



ANNEXATION IMPACT REPORT

Project:

RESERVE AT HOCKETT GULCH ANNEXATION

16186 Hwy 6 (unincorporated Eagle County)
Eagle, CO 81631

Prepared By:

Town of Eagle
Morgan Landers, Town Planner
200 Broadway St
Eagle, CO 81631

Date: April 13, 2018

Table of Contents

1.0 Applicant and Location.....	3
2.0 Overview.....	3
3.0 Annexation Eligibility Requirements.....	3
4.0 Limitation of Annexation.....	5
5.0 Impact Report Requirements.....	5

Attachments

Property Aerial Photo

Annexation Map

Development Concept Plans

Annexation Noticing Agencies

1.0 APPLICANT AND LOCATION

Applicant(s): BCP Eagle I, LLC

Project: The Reserve at Hockett Gulch

Location: 16186 Highway 6, Eagle, CO 81631

Town of Eagle File References: AN18-01 and PUD18-02

BCP Eagle I, LLC requests that the full 29.65 acre tract of land on the attached “*Annexation Map*” be annexed into the Town of Eagle.

2.0 OVERVIEW

The proposed Reserve at Hockett Gulch Annexation is located on the south side of Highway 6 west of the Town of Eagle boundaries. The project area includes 29.65 acres in Tracts 49 and 50 of Sections 5 and 6, Township 5 South, Range 84 West of the Sixth Principal Meridian and is owned by one entity, BCP Eagle I, LLC as listed above. The project area consists of one parcel. The proposed annexation does not include the annexation of any Highway 6 right-of-way. Highway 6 is already annexed into the Town of Eagle.

Of the 29.65 acres, all property is located south of Highway 6, west of the Green Acres Mobile Home Park, southwest of the Sylvan Lake Rd roundabout. The property is currently a vacant piece of property with no active uses. The property proposes two access points, one from Highway 6 and one from Sylvan Lake Rd. The property has frontage along Highway 6. There are some steep slopes on the property that have been identified.

The proposed Reserve at Hockett Gulch development, proposed as a Planned Unit Development with residential, commercial, and open space/recreation uses of varying densities. In general, the project envisions up to 500 residential units and up to 30,000 square feet of commercial space. Proposed densities and open space areas are shown in the attached “*Concept Plan*” attached to this report.

3.0 ANNEXATION ELIGIBILITY REQUIREMENTS

As set forth in 31-123-104, C.R.S., below is information addressing the Annexation Eligibility Requirements for the Reserve at Hockett Gulch Annexation proposal:

- A. Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous with the Town of Eagle.

More than one-sixth of the perimeter of the area proposed to be annexed is contiguous per the attached “Annexation Map”.

- B. A community of interest exists between the area proposed to be annexed and the Town of Eagle.

The property will include a variety of housing types, commercial areas, and open space/recreation areas serving the Town of Eagle residents and visitors as outlined in the Eagle Area Community Plan (adopted 2010) and the Town of Eagle Strategic Plan (adopted 2017).

- C. The site is urban or will be urban in the near future.

The Eagle Area Community Plan identifies an Urban Growth Boundary for the Town of Eagle. The proposed annexation is within the designated Urban Growth Boundary.

- D. The site is integrated or is capable of being integrated with the Town of Eagle.

The project area is capable of being integrated with the Town of Eagle. The proposed project is adjacent to Highway 6 on the west end of town. Due to the size and orientation of the parcel, there is access to the Eagle Ranch community and the Highway 6 corridor from the site. The site is also adjacent to the town's comprehensive multi-use trail and parks network along Highway 6 (Eagle Valley Trail) and the Brush Creek valley.

The Eagle County Transit Authority operates bus service between the Town of Eagle and the down-valley (Gypsum and Dotsero) and up-valley communities. The ECO Transit Valley Route runs along Highway 6 adjacent to the property and there is a bus stop at Highway 6 and King Rd less than ¼ of a mile east on Highway 6 from the proposed project. In the future, changes to the bus system and additional stop locations will assist in the integration of the project.

3.0 LIMITATION OF ANNEXATION

As set forth in 31-12-105 C.R.S., below are responses to the Limitation of Annexation:

- A. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract of parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners.

Existing right of way and property lines are being used as boundaries for annexation and all parties have provided written consent.

- B. In establishing the boundaries of the areas proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) has been included without written consent of the landowners.

All land included with the annexation boundary is included with the written consent of the landowners.

- C. That no annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality.

The site has not been petitioned for annexation to another municipality.

- D. If a portion of a platted street or alley is to annex, the entire width of said street or alley is included within the area proposed to be annexed.

The annexation proposal does not include any platted street or alley.

4.0 REQUIREMENTS OF THE IMPACT REPORT

As set forth in 31-12-108.5 C.R.S., below are the responses to the Annexation Impact Report Requirements:

- (a) A map or maps of the municipality and adjacent territory to show the following information:

- (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

Refer to "Annexation Map" attached to this report.

(II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

Refer to the "RHG Concept Plans" attached to this report.

(III) The existing and proposed land use pattern in the areas to be annexed;

The property is currently in unincorporated Eagle County and is zoned Residential Suburban Medium Density. The proposed land uses are outlined in the "RHG Concept Plans" attached to this report.

(b) A copy of any draft or final preannexation agreement, if available;

An Annexation and Development Agreement will be negotiated through the land use review and approval process.

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Municipal services are within the vicinity of the project along Highway 6 and Sylvan Lake Rd. Extension of municipal services will be addressed, negotiated, and memorialized in the Annexation and Development Agreement at the time of annexation between the town and the petitioners.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

Extension of water and sewer service to the property will be at the expense of the petitioners.

(e) A statement identifying existing districts within the area to be annexed; and

Refer to the "Annexation Referral Contact List" attached to this report.

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Potential impact to the school district is currently under review. The impact to the school district will be a function of the number of units approved and the type of those units. The school district is a referral agency of the annexation as well as the Planned Unit Development (PUD) application that has been submitted to the town.