



REDTAIL

RANCH

December 9, 2025

Town Council

Preliminary Plat



DEVELOPMENT TEAM

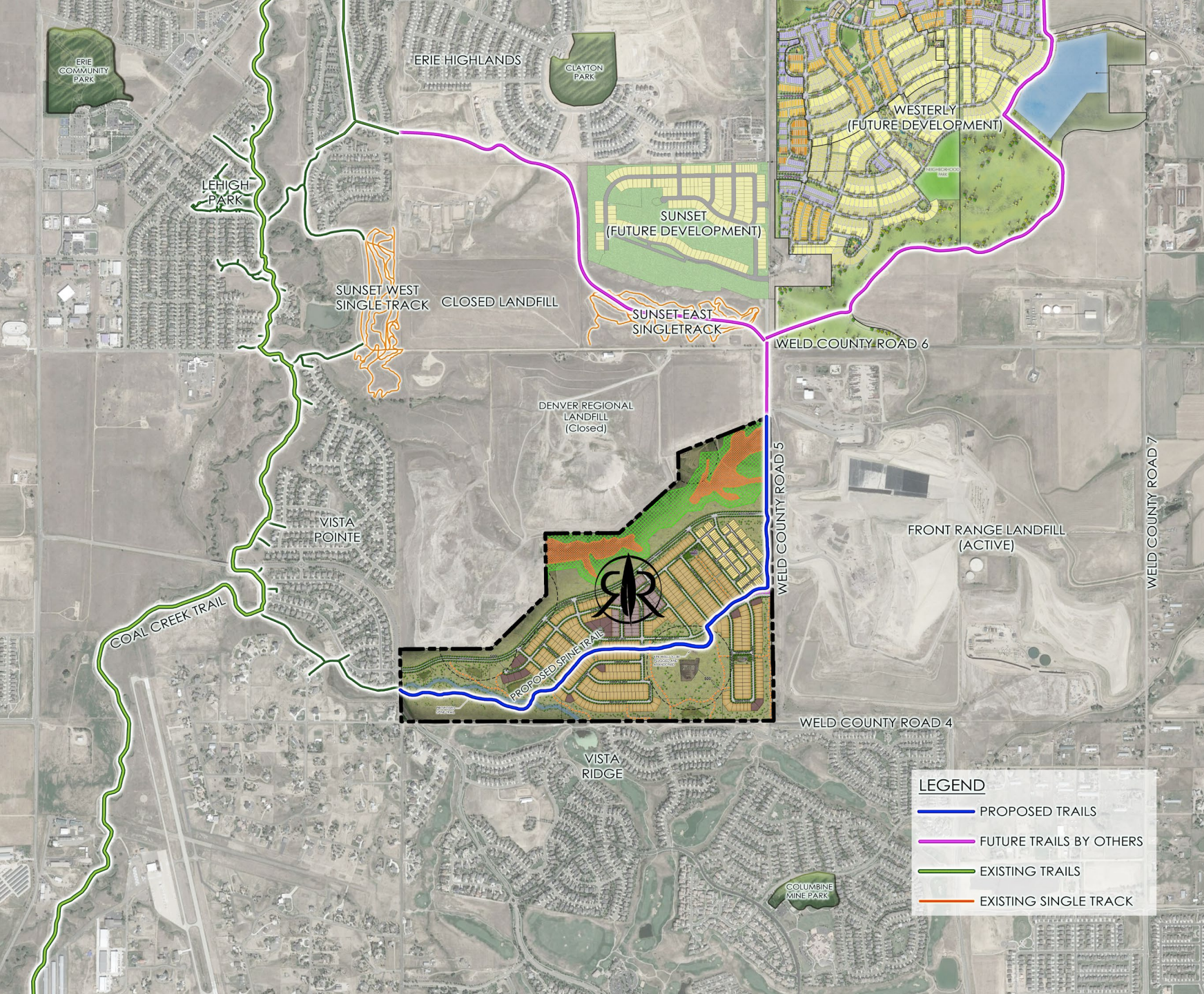
- **OWNER:** REDTAIL RANCH LLC
 - RICHARD DEAN
- **CONSULTANT:** LAND PERSPECTIVES LLC
 - ROGER HOLLARD
- **PLANNING/LANDSCAPE ARCHITECT:** TERRACINA DESIGN
 - LAYLA ROSALES
- **ENGINEERING:** CWC CONSULTING GROUP
 - BRETT WOOLARD
- **TRAFFIC ENGINEER:** LSC TRANSPORTATION CONSULTANTS INC
 - CHRISTOPHER MCGRANAHAN
- **ENVIRONMENTAL & NATURAL RESOURCES:** GEOSYNTEC CONSULTANTS
 - LUKE FITZGERALD
- **LAND USE COUNSEL:** FOSTER GRAHAM MILSTEIN & CALISHER
 - DAVID FOSTER
 - LARRY KATZ
- **ENVIRONMENTAL COUNSEL:**
 - JONATHAN STEELER



HISTORY

- **2007** the Town of Erie BOT annexed and zoned Redtail. Redtail was zoned low-density residential. Redtail was zoned and annexed to allow 587 residential units.
- **2015** the Town of Erie BOT revised its Comprehensive Plan and chose to redesignate the Redtail Property as Rural Residential with a gross density of 2.0 du/ac.
- **2019** the Town of Erie BOT amended its Comprehensive Plan and again chose to designate the Redtail Property as Rural Residential.
- **April 2021** Redtail submits a complete land use application for a Preliminary Plat; 350' oil/gas setback required at the time of Preliminary Plat submittal
- **January 2024** Erie Town Attorney acknowledges at Planning Commission hearing that Redtail must only meet 350' setback from oil/gas operations
- **January 2024** Town of Erie Planning Commission recommends unanimously Town Council to approve Preliminary Plat
- **April 2024** Redtail voluntarily agrees to increase setback from oil/gas operations to 500'
- **July 2024** Town of Erie Council denies Preliminary Plat





