



PUD Amendment

2020

# Haymeadow PUD Amendment 2020

October 27, 2020  
Revised February, 19 2021

Prepared for:  
ABRIKA Properties, LLC  
8250 Southwest 27th Avenue  
Ocala FL 34476

Prepared by:  
Pylman & Associates, Inc.  
PO Box 2338  
Edwards CO 81632



## Haymeadow Project Team

### **Property Owner:**

Abrika Properties, LLC  
8250 Southwest 27<sup>th</sup> Avenue  
Ocala Fl 34476

### **Owner's Contact**

Scott Schlosser  
PO Box 5607  
Eagle, CO 81631

### **Planner:**

Pylman & Associates, Inc.  
PO Box 2338  
Edwards, CO 81632

### **Land Use Attorney:**

Wear Travers Perkins LLC  
97 Main Street Suite E 202  
Edwards CO 81632

### **Ecological**

Birch Ecology, LLC  
PO Box 170  
Lyons, CO 80540

### **Surveyor**

SGM  
18 W. Sixth Street, Suite 200  
Glenwood Springs, CO 81601

### **Construction Management**

Cairn Consulting Services, LLC  
5197 Black Gore Drive  
Vail, CO 81657

### **Engineer:**

Alpine Engineering, Inc.  
PO Box 93  
Edwards, Colorado 81632

### **Traffic Engineer:**

McDowell Engineering  
PO Box 4259  
Eagle CO 81631

### **Site Planning**

DHM  
311 Main Street, Suite 102  
Carbondale, CO 81623



<b><u>Table of Contents:</u></b>		<b><u>Page</u></b>
<u>Introduction</u>		5
1.0 <u>Description of Proposed Project</u>		5
1.1    School Site Amendment		6
1.1.2    Tract E/Neighborhood A Detailed Description		10
1.1.3    Neighborhood C Detailed Description		11
1.2    Cabin Special Events Venue		12
2.0 <u>Environmental Analysis</u>		20
3.0 <u>Conditions for PUD Amendment</u>		23
4.0 <u>Development Impact Report</u>		26

**Attachments:**

Figure 1	Approved PUD Development Plan	7
Figure 2	School Site/Neighborhood C Locations	8
Figure 3	Proposed Swap Parcels	13
Figure 4	Cabin Location	17
Figure 5	Cabin Parcel & Neighborhood Boundary Revision	18
Figure 6	Cabin Conceptual Site Plan	19

**Appendix:**

Appendix A	Revised PUD Guide
Appendix B	McDowell Engineering, LLC Traffic Memorandum

## **Introduction**

In planning development of vertical construction in Neighborhood A1 the Haymeadow Team revisited the Eagle Area Community Plan ("EACP") and again relied upon it to guide our vision. We were reminded of the town's desire to cluster density nearer the town core and to maintain the "country lane feel" of Brush Creek Road.

Other documents that we reviewed in our preparation were recently commissioned housing and economic reports specific to Eagle County . These studies illustrate the acute need and demand for quality workforce housing for locals who already live here, but struggle to find housing in a market desperately short of units.

Conversations with Eagle County School District confirmed no immediate need for an additional school in Phase 1 of Haymeadow.

As we considered these things we came up with a plan that would require amending the Haymeadow PUD, a plan that would result in the addition of much needed attainable housing units delivered with the already planned first phase homes at Haymeadow. We could do this while offering Eagle County School District a larger parcel of land in an outlying neighborhood allowing the demand to activate the school site to happen more naturally than it would as part of Neighborhood A1.

The idea also better conformed with the EACP in terms of increasing density nearer town and decreasing it in the outlying neighborhoods and further up Brush Creek Road. As the plan took shape more benefits to this proposed land swap became evident.

Our planning also reinvigorated early conversations surrounding the future of the original ranch manager's cabin/headquarters. As part of our proposal we include a plan to redesign and activate the cabin area to the benefit of the community and as an economic engine for Eagle's businesses.

### **1.0 Description of proposed project.**

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.

The development plan for Haymeadow evolved out of a careful analysis of many factors, including the [2010 Eagle Area Community Plan](#), existing growth and land use patterns, anticipated long term residential housing needs, existing and desired recreational amenities, existing and planned traffic circulation patterns and the landforms and environmental sensitivities of the property.

The primary element of the design influence was clearly the Eagle Area Community Plan. Alignment to the revised EACP was and remains very important to the development team. In fact, the project's initial application was tabled until the new EACP could be formed and adopted by the Town of Eagle. The result is a PUD that closely aligns with the applicable goals of the 2010 EACP. Specifically the chapters on *Vision, Land Use* and the *Conservation Oriented Development* section of [Chapter 4](#) all gave very specific direction to the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment and compact walkable neighborhoods are also all reflected in the approved plan.

The approved plan consists of five distinct neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The plan features extensive setbacks from Brush Creek Road and a diminishing level of density as the property transitions up Brush Creek Road. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces.

The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Multi-family units are distributed throughout Neighborhoods A1, A2, B and C. Multi-family housing opportunities have always been envisioned as a variety of home sizes that will range from entry level condominiums to larger family oriented townhomes and flats. Approximately 335 acres of the total area of 660 acres has been designated as open space.

