



**ERIE**  
COLORADO

# Redtail Ranch Preliminary Plat

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**Town Council**

Harry Brennan, Senior Planner

June 25<sup>th</sup>, 2024



# Case History

- Planning Commission hearing January 27, 2024
  - Vote 7-0 to recommend approval
- Town Council hearing April 23, 2024
  - Vote 3-3 to continue, motion failed
- Town Council May 14, 2024
  - Vote 4-1 to reconsider the motion to continue
  - Vote 4-1 to continue to June 25, 2024



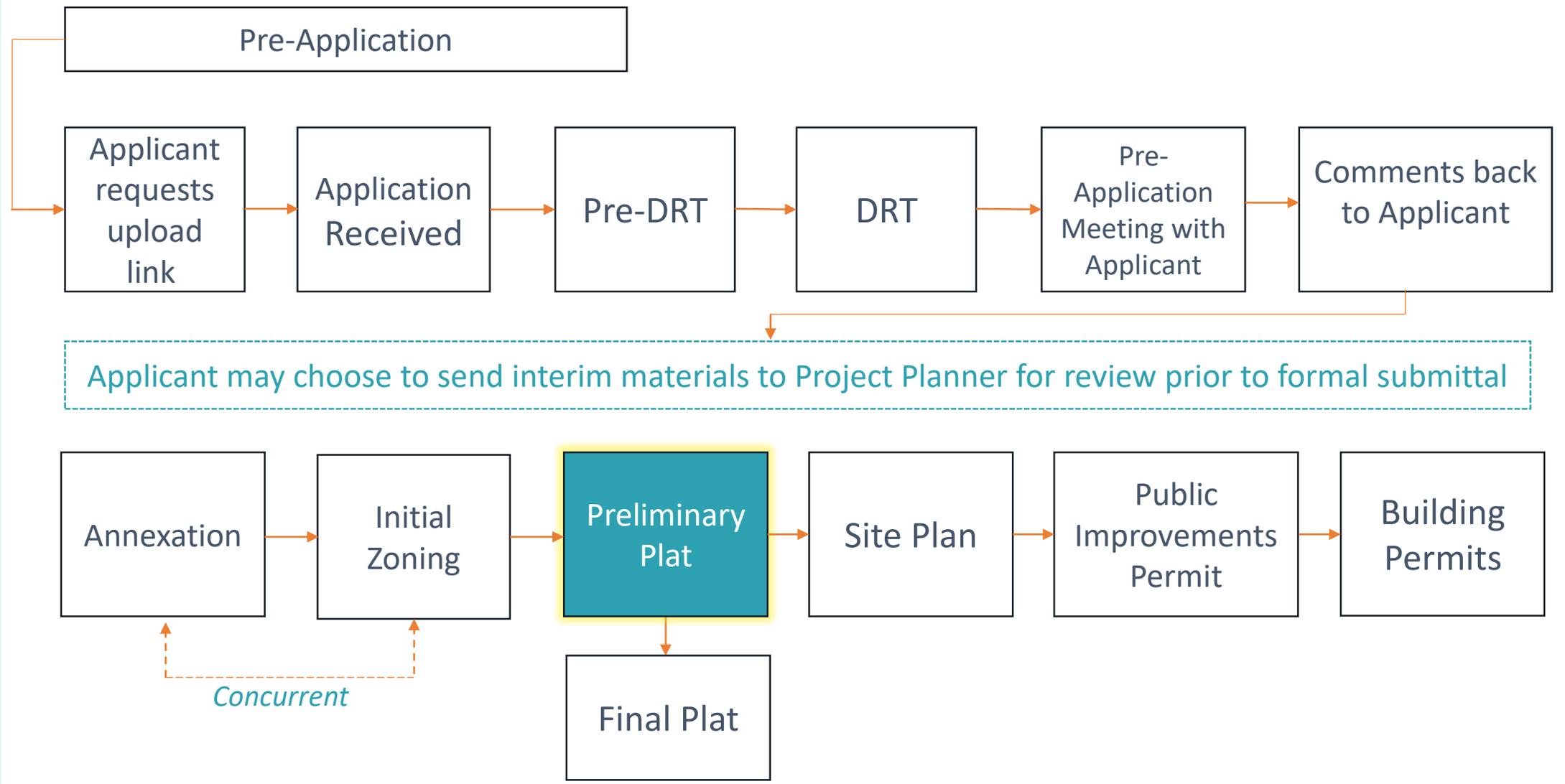
# Request

## Approval of Preliminary Plat

- Project Size: 290 Acres
- Lots/Tracts: 524 Lots/32 Tracts
- Gross Density: 1.8 DU/AC
- Existing Zoning: Low Density Residential (LR)
- Existing Use: Undeveloped



