



**TOWN OF EAGLE**  
**COMMUNITY DEVELOPMENT**  
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631  
 PHONE: 970-328-9655 • FAX: 970-328-9656  
 www.townofeagle.org

**LAND USE & DEVELOPMENT APPLICATION**  
*Pursuant to the Land Use & Development Code, Title 4*

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations <input type="checkbox"/> Encroachment Permit	<input checked="" type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit  <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b> <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision

**PROJECT NAME** Lot 3 of Eagle Center at 700 Chambers Ave. Building C

**PRESENT ZONE DISTRICT** Commercial General **PROPOSED ZONE DISTRICT** \_\_\_\_\_  
 (if applicable)

**LOCATION**

**STREET ADDRESS** 700 Chambers Avenue #C

**PROPERTY DESCRIPTION**

**SUBDIVISION** 700 Chambers Ave Subdivision, Lot 3, A resubdivision of Lot 1  
 \_\_\_\_\_ **LOT(S)** \_\_\_\_\_ **BLOCK** \_\_\_\_\_  
 (attach legal description if not part of a subdivision)

**DESCRIPTION OF APPLICATION/PURPOSE** \_\_\_\_\_

Building on lot 3. New Building is to have the a combination of commercial and residential units. This application is fulfilling the master plan as presented in the Special Use Permit process approval for the properties on lots 1, 2, 3, and 4.

**APPLICANT NAME** DR Chambers LLC, Rick Patriacca **PHONE** 970-390-3225

**ADDRESS** PO Box 4556 Eagle CO 81631 **EMAIL** rick@pcivail.com

**OWNER OF RECORD** DR Chambers LLC, Rick Patriacca **PHONE** 970-390-3225

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**REPRESENTATIVE\*** Rick Patriacca **PHONE** 970-390-3225

**ADDRESS** PO Box 4556 Eagle CO 81631 **EMAIL** rick@pcivail.com

\*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

**APPLICATION SUBMITTAL ITEMS:**

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- Proof of Ownership (ownership & encumbrance report) for subject property.
- Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- Project specific checklist.

**FEES AND DEPOSITS:**

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

  
Signature \_\_\_\_\_ Date 6/13/19

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



7-17-19 (resubmittal of document issued on 6-11-19)

Town of Eagle  
Community Development Dept./Planning  
C/O Jennifer Woods, AICP of McCool Development Solutions  
200 Broadway  
Eagle, Colorado 81631

Dear, Town of Eagle.

The project being presented for review is the remainder of the Eagle Center at 700 Chambers Avenue. The existing Climbing gym and Live Work on lot 1 and the existing Live Work units on Lot 2 will be complimented by the proposed buildings on Lots 3 and 4. Lots 3 and 4 will be a combination of commercial and residential units. The project has been considered to be fulfill the requirements across the four lots for calculating the mix of residential units in coordination with the commercial units. The residential unit for each commercial use is calculated in the following way.

Commercial uses:

Lot 1: 6 Commercial units on the grade level around the perimeter of the climbing gym +  
1 Commercial use of the Climbing Gym + 1 Commercial use of a Physical Therapy within the  
Climbing gym. This 2<sup>nd</sup> commercial unit has a separate entrance.  
TOTAL existing Commercial uses for Lot 1 = 8 Commercial

Lot 2: 6 Commercial units are currently on the first level of the building  
TOTAL existing Commercial uses for Lot 2 = 6 Commercial

Lot 3: 4 Commercial units are proposed under this proposal. All are on the front of the first level and  
face the Climbing gym complex/lot 1  
TOTAL PROPOSED Commercial uses for Lot 3 = 4 Commercial

Lot 4: 4 Commercial units are proposed under this proposal. All are on the front of the first level and  
face the Climbing gym complex/lot 1 or to the south  
TOTAL PROPOSED Commercial uses for Lot 4 = 4 Commercial

