



REDTAIL RANCH PRELIMINARY PLAT
SUMMARY OF CHANGES
June 20, 2024

In response to comments made by the Town Council on April 23, 2024, the following changes have been made to the Preliminary Plat application.

1. Neighborhood Meeting

Due to the length of time since our last neighborhood meeting, Stratus held an in-person neighborhood meeting on June 13, 2024 to present the updated plan and solicit community feedback. Approximately 20 neighbors attended the meeting and there was a good dialogue about the revised site plan, trail connections, traffic management, specifically landfill truck traffic along CR 4 and CR 5, oil and gas and the environmental clean-up process.

2. Oil and Gas Setback.

- The oil and gas setback has increased from 350 feet to 500 feet resulting in the loss of 63 (11%) homesites. The total number of homesites in the Preliminary Plat has been reduced from 587 to 524. The Parks and Open Space areas remain the same.
- The Comprehensive Plan allows for up to 2 dwelling units per acre in the Rural Residential Land Use and the Unified Development Code allows for up to 5 dwelling units per acre in the Low-Density Residential Zone District. The Redtail Ranch Preliminary Plat shows 1.8 dwelling units per acre.
- All other development standards comply with the UDC including density, housing diversity, lot sizes, setbacks, parks and open space dedications, trail connections and roadway connections.

3. Spine trail.

The portion of the spine trail located in Tract AA has been shifted approximately 150 feet further away (north) from the oil and gas facilities.

4. Traffic calming features along Redtail Parkway.

The plans show two speed feedback signs along the road. In addition, we may include speed table designs on the final civil plans as recommended by Town staff.

5. Traffic Signal at Redtail Parkway and County Road 5.

Redtail Ranch will contribute its fair share towards a traffic signal at Redtail Parkway and County Road 5 when warranted. This will be memorialized in the Development Agreement.

6. Vista Parkway/Roundabout landscape maintenance.

Stratus has met with the Vista Pointe Homeowners Association to determine if there are landscape tracts that are currently being maintained by the Vista Pointe HOA that would be suitable for maintenance by Redtail Ranch. Redtail Ranch agrees with Vista Pointe that the landscape tracts east of Vista Parkway should be maintained by Redtail Ranch and will work with them on transitioning maintenance obligations when appropriate.

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7. Environmental Disclosures.

Stratus will work with staff on an appropriate disclosure notice for the clean-up area on the north side of the property. The notice will be provided utilizing the same process and notification areas as required for oil and gas in the UDC. 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 as well as prohibition of the use or withdrawal of groundwater.

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