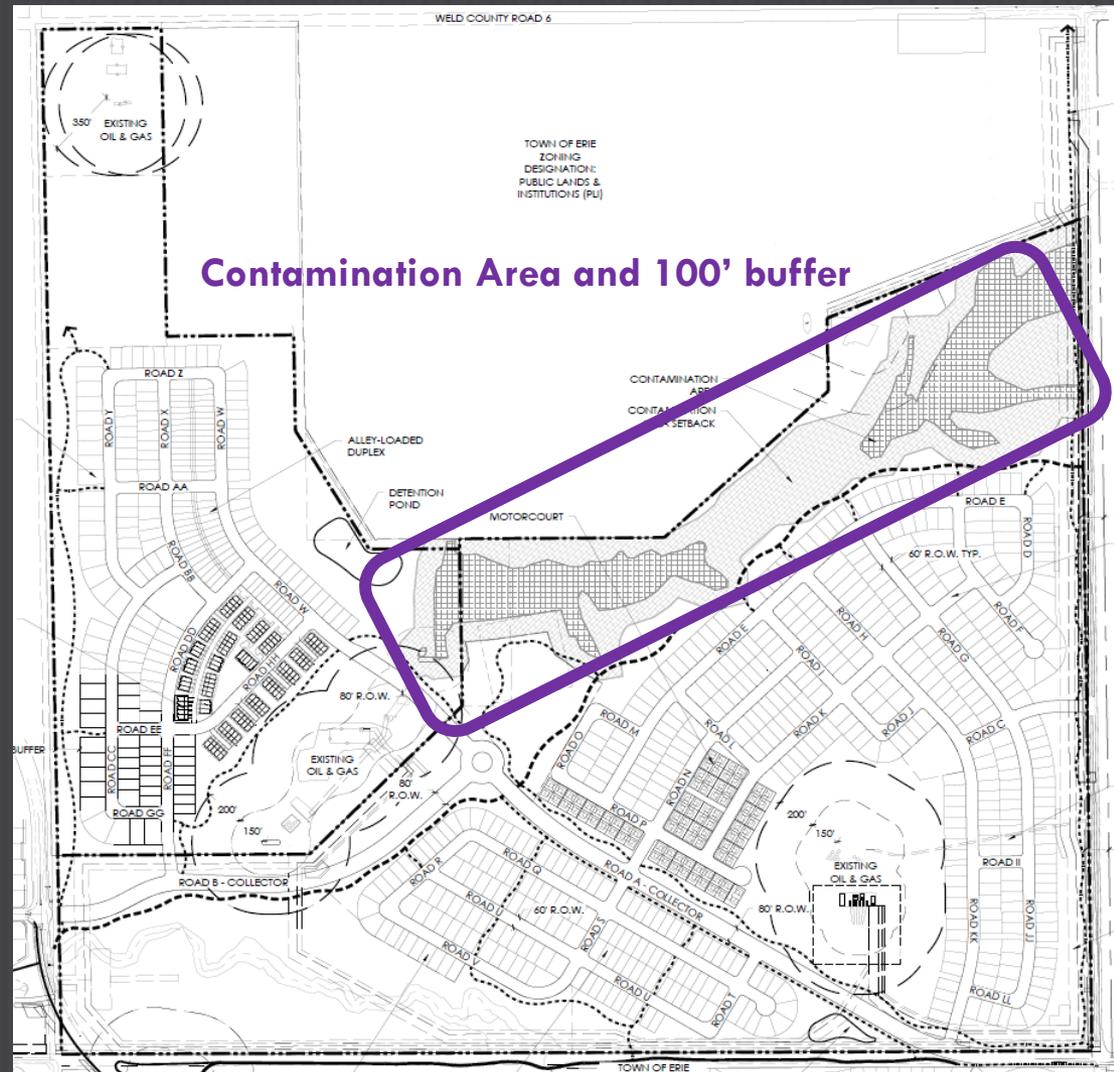
Sketch Plan – Oil and Gas / Mining

- Oil and Gas Facilities
 - 3 areas
 - 150' ROW setback
 - 350' Res. lot setback
- Mining
 - Columbine Mine off-site
 - Undermining on-site
 - CGS review required



Sketch Plan – Contamination Area

- Environmental Contamination
 - 1984 – IBM drums dumped on-site
 - ~84,000 gallons chemical waste
 - February 2018 – 1,145 drums removed
 - Multiple investigations and clean up
 - Corrective Measures Design submitted to CDPHE
 - Third party review of CMD report
 - Multiple recommendations from Pinyon and CGRS



Next Steps

- Comprehensive Plan Amendment
- PD Zoning
- Annexation Agreement Amendment
- Preliminary Plat
- Final Plat
- Site Plan

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