



To: John Purchase, Soleil Homes at Brush Creek Design Review Board
From: Morgan Landers, AICP, Town Planner/Community Development Director
Date: November 21, 2018
RE: Minor Amendment to Soleil Homes at Brush Creek PUD Guide

The Town of Eagle Community Development Department has received a request from the Design Review Board of the Soleil Homes at Brush Creek Development for three modifications to the approved PUD Guide dated February 28, 2017. The requests were as follows:

1. Revised the fence design along the boundary with Haymeadow from a privacy fence to a split rail fence.
2. Have the option to use decks in replace of concrete patios where topography and grades are challenging.
3. Add an additional split-rail fence option to the personal property fence section to allow for a 4 ft three-rail fence.
4. Move street trees on Field Street out of the right-of-way to avoid existing utilities

Per Section 17.A of the approved PUD Guide, minor amendments to the PUD Guide may be authorized by the Town of Eagle Zoning Administrator upon written request. The Town Planner serves as the town's Zoning Administrator and has reviewed the requested modifications. Planning staff is supportive of the relocation of the trees along Field Street onto the private properties to retain the total number of trees in the development and not cause conflicts with easements moving forward. No amendment to the R/PUD Guide is required for this change.

Upon review, the Town Planner believes the three remaining requests will not alter the original project concept and only results in minor design changes to the project. The Town Planner approves the requests and replaces in full the PUD Guide sections as outlined below. These amendments are applicable to all new construction and remodels under design review consideration of which commence after November 14, 2018 subject to the Soleil Homes at Brush Creek PUD Guide.

Section 6. Setbacks

Setbacks further define the Building Areas by assigning a depth of 55.0' for all lot types resulting in: A) Narrow Lots with 30.0' x 55.0' Building Areas, B) Wide Lots with 36.0' x 55.0' Building Areas, and C) Duplex Lots with 31.0' x 55.0' Building Areas. Patios, walks and drives are permitted within Setbacks and limited to 18" in height above surrounding finished grade. Ground floor decks in the rear yard may be used in place of patios where grades deem it necessary and may encroach into the setback limited to 18" in height above grade at the connection point to the building. Building Setbacks shall enclose the outside face of exterior wall veneer and trim materials of Buildings. Roof eaves and balconies may project a maximum of 2.5' into any Setback. Trash enclosures may project from garage wall plane perpendicular a maximum depth of 3.5' into Side Yard Setback for a maximum length of 8.0'. Foundation counterfort walls and window well walls that do not enclose Allowable Living Area may project a maximum of 5.5' into any Setback. All Setbacks are as indicated on the Final Plat.

Section 11. Fences

A.2.b Hay Meadow/Future School Site Property Screening: The property boundary between this R/PUD and the Haymeadow Subdivision as depicted on R/PUD Development Plan shall have a split rail fence generally consistent with the approved fence design in Exhibit C of this R/PUD Guide with a fence height of 3.5” and two rails.

A.3 Personal Property Fences: Personal Property Fences are lot owner options (three types) at their expense. The first type (privacy) shall be constructed as noted above for HOA Perimeter Screen Fences as illustrated in Exhibit D, attached hereto with the exception of fence heights as stated below. The second two types (split rail) shall be generally consistent with the split rail fence as illustrated in Exhibit C with either two or three rails depending on fence height. These fences are subject to approval by the HOA Design Review Board, as regulated below, and shall review each request with an attempt to limit the potential for inconsistent patterns in fence height from property to property and maintain visual aesthetic throughout the development. Such fences alongside and rear property lines, as may be allowed by the HOA Design Review Board are to be a maximum of 6.0’ high for the privacy fence, a maximum of 3.5’ for the two-rail split rail, or 4’ for three-rail split rail fence. Approved fences may enclose the Rear Yard from rear property line and along each side lot line to return back to each building corner no farther toward the Front Yard than the back of garage wall as projected across the width of each lot.