# Development Review Process



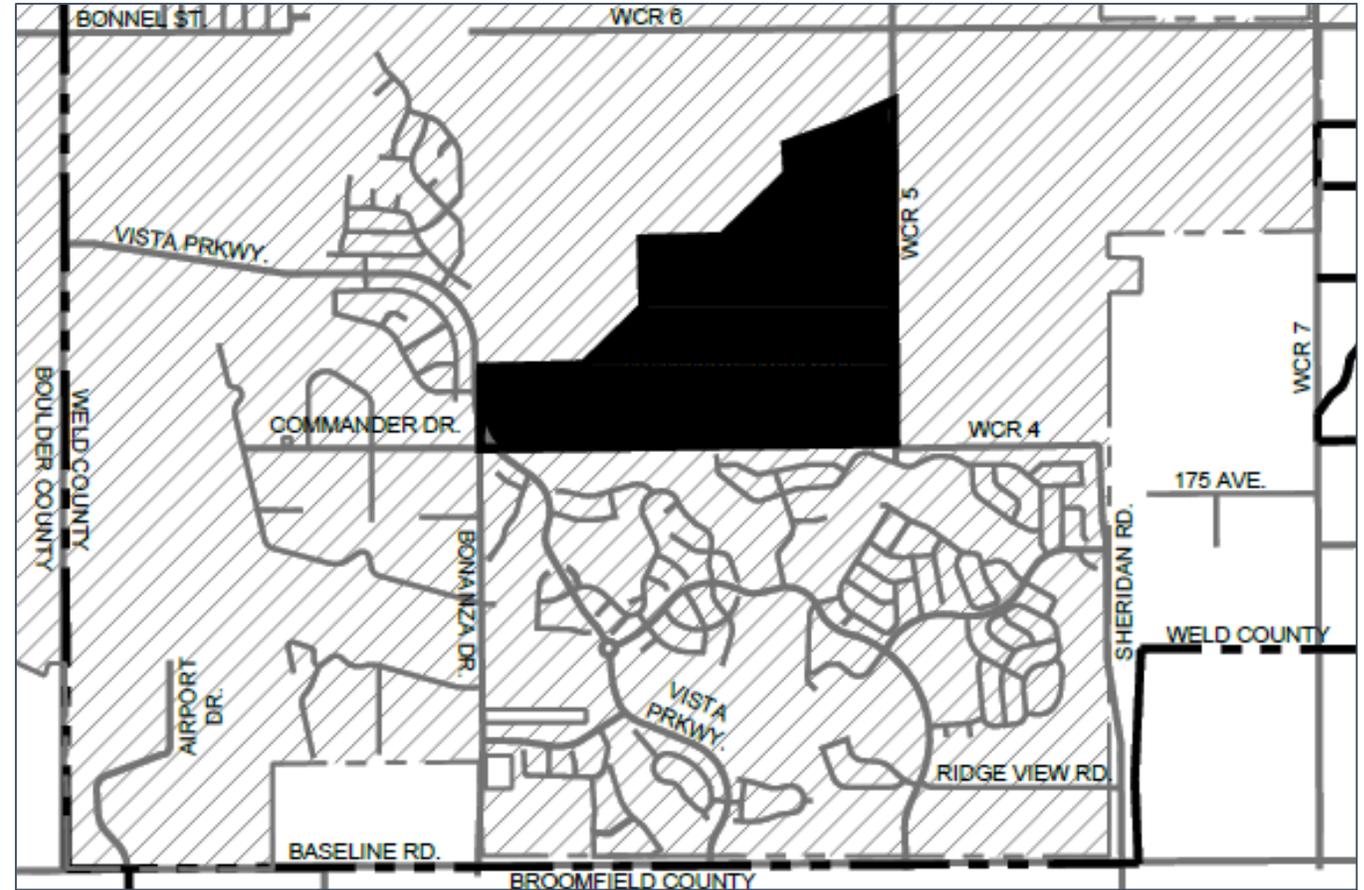


# Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision

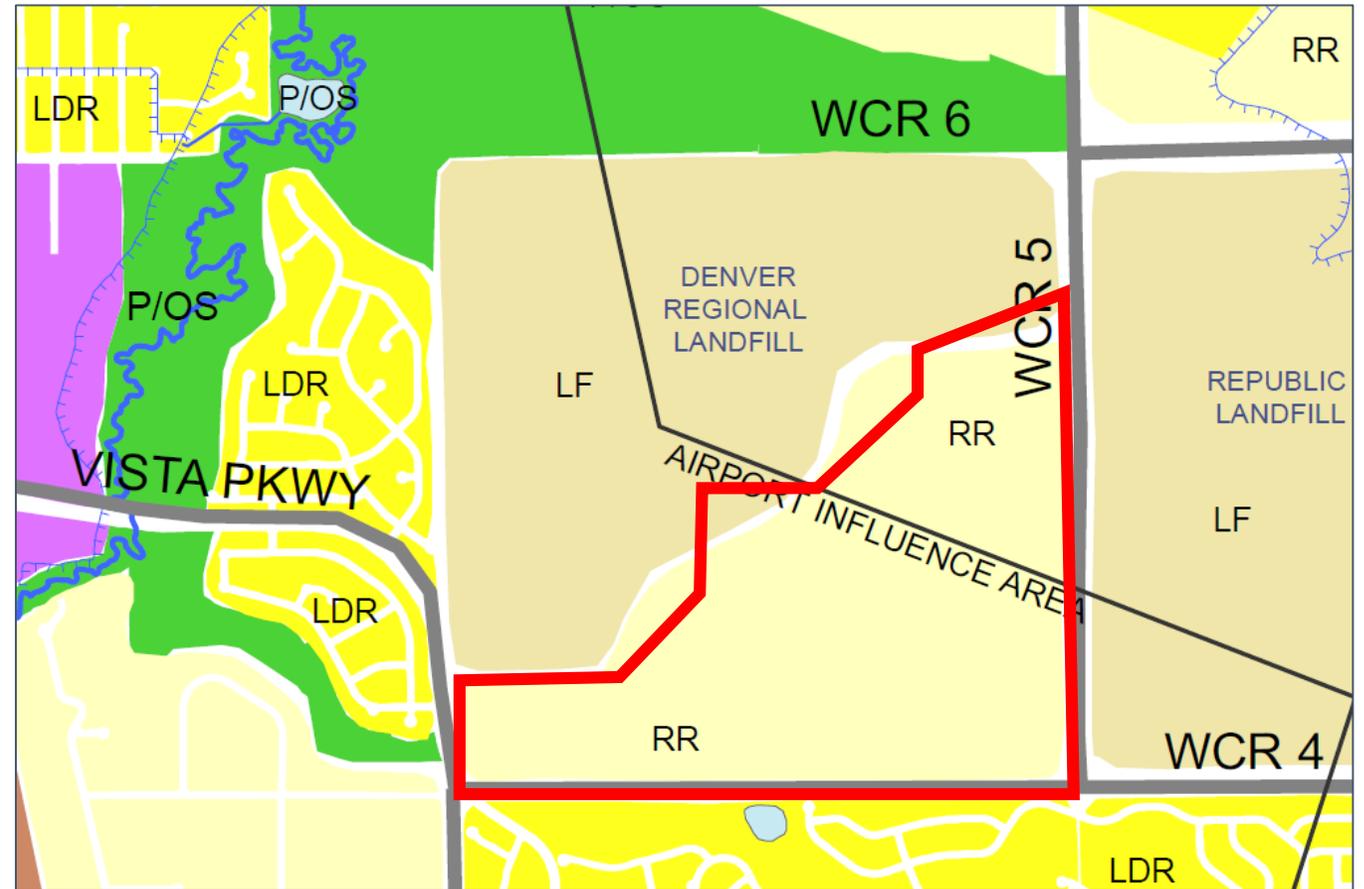
# Location

- The subject site is west of WCR 