CONTEXT MAP



SITE PLAN

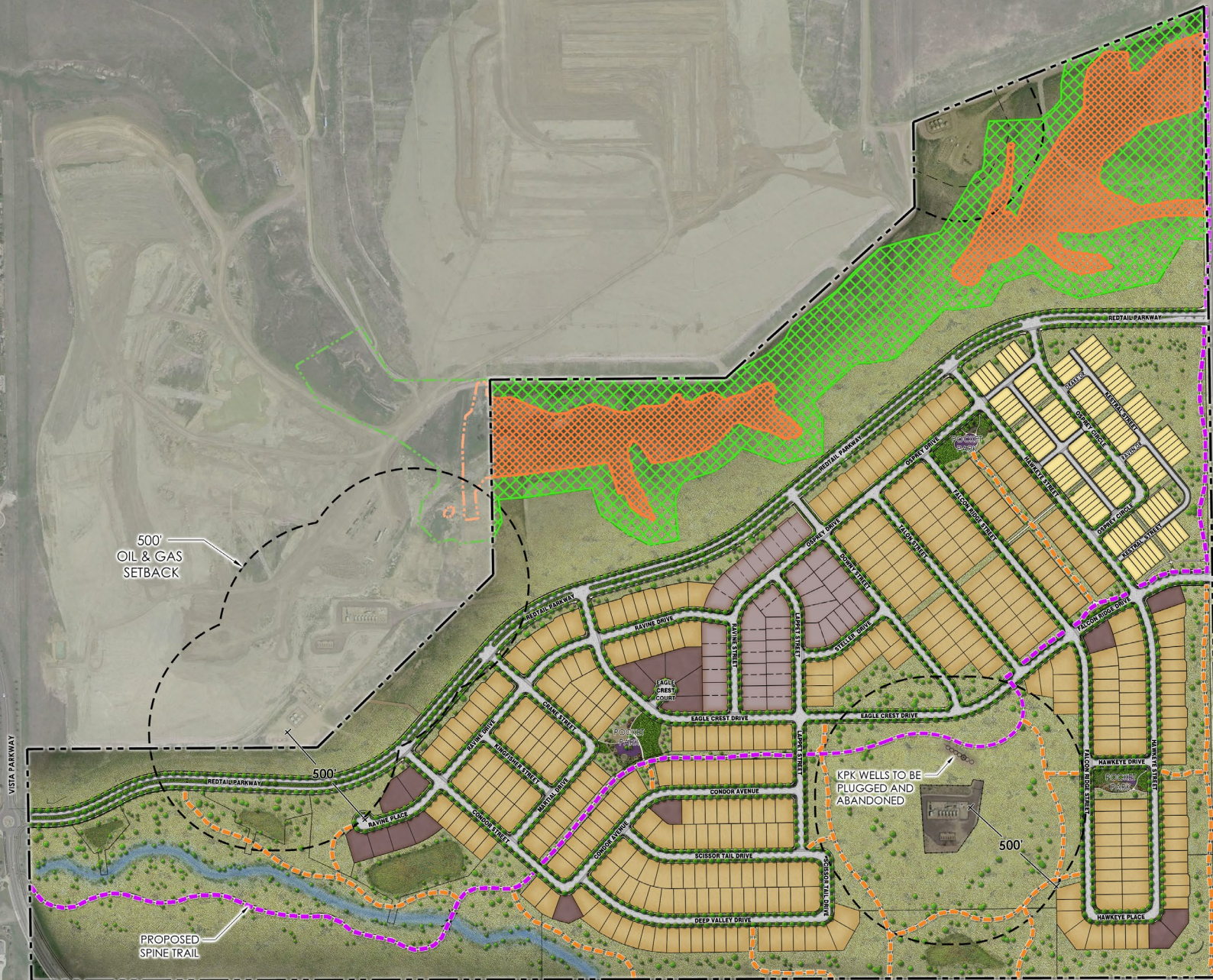


DEVELOPMENT SUMMARY

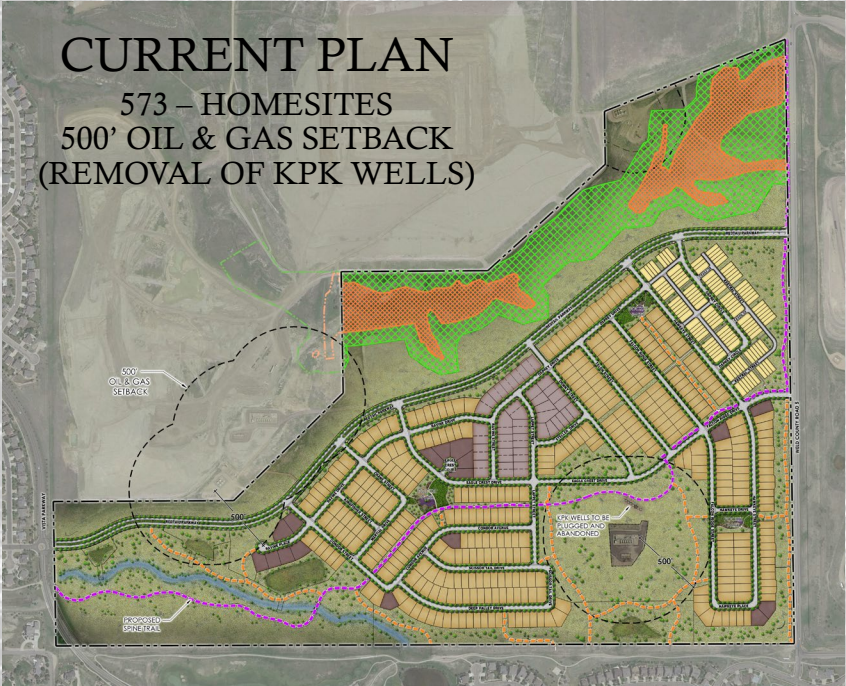
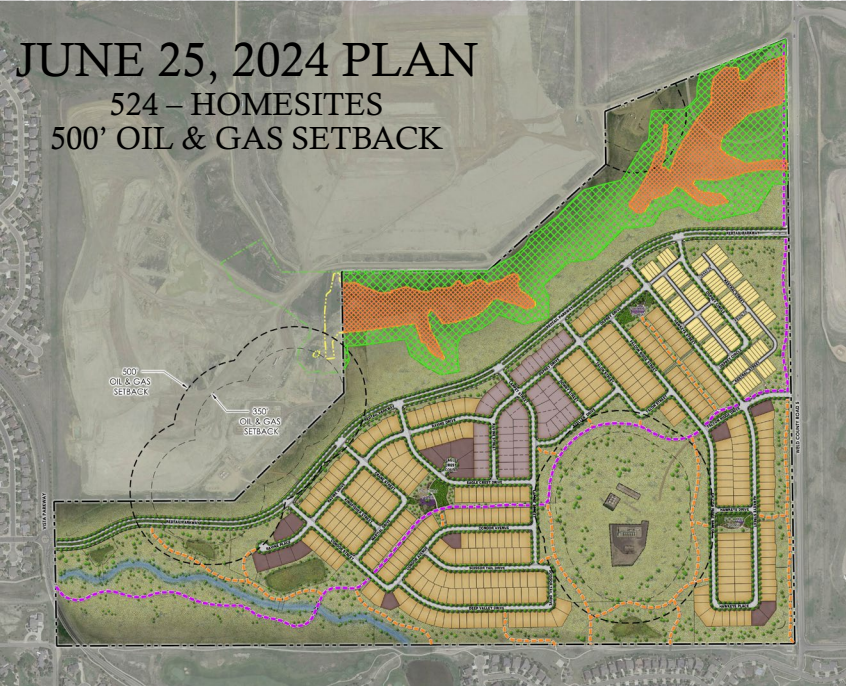
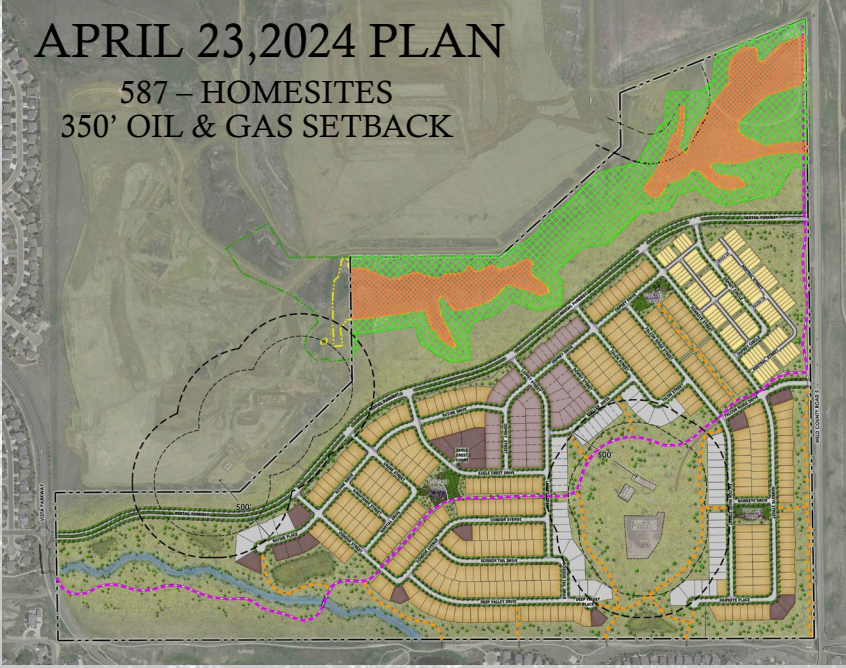
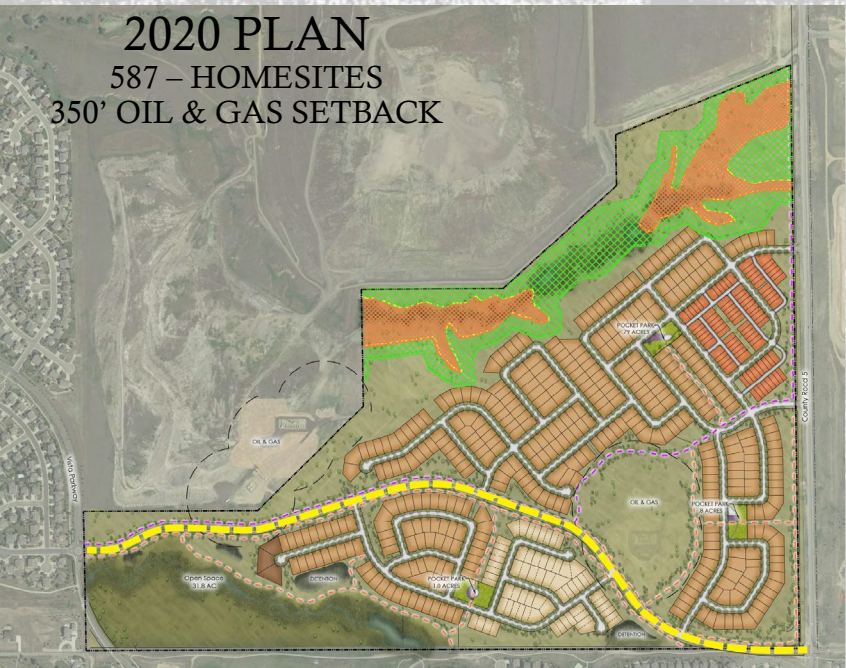
LAND USE	REVISED UNITS	% UNITS
Townhomes Alley Loaded	117	20.4%
Duplex Front Loaded	60	10.5%
Single-Family Detached	378	66.0%
Single-Family Detached Large Lots	18	3.1%
TOTAL	573	100.0%

Site Data

Proposed Density: 1.98 Dwelling Units / Acre
 Open Space: 29.4 Acres
 Parks: 2.92 Acres
 Trails: 5.7 Miles