**Total Commercial for the Eagle Center at 700 Chambers Ave = 22 Commercial**

Residential uses:

Lot 1: 6 Residential units on the second level around the perimeter of the climbing gym +  
TOTAL existing Residential uses for Lot 1 = 6 Residential

Lot 2: 4 Residential units on the second level of the building  
TOTAL existing Residential I uses for Lot 2 = 4 Residential

Lot 3: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.  
(1) type 'B' and (1) type 'A'  
TOTAL PROPOSED Residential uses for Lot 3 = 6 Residential

Lot 4: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.  
(2) type 'B'  
TOTAL PROPOSED Residential uses for Lot 4 = 6 Residential

**Total Residential for the Eagle Center at 700 Chambers Ave = 22 Commercial**

It is important to note for the proposal is that the accessible units located on Lots 3 and 4 will satisfy the code required quantity for Eagle Center at 700 Chambers Ave (lots 1 thru 4).

### Summary of unit sizes:

Lot 3 and lot 4 are identical in the size of building:

Total of 6 residential units, = a total residential space of 6,458 s.f.

unit 1 and unit 2 on the 2nd level = 1,120 s.f. each

unit 3 and unit 4 on the 2nd level = 1,051 s.f. each

unit 5 on the 1st level is a type 'A' accessible unit = 1,058 s.f.

unit 6 on the 1st level is a type 'B' accessible unit = 1,058 s.f.

Total of 4 Commercial units on the 1st level, = a total Commercial rentable area of 1,900 s.f.

Commercial unit 1 =220 s.f.

Commercial unit 2 =741 s.f.

Commercial unit 3 =236 s.f.

Commercial unit 2 =703 s.f.

Total General Common Element on the 1<sup>st</sup> level =489 s.f.

**Each building total area = 8,846 s.f.**

The architectural design of these buildings on Lots 3 and 4 will complement the development and help tie the complex with cohesive forms and color scheme. The building will take the colors and materials from the climbing gym and repeat them. The corner design elements and the long shed roof are repeated on the structures.

These new buildings have the commercial units fronted on the main traffic path thru the development and the residential uses are accessed from the rear. Lot 3 has good exposure to the south and we have incorporated decks and at grade patios of the residential units on this side of the building. We hope and will work toward the future development of the detention pond on the south of the property to a more park like feel. We also added patios and decks to the east facing units at Lot 4. These units will look up valley toward the red canyon.

We are pleased to present the proposed project to complete/fulfill the development as previously proposed in the early design approval meetings with the Town of Eagle and current special use permit. The Special Use permits file #SU14-05 and some information was updated within SU16-07 demonstrating continued conformance with the Town's regulations, Goals and Policies.

### **1. The proposed use is consistent with the provisions of this Chapter (Chapter 4.05) and with the Town's goals, policies, and plans, and**

**Applicant Response:** The 2010 Eagle Area Community Plan sets the vision for the Town of Eagle, providing the Town's goals and policies for land use in the Town of Eagle.

The vision provided in the plan states: "Eagle will continue to be a high quality livable community through the implementation of strategies that will enhance the Town's unique identity, its economic vitality, its sense of community and the quality and character of the surrounding rural lands."

The proposed development on Lots 3 and 4 go further to complete the Eagle Center at 700 Chambers Avenue development and have direct connection with the Climing Gym on Lot 1. This may create a draw to businesses that have like-minded goals of recreation based services. These type of businesses would add to the efforts that the Town of Eagle has embraced with their river front project.

The Eagle Area Community Plan then provides planning approaches which are integral to the Town's vision statement. While not all of these are applicable to this project, the following approaches have some level of applicability for this project:

- 1) Concentrate Urban and Infill Development: the proposed project is located within the Town's Urban Growth Boundary, within a platted commercial subdivision, surrounded by other commercial and industrial uses.
- 2) Maintain the Area's "Sense of Community": the proposed project is unique, in that it provides recreational opportunities for the community, and builds on Eagle's reputation for being an active place for residents and visitors.