5, east of Vista Pkwy, and north of WCR 4



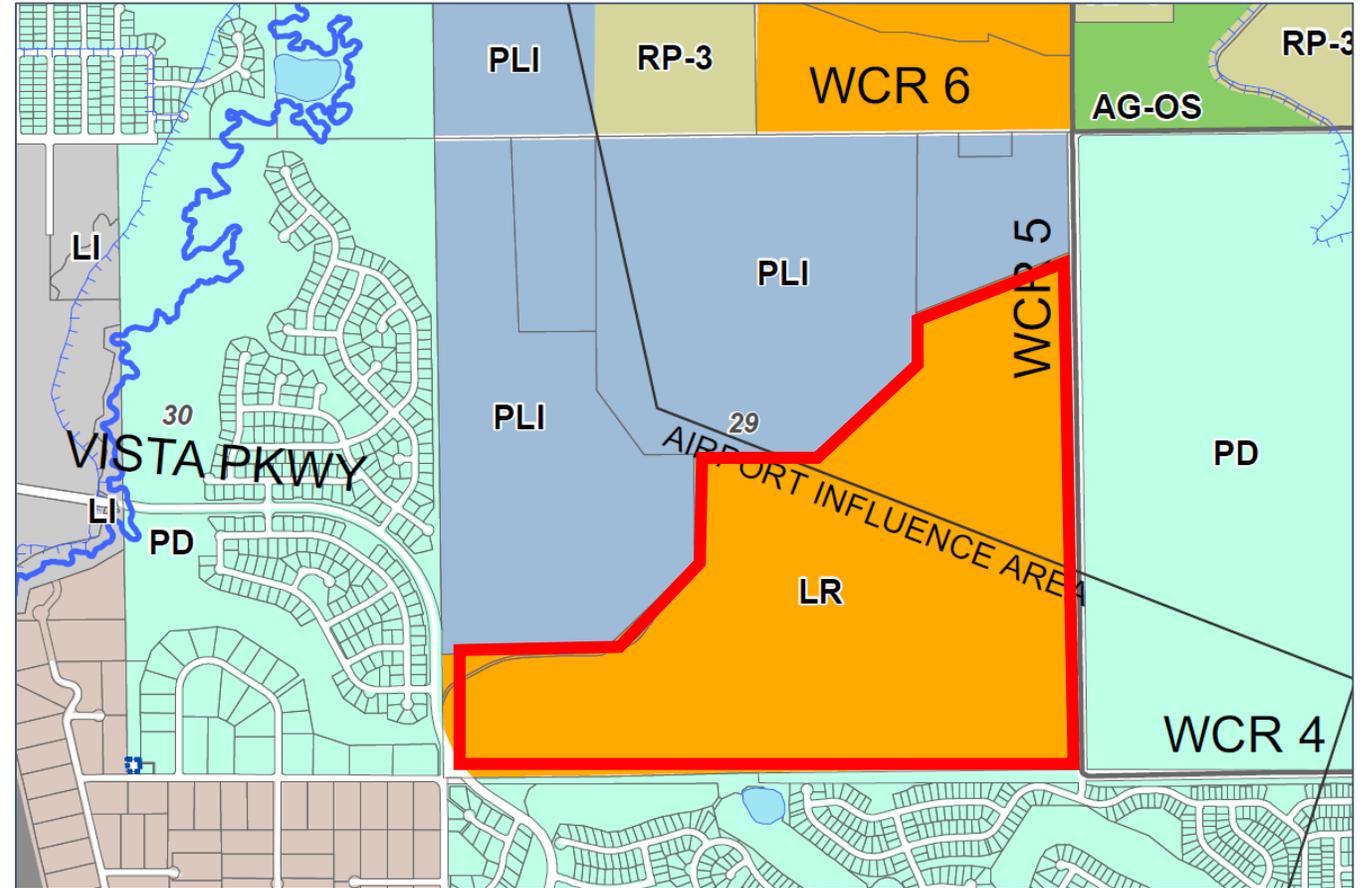
# Comprehensive Plan

- Rural Residential (0-2 du/acre)



# Zoning

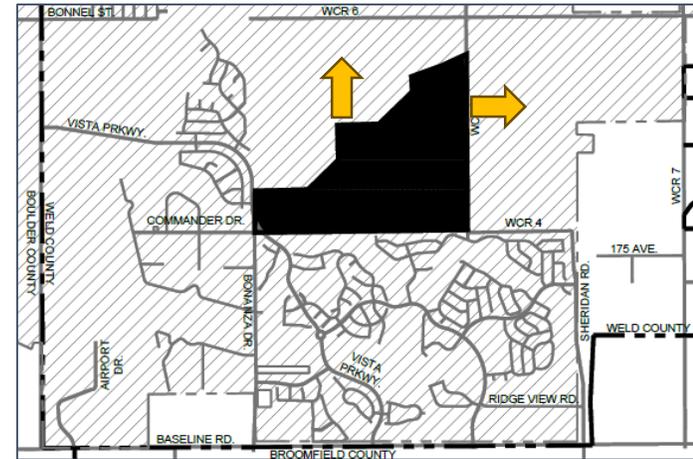
- Low Density Residential (LR)