SITE PLAN COMPARISON

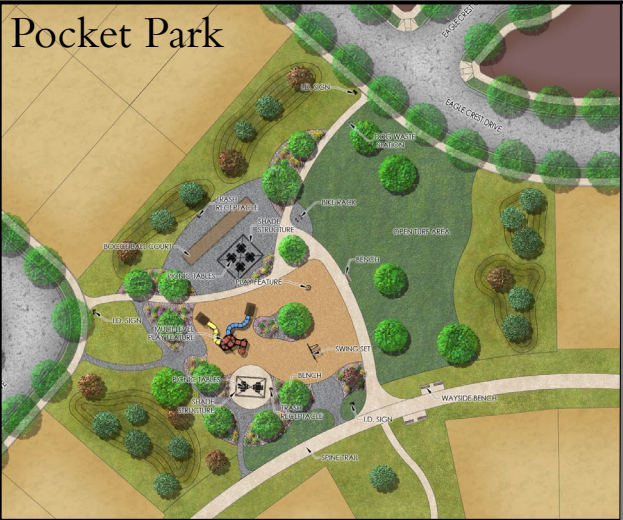


LANDSCAPE BUFFER

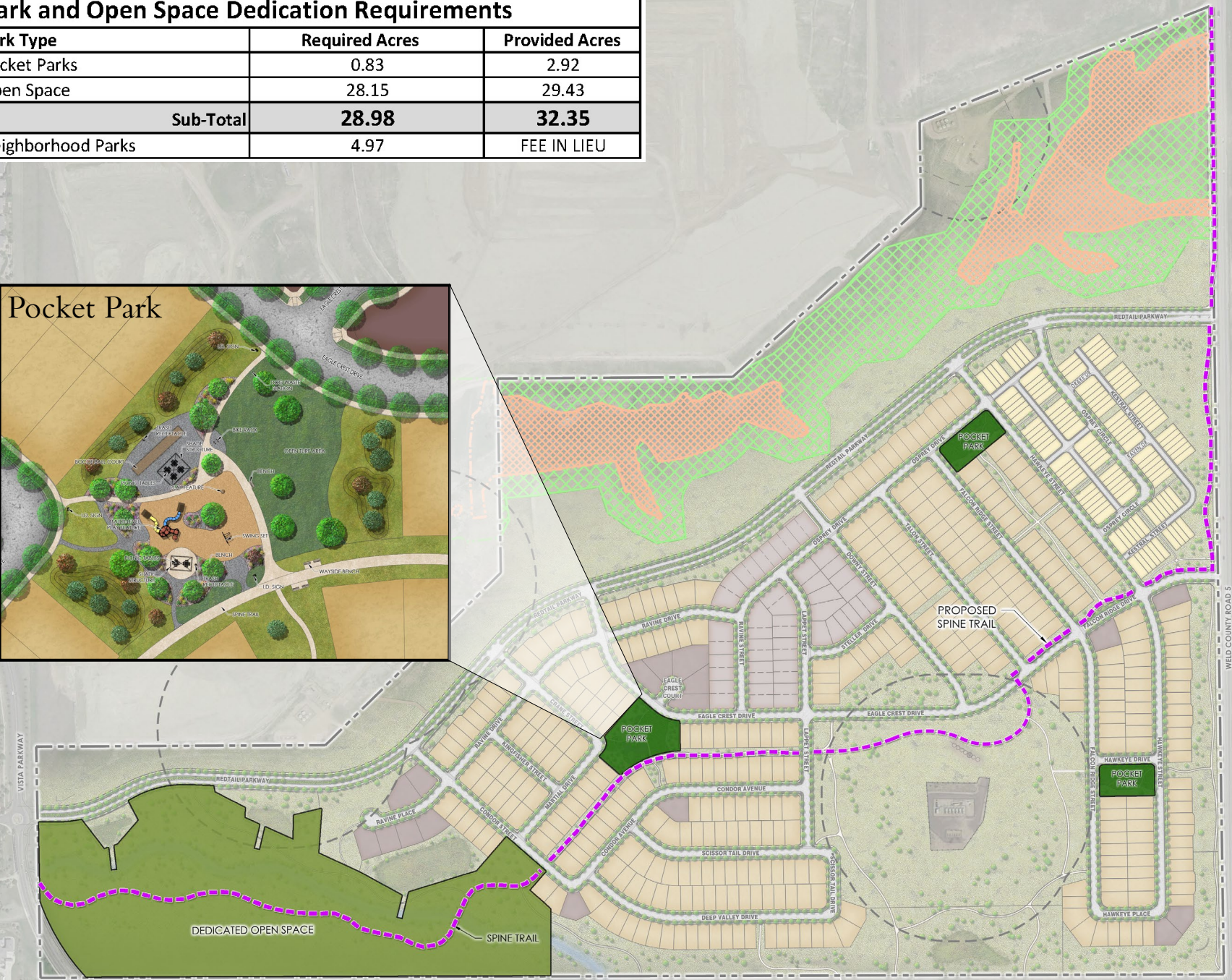


Park and Open Space Dedication Requirements		
Park Type	Required Acres	Provided Acres
Pocket Parks	0.83	2.92
Open Space	28.15	29.43
Sub-Total	28.98	32.35
Neighborhood Parks	4.97	FEE IN LIEU

