

TOWN OF ERIE
TOWN COUNCIL AGENDA ITEM
December 9, 2025

STAFF SUMMARY MEMO

SUBJECT: **PUBLIC HEARING: Redtail Ranch Settlement Agreement**
A Resolution of the Town Council of the Town of Erie Approving a Settlement Agreement with Stratus Redtail Ranch, LLC, which Approves a Preliminary Plat

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a settlement agreement that would approve a Preliminary Plat with 569 residential lots.

DEPARTMENT: Town Manager's Office

PRESENTER: Malcolm Fleming, Town Manager
Breena Meng, Town Attorney

OVERVIEW:

The Redtail Ranch settlement agreement would approve a Preliminary Plat and allow the applicant, Stratus Redtail Ranch, LLC, to move forward with submission of a Final Plat for Town review. In this settlement agreement, the applicant proposes changes to their previous Preliminary Plat application that include:

- Plugging and abandoning the SRC Pratt (KPK) oil & gas wells on the interior of the property. Town standards allow a 150-foot setback from plugged and abandoned wells, instead of the 500-foot setback required from active oil and gas wells. This smaller setback also allows the applicant to add residential lots to their Preliminary Plat, increasing the total lot count from 524 as proposed in June 2024, to 569 lots in the current proposal.
- Providing a new internal east-west street connection.
- Contributing \$100,000 to the Town for future offsite traffic improvements and/or traffic calming projects, including roundabout(s).
- Providing additional groundwater monitoring wells.

If Town Council approves this settlement agreement, the applicant will have Preliminary Plat approval and may submit Final Plat and Site Plan applications to the Town for review, as required. These applications will follow the Town's standard development review process.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Stratus Redtail Ranch LLC
8480 E. Orchard Road Suite 1100
Greenwood Village, CO 80111

Zoning: Low Density Residential (LR)

Project Size: 290 Acres

Existing Use: Undeveloped

Future Land Use: Residential

Location Maps:

Below is a map which depicts the site (shaded) and surrounding area:



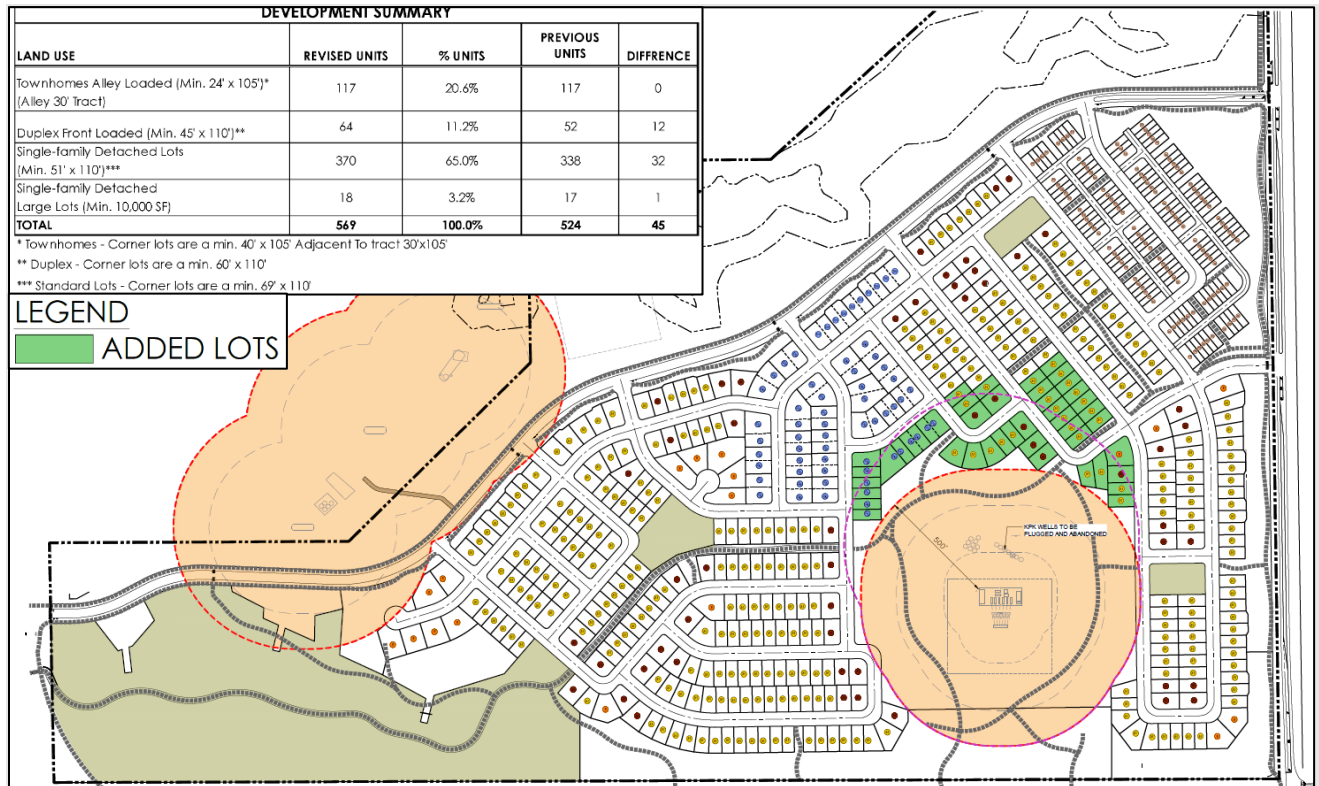
Site History and Specific Development Information:

The Town of Erie annexed the subject site in 2007 and zoned it Low Density Residential. The associated annexation agreement limited future development to building no more than 587 total dwelling units. The property is not currently platted.

The list below summarizes key stages from the beginning of the Preliminary Plat application to the settlement agreement that is the subject of tonight's meeting:

- Stratus Redtail Ranch, LLC, submitted a Preliminary Plat application in May 2021.
- The Planning Commission held a public hearing for the application on January 17, 2024. After presentations, public comment, and discussion, the Commission voted 7-0 to recommend approval to Town Council.
- Town Council held a public hearing on the application on April 23, 2024. The hearing included presentations, public comment, and discussion. In split votes of 3-3, Town Council declined to approve a motion of continuance or a motion of approval, which resulted in denial of the application.
- Town Council held a second public hearing on the application on June 25, 2024, to consider new information, and voted again to deny the application based on their findings.
- On July 9, 2024, Town Council adopted a resolution with a summary of their Findings of Fact in their previous evaluations of the application.
- Following Town Council's decision, the applicant initiated legal action against the Town regarding the denial of their application.
- The applicant's legal counsel proposed a settlement agreement that is before Town Council now.

The applicant's settlement agreement proposes a Preliminary Plat with 569 lots for development as well as tracts for open space, drainage, landscaping, and utilities. The Plat calls for single family detached, townhome, and duplex residential units. Vista Ridge Parkway and two access points on Weld County Road 5 provide the major access points to the development.



Preliminary Plat Development Data:

Preliminary Plat Size	290 acres total
Number of Lots - Proposed	569 lots
Minimum Lot Size Permitted by Zoning	2,500-4,999 SF for SFD 'Medium' 5,000 SF for SFD 'Large' 2,500 SF per DU for Duplex
Gross Density	2 DU/Acre

Future Required Applications:

The next steps for development of the subject site will include Final Plat(s) and Development Agreement(s). Site Plan(s) are also required for attached single-family residential, such as townhomes. Final Plats and Development Agreements are reviewed by staff with final acceptance by the Town Council. Site Plan(s) are reviewed and approved by staff and/or Planning Commission.