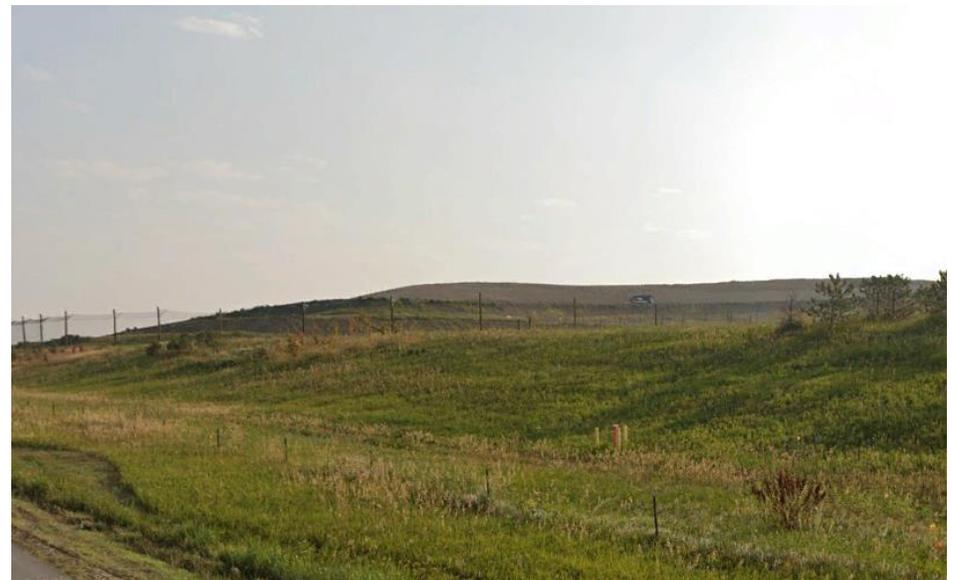
# Surrounding Context



**NORTH:** Zoned PLI, Denver Regional Landfill



**EAST:** Zoned PD,  
Front Range  
Landfill

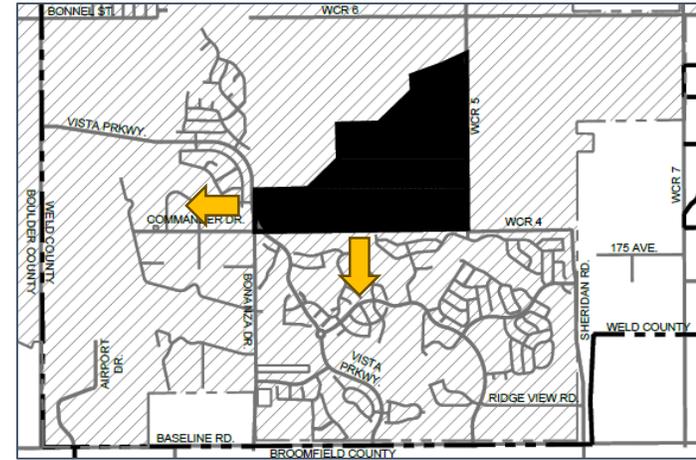


# Surrounding Context



**WEST:** Zoned PD, Vista Pointe Residential Subdivision

**SOUTH:** PD, Vista Ridge Residential Subdivision



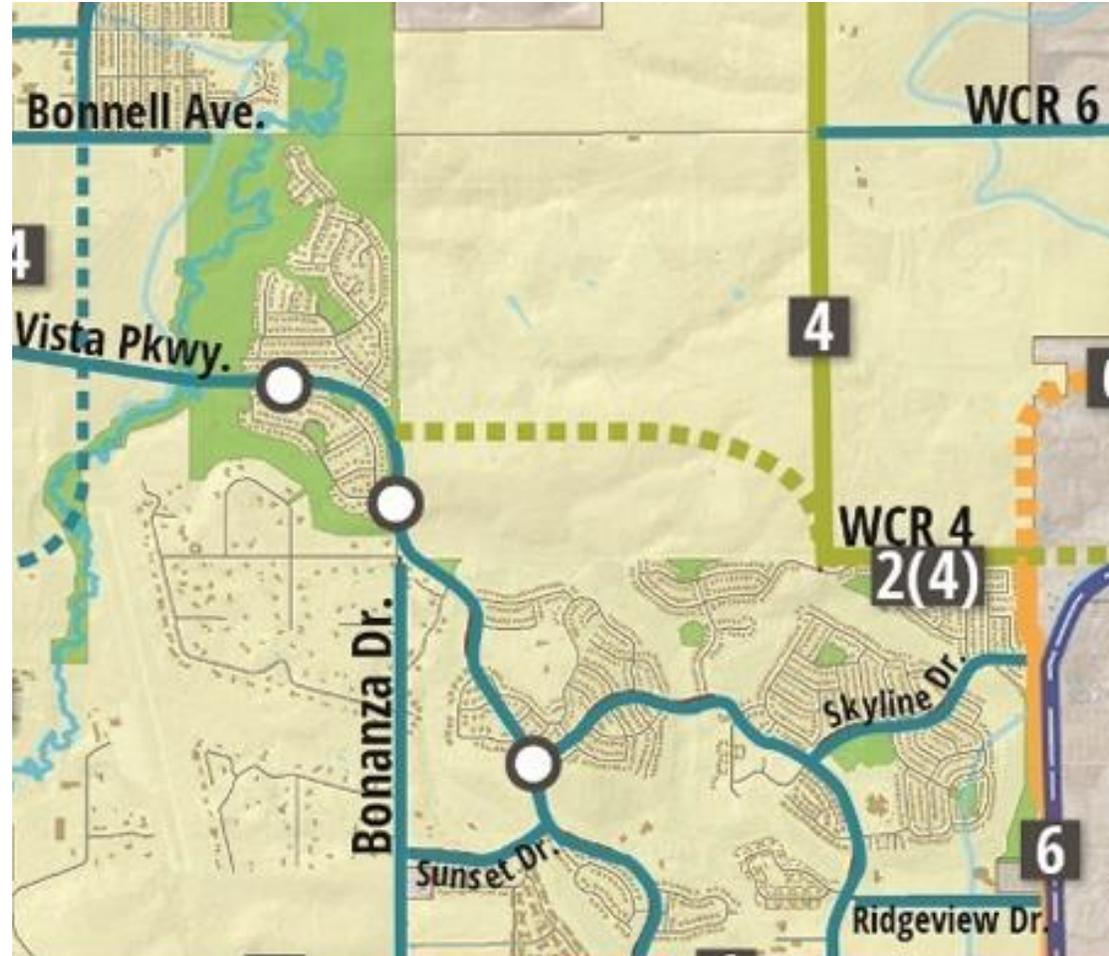


# TMP and Planned Projects

WCR 5, Minor Arterial

Previously, there was a connection desired to WCR 4

New road from Vista Pkwy to WCR 5

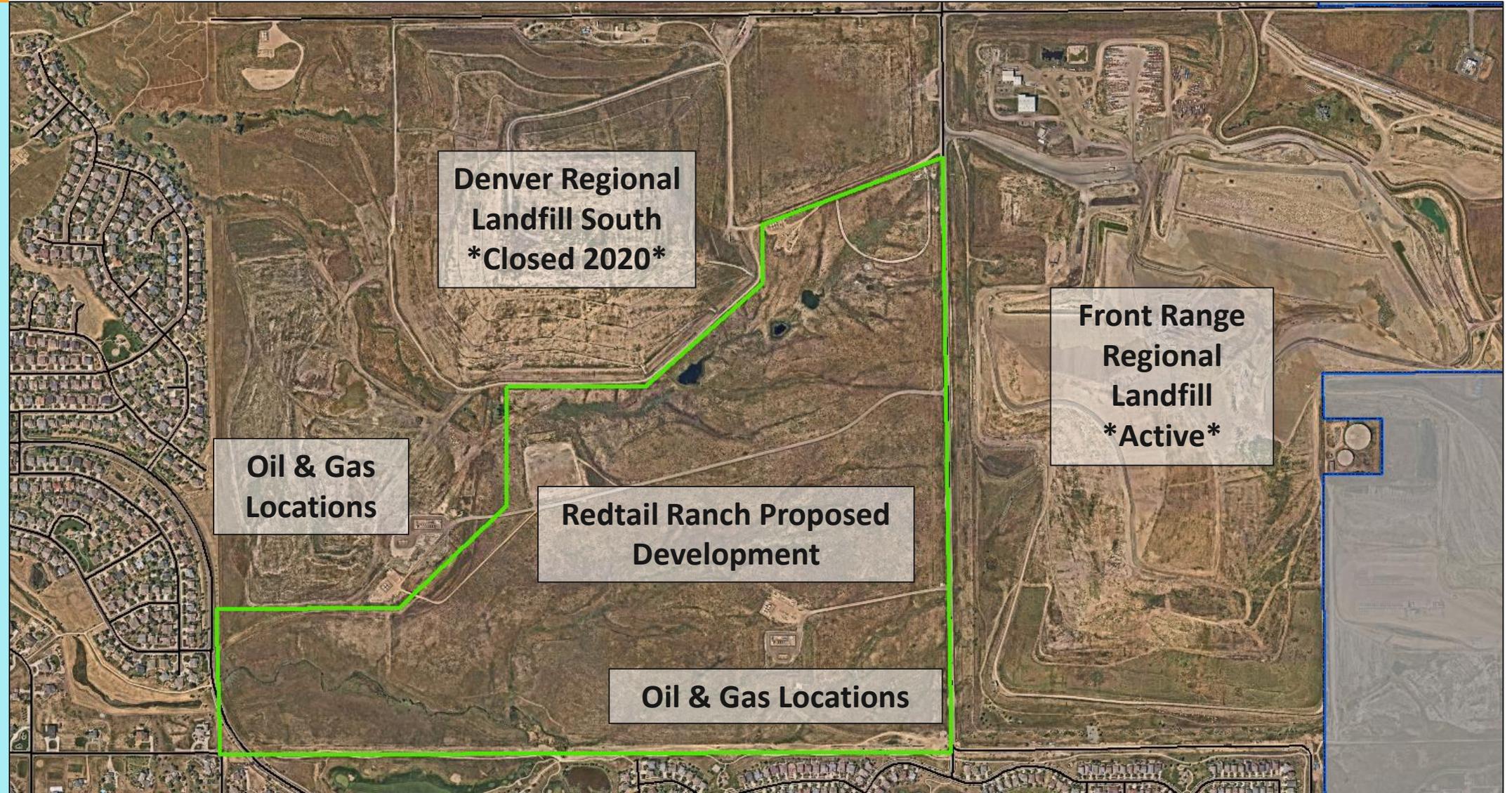


## LEGEND

- Freeway
- State/US Highway
- Principal Arterial
- Minor Arterial
- Collector
- Vacate Roadway