- 7) Maintain and Enhance Recreational Opportunities: recognizing that active recreational opportunities are important to Eagle residents, this project provides new opportunities for recreation.
- 8) Provide Affordable Housing: This project provides a new opportunity for housing within a major commercial center and close to employment opportunities.

The proposed project is consistent with and in many ways, furthers the goals and policies as provided in the 2010 Eagle Area Community Plan.

The analysis to meet conformance with the Town’s Goals and Policies was already completed as part of the special use permit review.

**2. The proposed use is compatible with the existing and allowed uses surrounding or affected by the proposed use, and**

Applicant Response: These lots 3 and 4 three lots to the south of the Climbing gym on Lot 1 have been approved for live/work (and/or approved by the Town of Eagle Planning department to be a combination of commercial and residential uses at a 1 residential to 1 commercial ratio across the 4 building lots at 700 Chambers.) Lot 2 directly to the west of lot 3, and Lot 1 (Climbing Gym) to the north, are constructed and are successfully occupied with similar uses. The Lot 1 thru 4 properties are zoned Commercial General, and have received special use permits for these proposed uses.



The Commercial General District is intended:

For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.

Both the permitted and special uses allowed in the Commercial General zone district are in furtherance of this intent. Dwelling units accessory to permitted and approved uses are a special use in this zone district. The proposed is similar in use and in architecture of the neighboring properties.

The existing uses of the surrounding properties are provided on the following map and photos:



**3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town, and**

Applicant Response: The access to the property from Chambers Avenue has been designed to accommodate estimated traffic volumes for the site and the entire area. The parking provided will meet the Eagle Land Use Code requirements as provided in Chapter 4.07. Though the exact commercial uses are not known at this time, there is adequate parking to address the commercial requirements. The following parking analysis provides the parking requirements for the maximum commercial square footage and maximum number of accessory residential uses based on the current design:

Parking Calculations

Town of Eagle Parking requirements  
Chapter 4.07.050 (page 53) Section C.

1. Use category Residential
  - a. Single Family Dwelling = 2 per unit for units with fewer than 3
  
6. Uses Not Known (**COMMERCIAL** units)  
For unknown commercial space for which all or part of the space has no use designated the parking requirement shall be as follows: parking spaces shall be provided at the rate of **one per 225 square feet for the first floor** and one per 275 square feet for all other floor area, except that an indoor restaurant, bar or tavern may occupy no more than 25% of the floor area without providing for additional spaces.

Also depicted on the drawing A0.0:  
Parking Requirements: calculated for each lot 3 and 4

Parking 2 for each residential unit

**2X6 units = 12 parking spaces**

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space =220 s.f./225 = .97 parking spaces

unit #2 commercial/retail floor space =740 s.f./225 = 3.28 parking spaces

unit #3 commercial/retail floor space =703 s.f./225 = 3.24 parking spaces

unit #4 commercial/retail floor space =236 s.f./225 = 1.04 parking spaces

**Total commercial/retail parking = 8.53 or 9 parking spaces**

REQUIRED PARKING FOR LOT 3 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 3 = 23 parking spaces, including 3 accessible parking stalls (resulting in 2 extra provided for lot 3)

(Calculations are the same as above) REQUIRED PARKING FOR LOT 4 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 4 = 28 parking spaces, including 3 accessible parking stalls (resulting in 7 extra provided for lot 4)

FYI: Lot's 1 and 2 parking requirements have been reviewed under other submittals and found to be satisfied. As indicated in this analysis, there is more than adequate parking available for the potential uses for this site. Plans have been provided to show that the parking and access will be safe and adequate for this use:

#### TRAFFIC STUDY CALCULATIONS

Traffic Impact Study based on weekday trips from trip generation rates published in the ITE (Institute of Transportation Engineers)

Land Use #814 -Specialty Retail Center for commercial portions/units

Weekday trip rate at 44.32 per 1000 s.f.