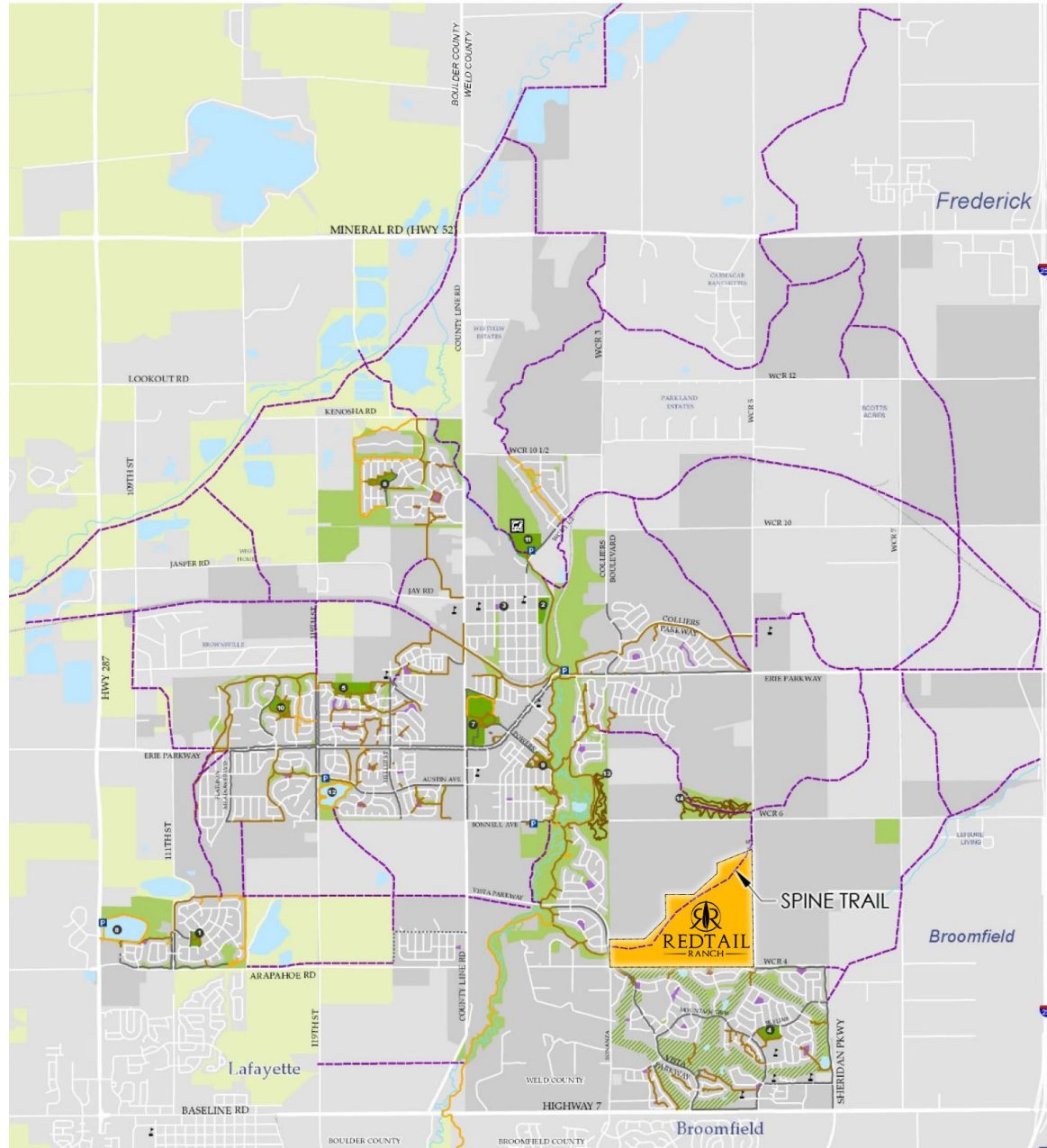
Pocket Park



OPEN SPACE PLAN



TOWN OF ERIE
RECREATION TRAIL MAP WTH PROPOSED SPINE TRAILS

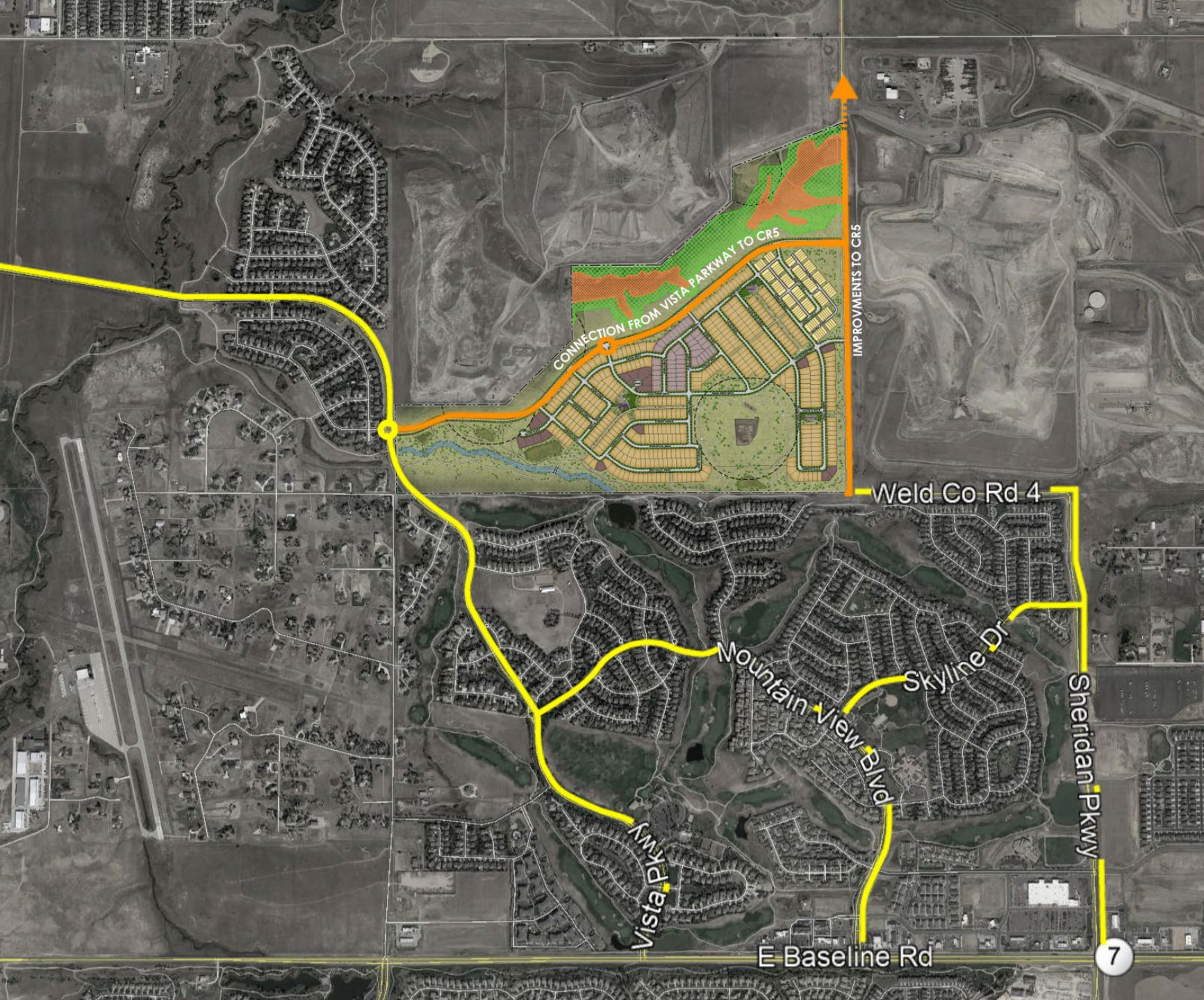


ERIE RECREATION
TRAIL MAP

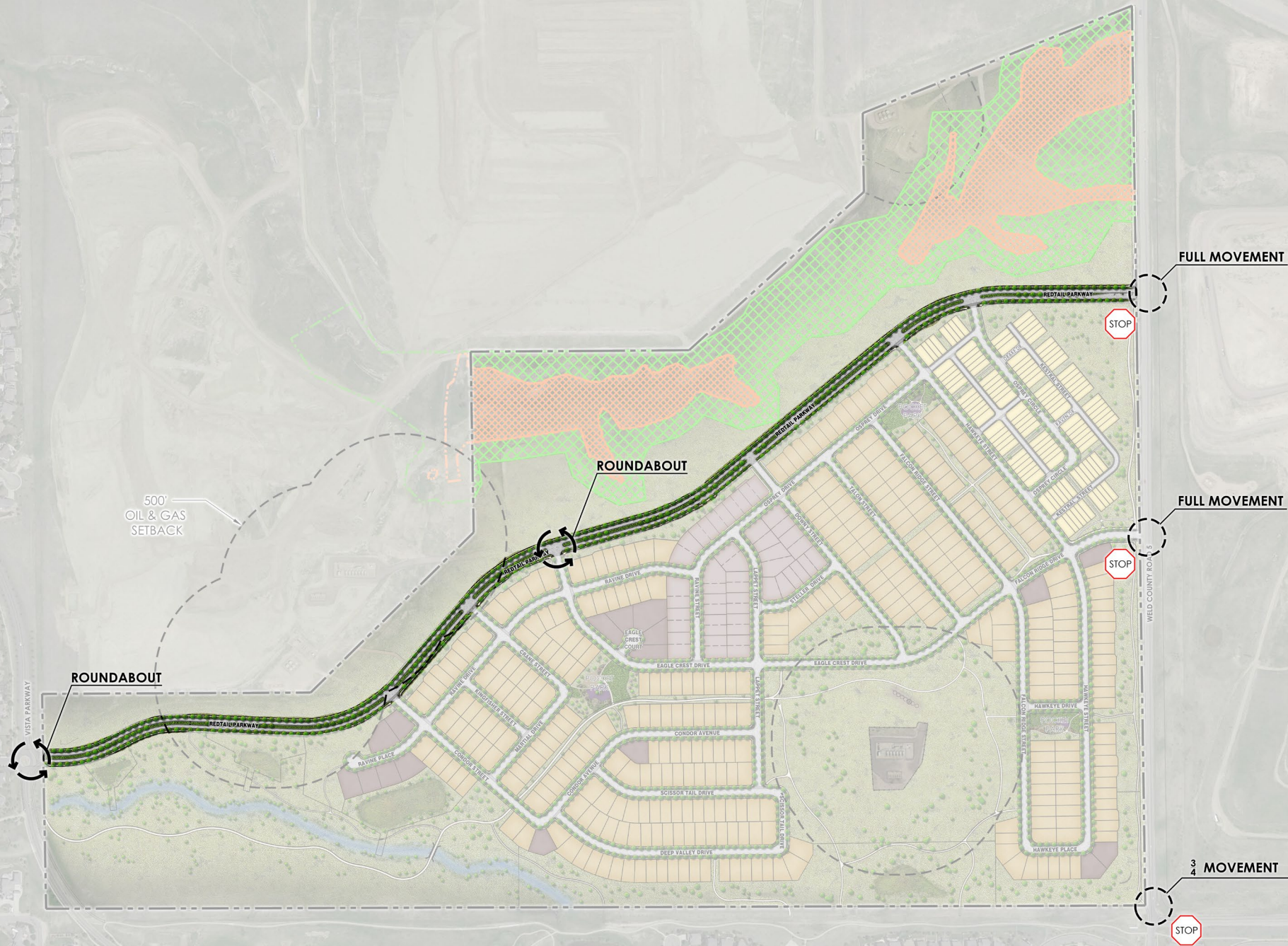


TRANSPORTATION CONTEXT

- EAST-WEST CONNECTION FROM WCR-5 TO VISTA PARKWAY



MAJOR INTERSECTIONS

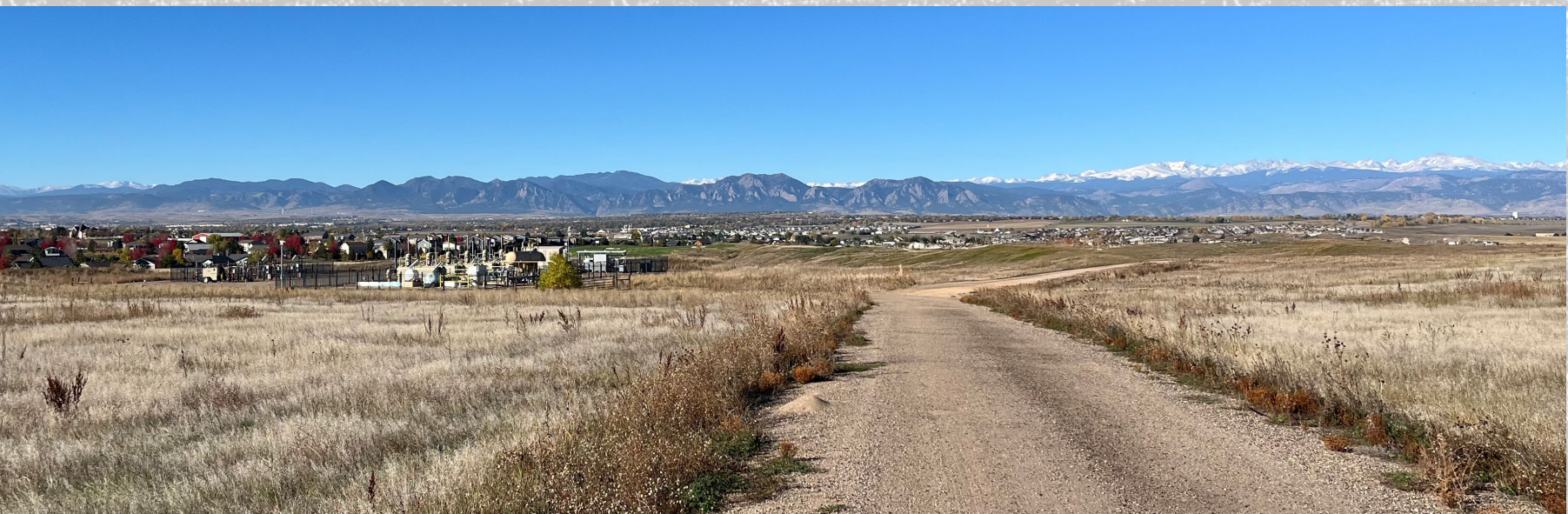


KPK WELL REMOVAL

BEFORE



AFTER



OIL & GAS AREA ENLARGEMENT



VIEW 1

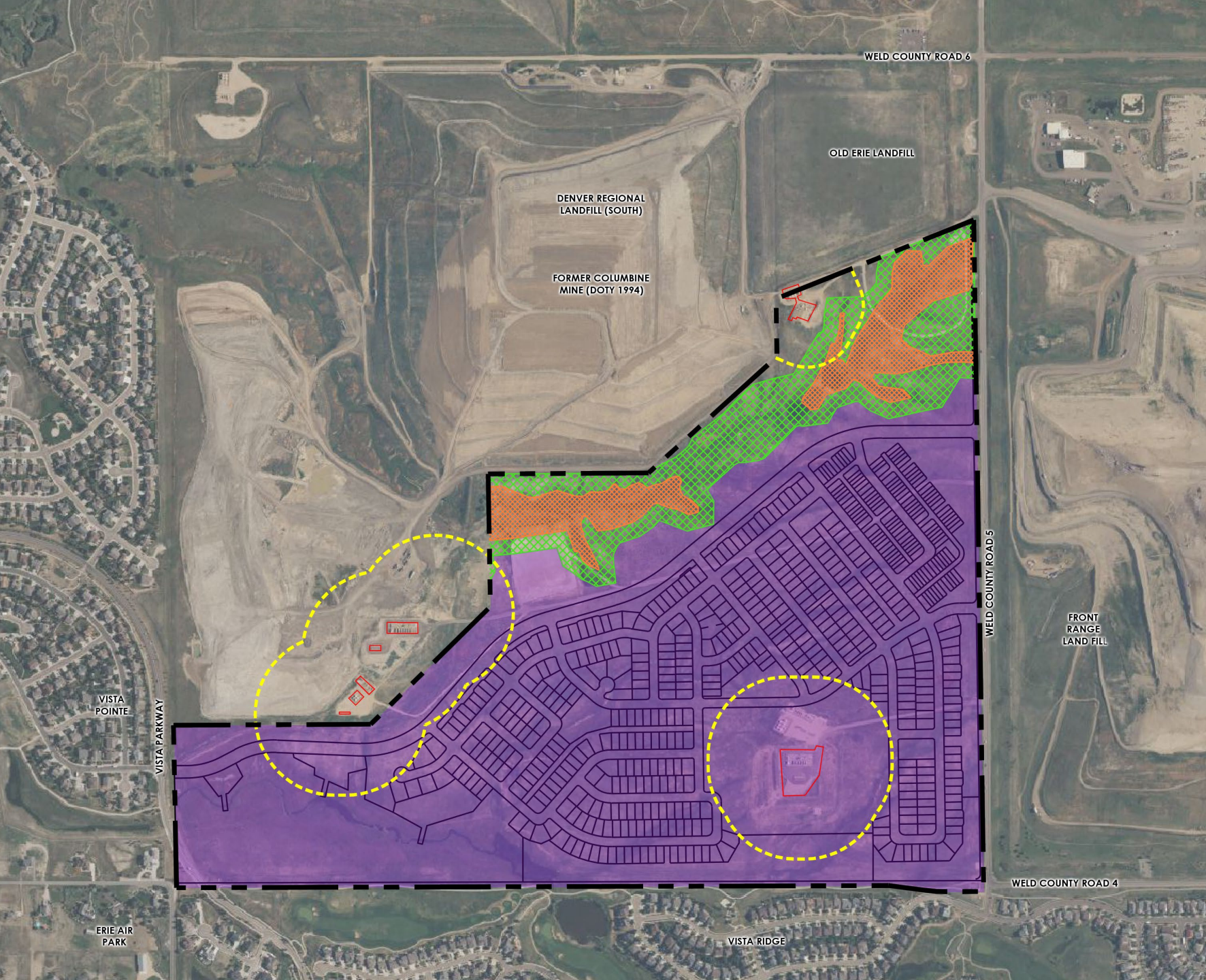


VIEW 2



VIEW 3





ENVIRONMENTAL CLEANUP

- Solid waste was placed and buried in the draw on the north end of the property in the 1960s.
- Drums and contaminated soil removed in 2018.
- Landfill capped with 30" of clean soil as part of landfill closure in 2024.(Orange)