- Existing Roundabout
- Proposed Roundabout
- Number of Lanes
- Buildout Through Lane ROW Preservation
- Proposed
- Existing Interchange
- Existing Grade Separation

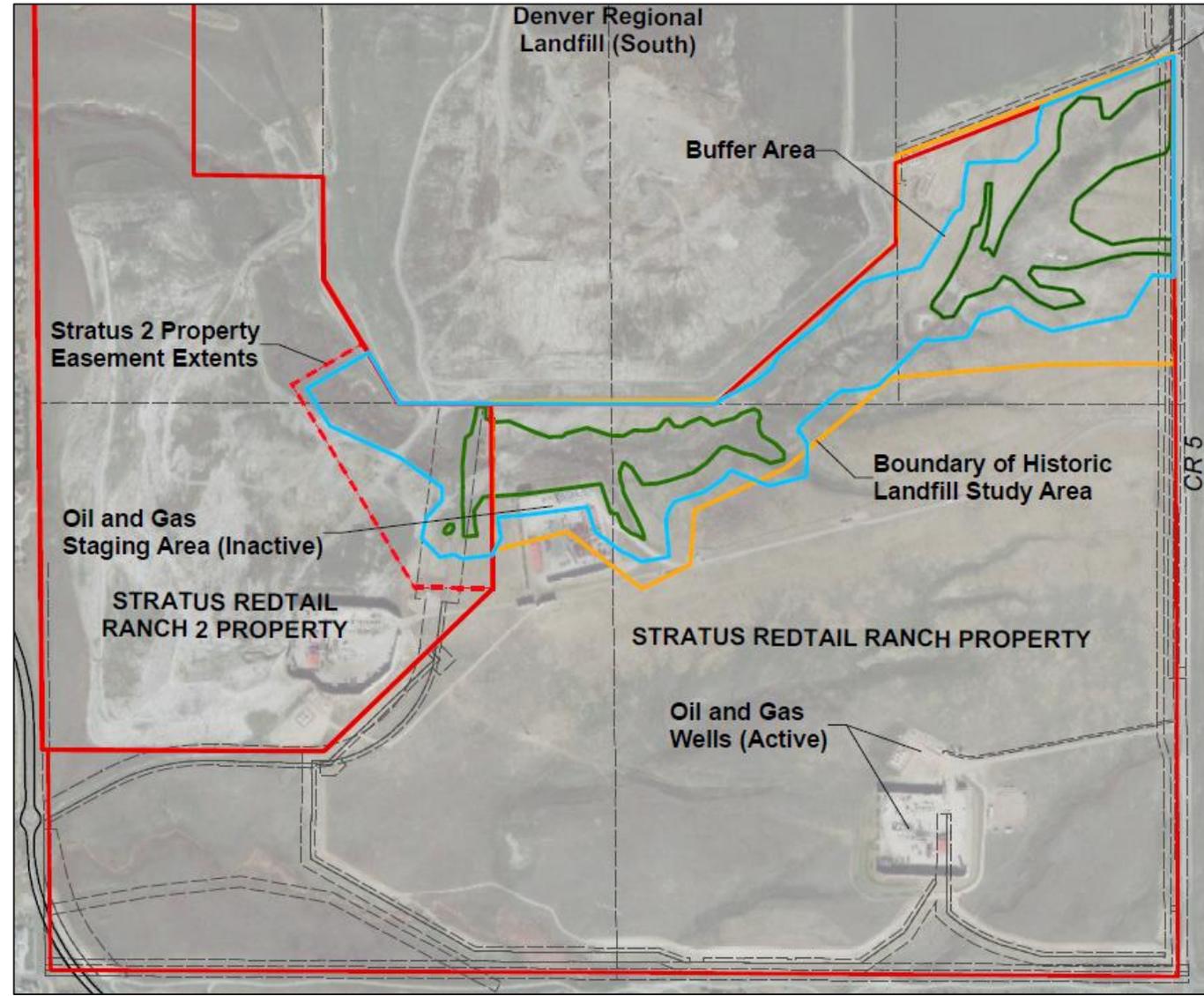
# Environmental Hazards





# Environmental Hazards: Neuhauser Landfill

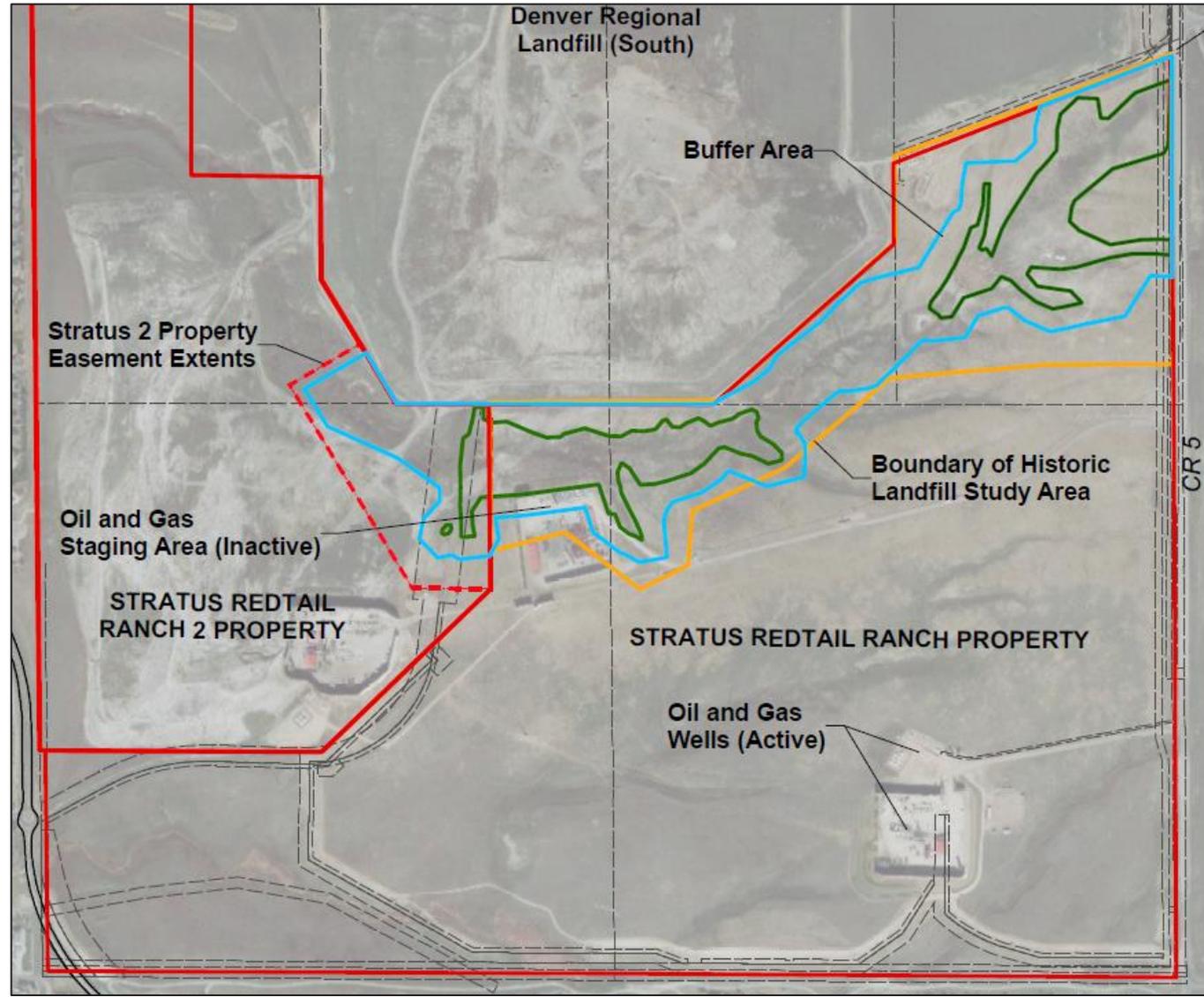
- Utilized from mid-1960 through 1969
- Certificate of Designation revoked following complaints & subsequent investigations in 1969
- IBM and Sundstrand Aviation disposed of ~1,500 drums containing ~84,000 gal of chemical waste