Total Area of 4 commercial spaces =1900 trips / 1000 s.f. X 44.32 trips =

**19.00 trips**

Assumed Weekday rate of 8 trips for residential use for 6 units 6 units X 8 trips per day = **48.00 trips**

**67 trips for Lot 3**

**+ 67 trips for lot 4**

#### **TOTAL TRIPS for both lots**

**134 trips combined lot 3 and 4.**

Chambers Ave. and round-a-bouts at Ebby Creek were analyzed during the proposal for Eagle River Station by another developer and found to be adequate with their high volumes.

Additionally:

1. The proposed development is in conformance with the provisions of Chapter 4.06 and 4.07  
Applicant Response: Chapter 4.06 outlines the process and requirements for Development Review. The submittal, including the architectural plans, has been provided to the Town of Eagle in accordance with the requirements for Major Development Review, and is therefore in conformance with the provisions of Chapter 4.06.

Section 4.07.022 provides guidance for development in the Chambers Avenue Commercial Area, in which the project is located. This section states: *Because of the Area's importance, the overall objectives for development and design guidelines here should be to encourage an overall continuity of commercial and industrial parcel development, to present a favorable image of the community when viewed both along I-70 and from within the Area, and to encourage long-term, quality private investment activity.*

The architect, Jeff Manley of Martin and Manley Architects, designed the building with the goals and policies in mind. As provided in the architectural plans, the proposed project meets the standards as provided in Section 4.07.022, including but not limited to the following: • Setbacks • Building Massing/Form/Orientation • Architectural Detail • Landscape/Sidewalks • Parking

Section 4.07.022 provides the following Goals and Objectives for commercial parcels for the Chambers Avenue Commercial Area:

- Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts primary streets and the interstate right-of-way.

- Provide a distinct, visual break between developed areas and rural resource districts to the east.
- Promote coordinated physical organization by enforcing setbacks and landscaped buffers.
- Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.

The architect has designed a high quality, iconic building which are compliments to the existing structures at Eagle Center at 700 Chambers Ave and the surrounding area. We believe that the character of the buildings are an improvement to the utilitarian buildings found on the street and create a statement of well-designed, quality constructed buildings, and a cohesive character with the other buildings of Eagle Center at 700 Chambers.

2. The proposed development is in conformance with the Town's goals and polices.

The proposal will meet all of the development standards of the Commercial General zone district.

Cost Estimate for All on-site/off site Public improvements:

No Improvements are being constructed.

Variances: No Variance is being requested at ths time.

Note: Section of the Land Use Code 4.07.070 Chambers Ave Area, item 4. Architectural Detail, b. Roofs states that the roofs are to be a minimum of 5:12 pitch. The primary roof forms of both Lot 3 and 4 meet the 5:12 roof pitch standards. We are bringing to the attention of the review committee that the secondary roof forms are 2:12 in pitch/ This is consitiant with what has been allowed for secondary roof forms on other buildings within the Chambers Avenue Area, including Lot 1 and 2 of 700 Chambers Ave. The lower pitch is used as a designed feature to mimimic the Climbing Gym (lot 1) roof language and to limit the height of the building to give a more human scale to the buildings. We do not understand that a variance is required for the secondary roofs.

Utilities:

Water and sewer lines will be extended to serve Lots 2-4 and WAS guaranteed in a Subdivision Improvement Agreement, which has been fulfilled. Elec., Water and sewer have been extended to an easement serving these lots 3 and 4 with the service points/connection points already in place. Adequate water and other services were verified as part of the Subdivision Improvement Agreement/review. See civil drawings that are part of the submittal.