- A CDPHE- designated buffer (Green) extends 100' beyond the edges of the caps.
- Extensive investigations, including multiple site probes and bores, soils samples and evaluation of historic aerial photos and topography conclude there are no significant deposits of solid waste located in the Residential Area (Purple).
- This property has been investigated more thoroughly than most, if not all, undeveloped properties in the area therefore the potential for environmental impacts due to unknown conditions is likely lower than on other undeveloped properties that have not been subject to the same level of scrutiny.

LEGEND

	PROPERTY BOUNDARY
	500' OIL & GAS SETBACK
	ENVIRONMENTAL AREA (17.30 ACRES)
	ENVIRONMENTAL AREA SETBACK (28.47 ACRES)
	RESIDENTIAL AREA



ADDITIONAL SAFEGUARDS

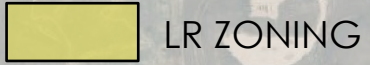
1. Environmental disclosures to be provided to future homeowners following the process in the UDC for Oil and Gas disclosures.
2. Materials Management Plan.
3. Sub-excavation prior to construction to a nominal depth of 3 to 10 feet and backfilled with engineered fill
4. Ongoing monitoring of groundwater and soil vapor.
5. Installation of Radon systems in every home.
6. Install 4 additional groundwater monitoring wells.
7. No trespassing signs placed every 300 feet along fence.

LEGEND

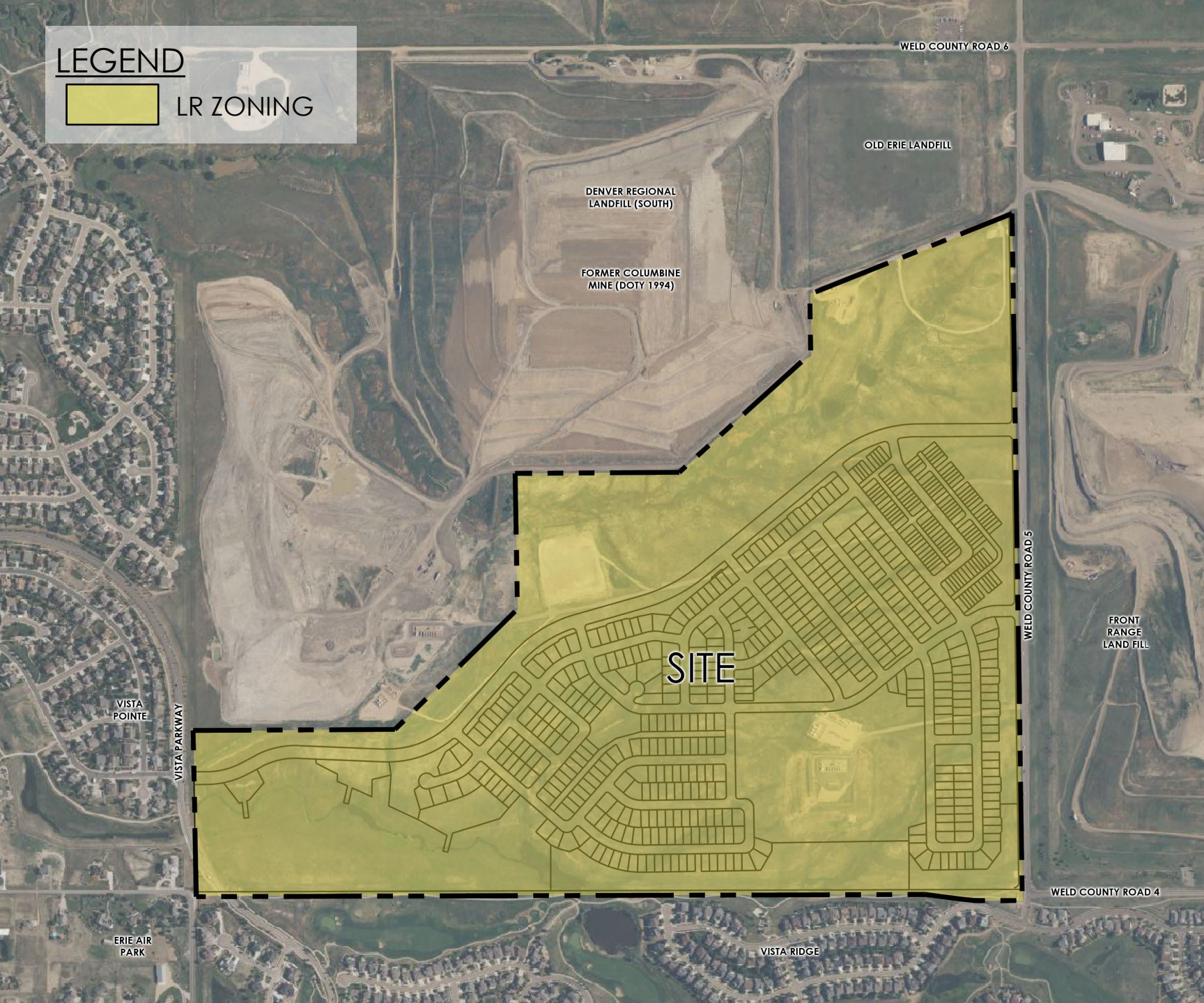
	EXISTING FENCE
	OPEN RAIL FENCE
	ENVIRONMENTAL SIGN LOCATION
	GROUND WATER MONITORING WELLS
	ENVIRONMENTAL AREA
	ENVIRONMENTAL AREA SETBACK