# Environmental Hazards: Neuhauser Landfill

- Discovered in 1984, with further investigations in 1990, 2007, 2011, 2015-17
- Excavation and drum removal completed in 2018 under EPA/CDPHE
- Corrective Measures Design approved in 2020 with No Action Determination later that year
- In-Situ Chemical Oxidation completed in 2021



# Environmental Hazards

## Ongoing Work

- Grading, capping, and evapotranspiration cover installation
- Fencing and signs stating “Keep Out – Environmentally Sensitive Area” every 300 ft
- Continued semi-annual monitoring of soil vapor and groundwater for 30 years





# Special Agreements

## Annexation Agreement:

- The Town annexed this property in 2007 and at that time assigned the Low-Density Residential (LR) zoning
- Caps the number of residential units to 587, which maintains the gross density at 2 DU/Acre



# Infrastructure

Water and wastewater adequate to serve

No concerns with the submitted drainage study

Utility easements and final drainage plans will be reviewed with the Final Plat

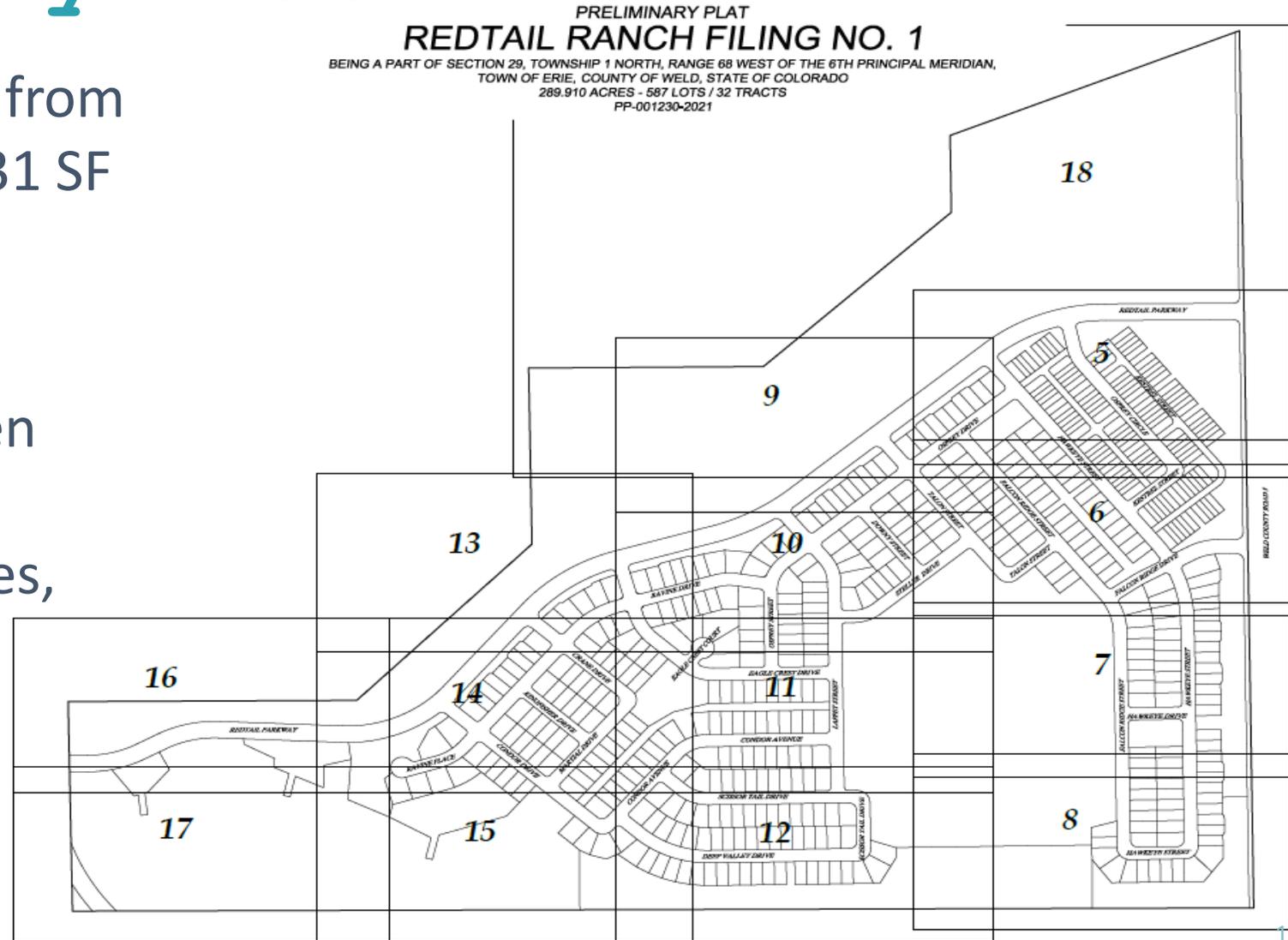


# Overview

- ✓ Background
- **Proposal**
- Review & Evaluation
- Decision

# Preliminary Plat

- 524 Lots ranging from 2,519 SF to 19,031 SF
- 32 Tracts for drainage, private parks, public open space to be dedicated, utilities, and landscaping