Fire Protection Plan:

Though the project is within the 3 mile driving distance from the fire station, the building design will incorporate a fire sprinkler system and be equipped with a monitored alarm system to serve the whole building. During the design build process/layout of sprinkler heads there shall be a review by the Fire Marshal before installation of the systems. During the Special Use Permitting process the connection of the road through the property to Sawatch was reviewed and approved by the Fire Marshal. This connection was a requirement of the, in place, minor subdivision plan. The building has exterior materials of cement fiber cement and cement stucco system, which are fire resistive materials. The trees (especially evergreens) are proposed near property lines or are a distance from the building. Planting near the building is minimal. Gravel mulch is proposed in some areas to minimize the building/landscaping interface.

Lighting Design for Parking:

The lighting design was completed by RAB lighting and is attached to this submittal. To comply with the lighting ordinance, The designer has targeted a min of 0.5 fc in the parking lot, and a max of 3 fc, with an avg: min of 4:1. This layout provides a min of 0.5 fc, a max of 4.8 fc, and an avg: min of 3.6:1

We look forward to presenting the project to the Town of Eagle and the board. Please let us know if further information is required.

Thank You,  
Jeffrey P Manley AIA  
Martin Manley Architects.  
970-328-1299

## ADJACENT AND WITHIN 250 FT. PROPERTY OWNERS

### **700 CHAMBERS #A AND #B OWNER**

CHAMBERS BLDG2 LLC,  
K A CHAMBERS LLC  
PO BOX 2322  
AVON, CO 81620-2322

### **ARCHITECT**

MARTIN MANLEY ARCHITECTS  
PO BOX 1587  
EAGLE, CO 81631

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EAGLE, CO 81631-4656

HOLY CROSS ELECTRIC ASSOC INC  
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GLENWOOD SPRINGS, CO 81602-2150

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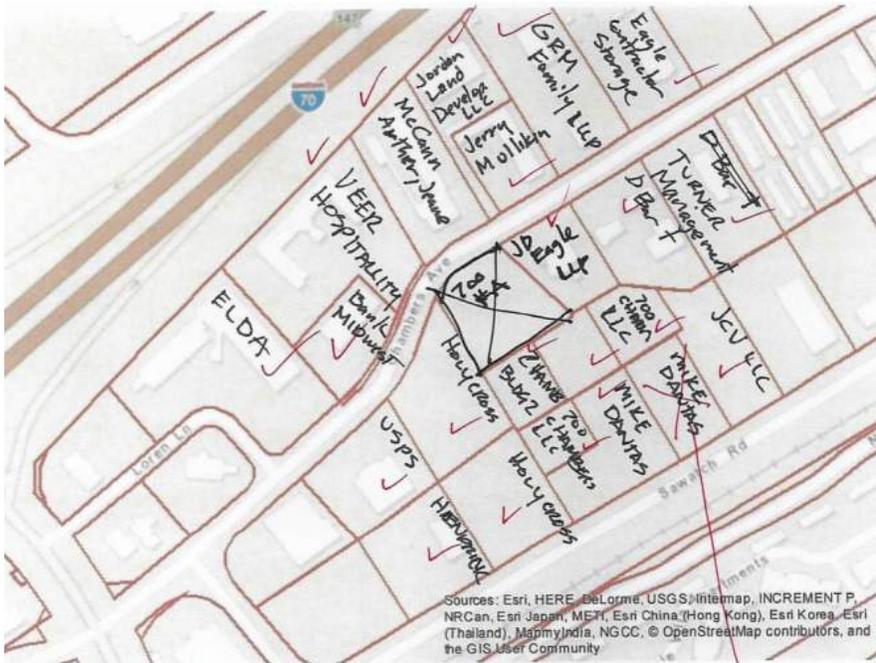
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EAGLE, CO 81631-2038

**700 CHAMBERS #C OWNER**  
**Lot 3 OWNER**  
**D R CHAMBERS LLC**  
**PO BOX 4556**  
**EAGLE, CO 81631**

**700 CHAMBERS #D OWNER**  
**CHAMBERS 700 LLC**  
**Lot 4 OWNER**  
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