LEGEND



LR ZONING



ZONING AND LAND USE

Annexation (2007)

- Zoned Property LR (Low Density Residential)
- Allowed Density: 2 DU/AC
- Allowed Units: 587
- Proposed Units: 573

Zoning: LR (Low Density Residential)

- To provide areas for residential uses of an urban character.



STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the Preliminary Plat approval criteria in Municipal Code, Section 10.7.7.D.2, as outlined below.

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.

Staff: The subdivision is generally consistent with the Comprehensive Plan. The proposed lots meet the intent of the Land Use Map.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: While the property is zoned Low-density residential (LR) which has an intent of providing areas for residential uses of an urban character, at a gross density no greater than five dwelling units per acre, and no less than three, the Annexation Agreement caps the gross density of the development at two dwelling units per acre. The proposed lots meet all dimensional standards included in LR and will allow for orderly development.

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff: The Preliminary Plat meets the applicable Town standards as well as environmental corrective measures required by CDPHE and EPA. The major open space at the southwest corner of the plat maintains a riparian area. The grading plan will preserve existing vegetation and views from adjacent subdivisions to the maximum extent practicable.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff: The design of the Preliminary Plat considers applicable use, development, and design standards of Chapters 3, 5, and 6 of the Code. The layout and design of the subdivision is appropriate and consistent with the general provisions of the UDC. Streets and trail connections are appropriate and will benefit future residents and provide continuity to external developments and trails. Utility easements are provided on the Preliminary Plat. Appropriate provisions are in place for storm water, water, and wastewater lines.

APPROVAL CRITERIA



APPROVAL CRITERIA (CONTINUED)

e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Staff: Significant adverse impacts are not anticipated. The site is not impacted by a designated floodplain. Provisions are in place to protect water quality, erosion control, and wastewater. Appropriate studies were reviewed during the review of the Preliminary Plat and no concerns are outstanding. Construction documents as part of the Final Plat process will require Best Management Practices (BMP's) for water quality, stormwater management and erosion control in accordance with the Town of Erie - Standards and Specifications for Design and Construction of Public Improvements.

f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Staff: All new developments have impacts on the natural environment. This subdivision is not anticipated to create any significant or unmitigated adverse impacts on the environment. Appropriate studies were reviewed during the review of the Preliminary Plat and no concerns are outstanding.

g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: Pedestrian and vehicular access is adequately provided throughout the subdivision. Sidewalk and trail connections are provided at key locations and extend to existing facilities to the west, north, and south of the site.

h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated. As part of the Preliminary Plat review, drainage and erosion, traffic impact, environmental, and cultural studies were reviewed. No concerns are outstanding.

i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Staff: Adequate services and facilities currently exist or will be enhanced by the Preliminary Plat that will provide service to the development, adjacent neighborhoods, and the community at large. The School District anticipates that the impact on schools will be offset by an estimated total fee-in-lieu sum of \$488,067.

j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: A phasing plan is not contemplated for the Preliminary Plat. A Development Agreement between the applicant and the Town will be reviewed by The Town Council as part of Final Plat approvals which may include a phasing plan.



Conditions of Approval:

A. *Oil and gas.*

- a. So long as the Preliminary Plat is effective, prior to approval of the Final Plat for the Property, Redtail Ranch shall enter into an agreement with KP Kauffman to plug and abandon the following existing wells on the Property: SRC Pratt 33-29D; 29PD; 34-29D; 43-29D; 29XD; and 29TD.
- b. Following completion of the plugging and abandoning operations and prior to approval of the Final Plat for the Property, Redtail Ranch shall ensure that the area adjacent to the plugged and abandoned wells has been fully Remediated in compliance with applicable law pursuant to Colorado Energy and Carbon Management Commission Rules, and shall provide documentation to the Town detailing such remediation.

B. *Roundabout.* The Final Plat shall include one roundabout in the location shown on Exhibit C, attached hereto and incorporated herein by this reference, unless the Town requires that the location be modified during the Final Plat process.

C. *Spine Trail.* On the Final Plat, the section of Spine Trail north of Redtail Parkway shall be located within the right-of-way, which will require a modified road section, to keep improvements within the existing right of way and outside the fenceline depicted on Exhibit D, attached hereto and incorporated herein by this reference.

D. *Signage.* Prior to issuance of the first certificate of occupancy for the Property, Redtail Ranch or any successor shall place signs every 300 feet on the Open Rail Fence shown on Exhibit D. The signs shall be 2 feet wide by 1 foot 4 inches high and shall state the following: "No Trespassing, Environmentally Sensitive Area, Keep Out".

E. *Notice.* The Final Plat shall contain the following note: "Tract A is the subject of Compliance Order on Consent No. 18-05-15-01, entered into between Stratus Redtail Ranch, LLC and the Colorado Department of Public Health and Environment ("CDPHE"), a copy of which is available from CDPHE. In accordance with the Consent Order, CDPHE has approved a Corrective Measures Design, which includes, among other things, a Post-Closure Monitoring and Maintenance Plan for Tract A."

F. *Groundwater monitoring.* Prior to issuance of the first building permit for the Property, Redtail Ranch shall install 4 groundwater monitoring wells in compliance with Exhibit E, attached hereto and incorporated herein by this reference.

G. *Development Agreement.* Prior to approval of the Final Plat for the Property, Redtail Ranch shall execute a Development Agreement in the form provided by the Town that is similar to the Development Agreements that the Town typically uses for developments.

H. *Technical corrections.* Redtail Ranch shall make minor technical corrections to the Preliminary Plat and related documents as directed by Town staff.

SETTLEMENT
AGREEMENT SUMMARY



QUESTIONS?