# Overview

- ✓ Background
- ✓ Proposal
- **Review & Evaluation**
- Decision



# Review & Evaluation

During the Council hearing on April 23<sup>rd</sup> questions and concerns centered on:

1. Oil & gas setbacks
2. Traffic impacts
3. Spine Trail location
4. Environmental disclosures for future homeowners

# Review & Evaluation

## 1. Oil & Gas Setbacks

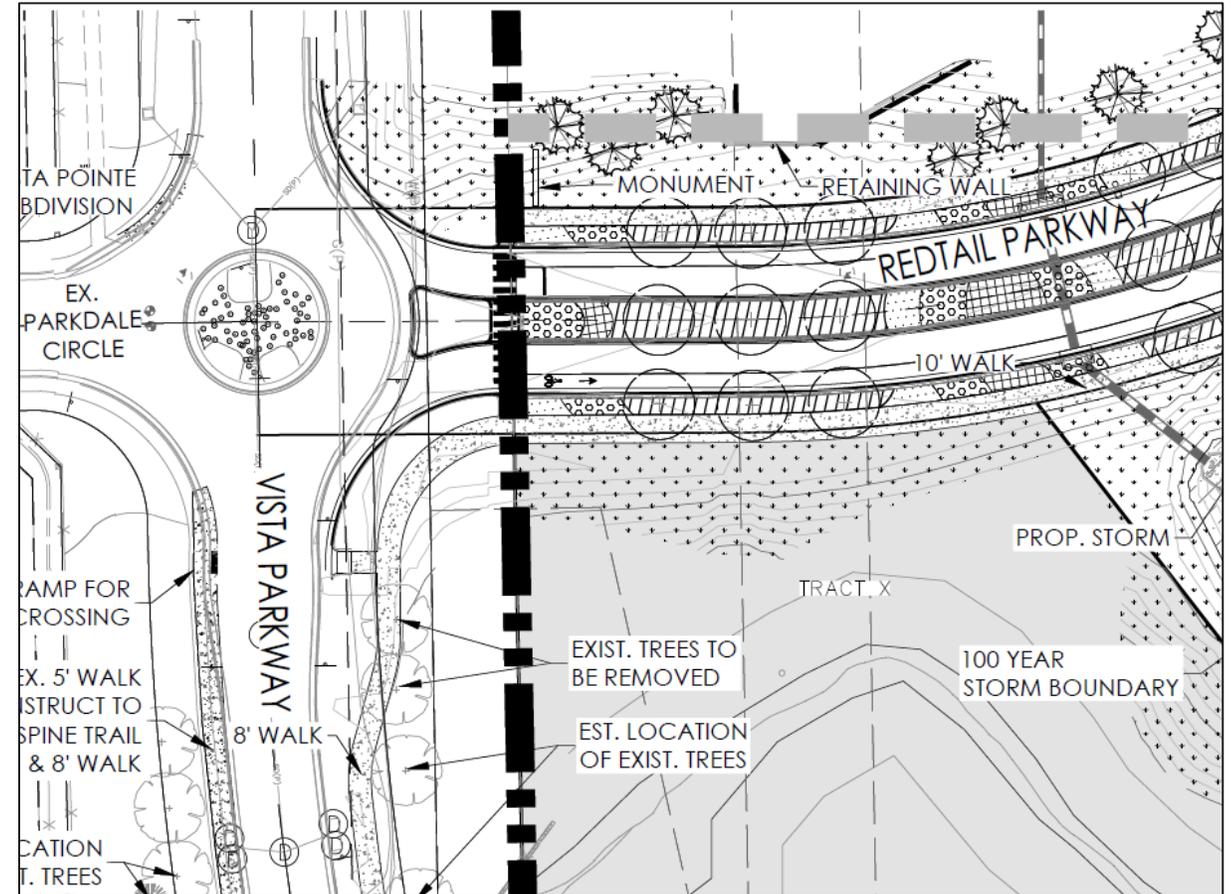
- Applicable 2021 standards for O/G require 350' buffer.
- Applicant proposes abiding by current O/G standards which require 500' buffer
- 63 lots are eliminated by abiding by the 500' O/G buffer



# Review & Evaluation

## 2. Traffic Impacts

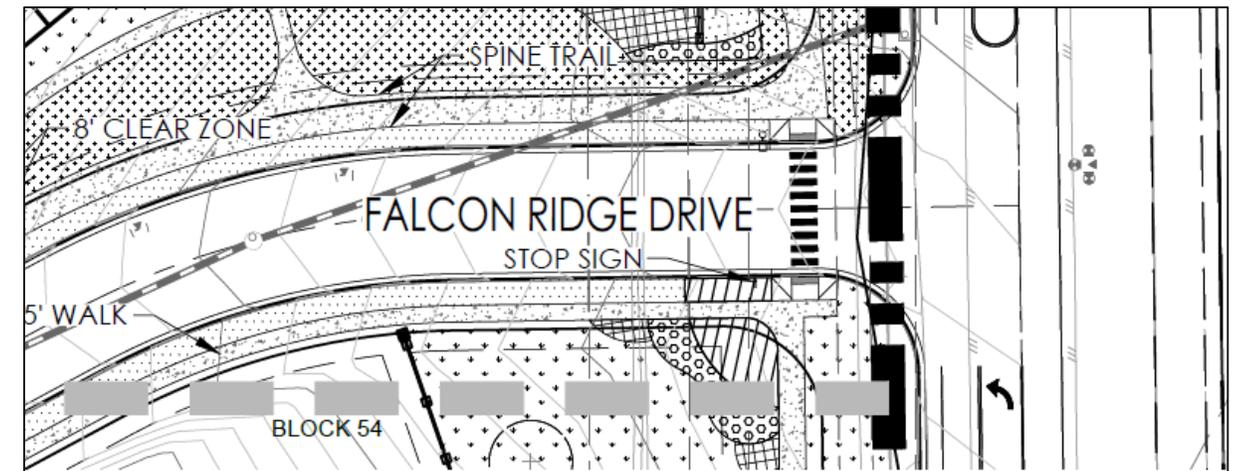
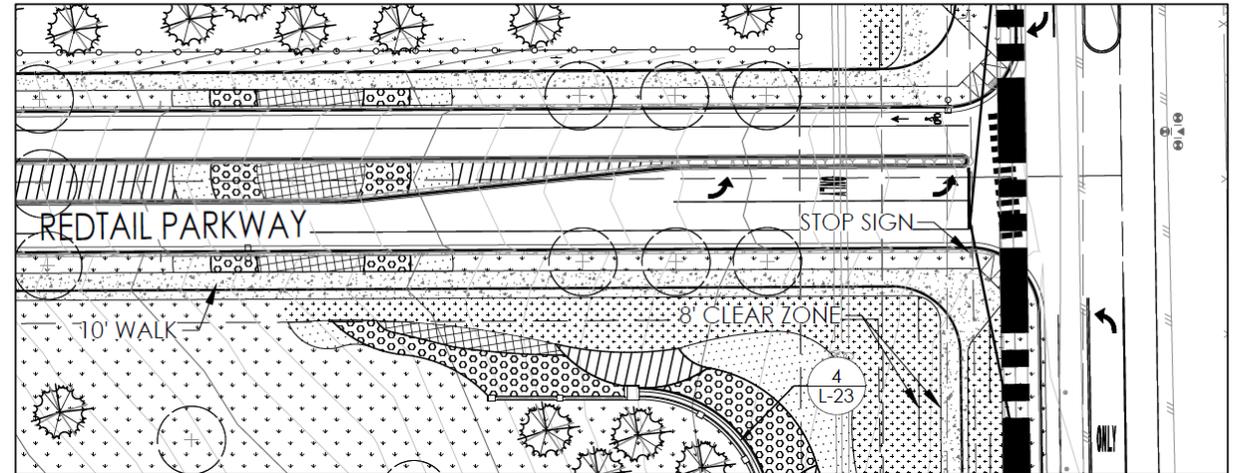
- Vista Pkwy - Access into existing roundabout at Vista Pkwy & Parkdale Circle. Applicant will work with Vista Pointe HOA to determine how Redtail Metro District may help with landscape maintenance.



# Review & Evaluation

## 2. Traffic Impacts

- WCR 5 – Road widening, stop sign controlled full movement access intersections. Traffic signals at Redtail Pkwy and Falcon Ridge Dr are not warranted at this time. Developer will pay fair share contribution to signals when warranted.





# Review & Evaluation

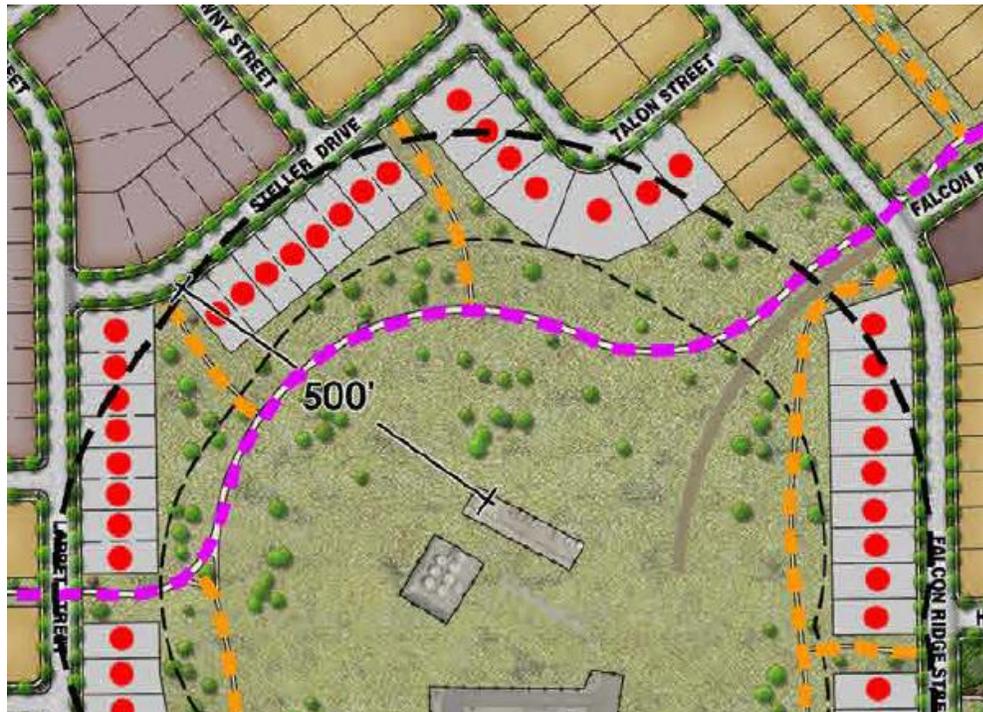
## 2. Traffic Impacts

- Regional Intersections - The Town will evaluate levels of service with future land use applications in Redtail Ranch and other nearby developments to determine necessary improvements.
- Traffic Calming on Redtail Pkwy – The plans show two speed feedback signs, bike lanes and 10' travel lanes to help slow traffic. Further strategies can be explored at Final Plat.

# Review & Evaluation

## 3. Spine Trail Location

- The applicant has relocated the Spine Trail to be 150' further away from the Oil & Gas facilities (purple line, below).





# Review & Evaluation

## 4. Environmental Disclosures

- Town will work with applicant to include an environmental disclosure requirement in the Development Agreement at Final Plat. In addition, the property owner will work with staff to agree on restrictions to be placed of record that requires installation of an appropriate vapor mitigation (i.e., radon) system in all structures on the 245-acre parcel as well as prohibition of the use or withdrawal of groundwater.



# Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- **Decision**



# Approval Criteria UDC Section

## 10.7.7.D.2

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

***Staff: The Preliminary Plat is generally consistent with the Town's Comprehensive Plan and the LR zone district. The proposed lots meet the dimensional standards in the LR zone district.***

# Approval Criteria

- 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.
- 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 Plat meets applicable Town standards in terms of general layout and will maintain riparian areas within the major open space area. The subdivision meets design standards contained in the UDC and will allow for orderly development.***

# Approval Criteria

- 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.
- 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: Provisions are in place to protect water quality, erosion control, and wastewater. Construction documents as part of the Final Plat process will require BMPs for water quality, stormwater management and erosion control in accordance with the Town of Erie standards. 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.***

# Approval Criteria

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. 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: The subdivision provides adequate vehicular and pedestrian circulation. Trail connections are provided at key locations. Public services/facilities currently exist or will be extended/contributed by the developer to serve this subdivision.***



# Approval Criteria

- i. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

***Staff: The subdivision will not create substantial offsite impacts on adjacent properties. Drainage and runoff will be accommodated by the development and roadway improvements will enhance the roadway network.***

***Phasing is not contemplated at this time. The future Final Plat(s) and Development Agreement(s) may include phasing.***



## Staff Recommendation

Staff finds the Redtail Ranch Preliminary Plat complies with the Approval Criteria and recommends the Town Council adopt the resolution approving the Preliminary Plat with the following conditions:

- At the time of Final Plat, Applicant shall execute a Development Agreement in the form provided by the Town. The development agreement shall include a requirement for Environmental Disclosures as directed by Town staff.
- The applicant shall make all necessary technical corrections and update all application materials as directed by Town staff.



# Planning Commission

The Planning Commission held a public hearing for this application on 1/27/24. Planning Commission voted 7-0 to recommend approval of the Preliminary Plat to Town Council.



# Town Council

- Town Council hearing April 23, 2024
  - Vote 3-3 to continue, motion failed
- Town Council May 14, 2024
  - Vote 4-1 to reconsider the motion to continue
  - Vote 4-1 to continue to June 25, 2024



# Public Notice

## Neighborhood Meeting

- April 21, 2021

## Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 6/5/24

Property Posted: 6/7/24

Letters to Adjacent Property Owners: 6/7/24



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Harry Brennan, Senior Planner

June 25<sup>th</sup>, 2024