The approved Development Plan outlines the general location of the proposed primary access roads, neighborhoods, school, fire station and parks and open space areas. (See Figure 1, Approved Development Plan)

The purpose of this application is to propose two distinct amendments to the approved Haymeadow PUD. The first amendment is a proposal to change the configuration of the approved PUD Development Plan by shifting the location of the proposed school site and some of the multi-family residential units. The second proposed amendment is to improve and utilize the existing cabin at the east end of Haymeadow as a community and special event space. The following sections of this application narrative will describe these two proposals in detail.

### **1.1 School site amendment**

Specifically, the proposed amendment to the PUD for the school site will shift the approved Eagle County School District ("ECSD") school site from the current Tract E location to a site in Neighborhood C. (See Figure 2, School Site/Neighborhood C locations) The approved multi-family unit density in Neighborhoods B & C (112 units total) will be shifted onto the currently approved school site on Tract E. The proposed amendment is essentially a swap in the location of the school and the Neighborhood B/C multi-family density.

- A 14.22 acre portion of Tract E that was intended for a school will be re-classified within the PUD Development Plan and PUD Guide as a part of Neighborhood A and the density of Neighborhood A will be increased by 112 units.
- An 18.3 acre portion of Neighborhood C will be re-classified as school use and the multi-family density of Neighborhoods B and C will be correspondingly reduced by 112 units. That action will remove all multi-family density from Neighborhoods B & C.
- The public park portion of Tract E that has been dedicated to the Town of Eagle will remain at 18.513 acres.
- 24% of the multi-family units will be designated as deed restricted LERP units, providing much needed affordable housing.

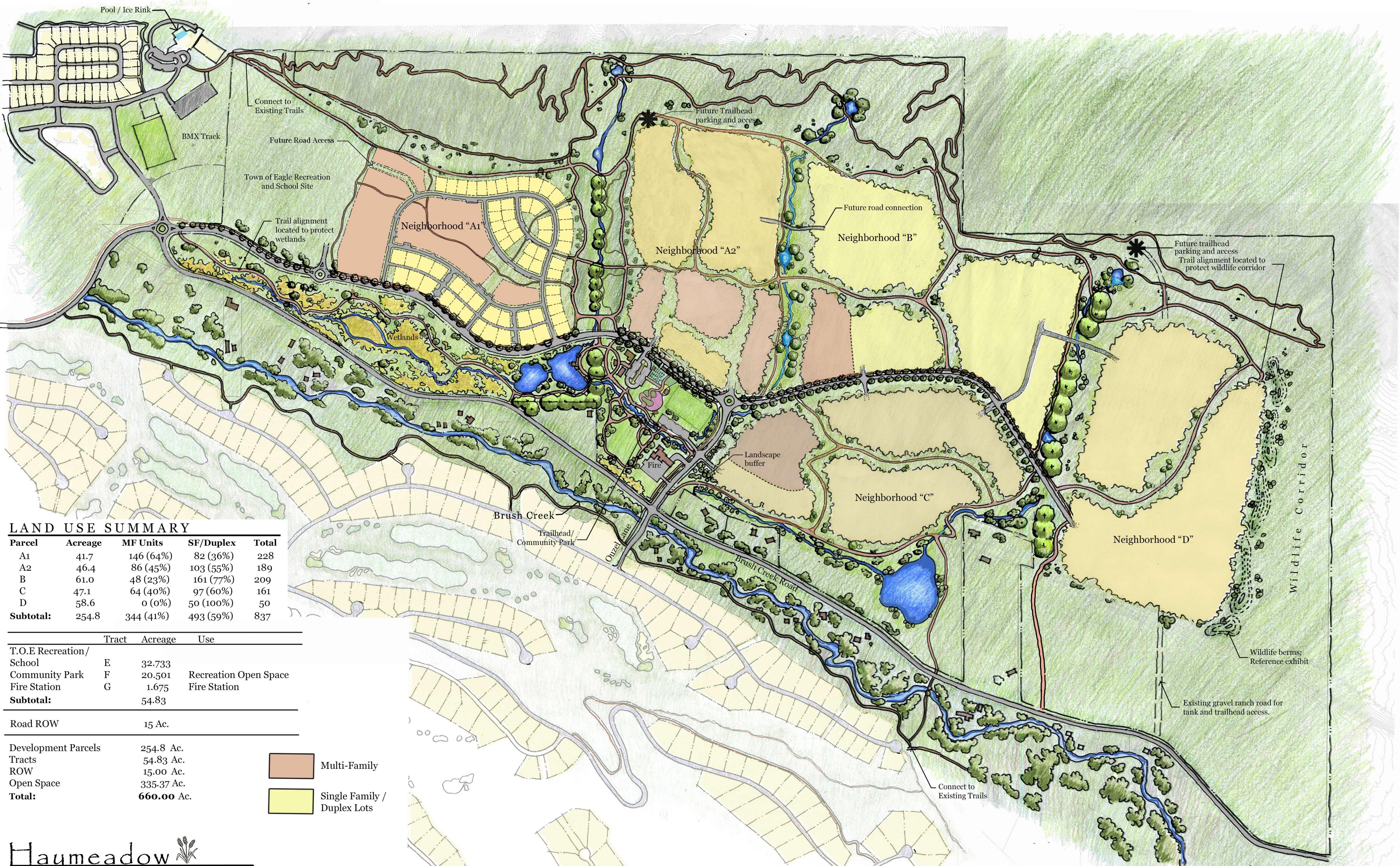
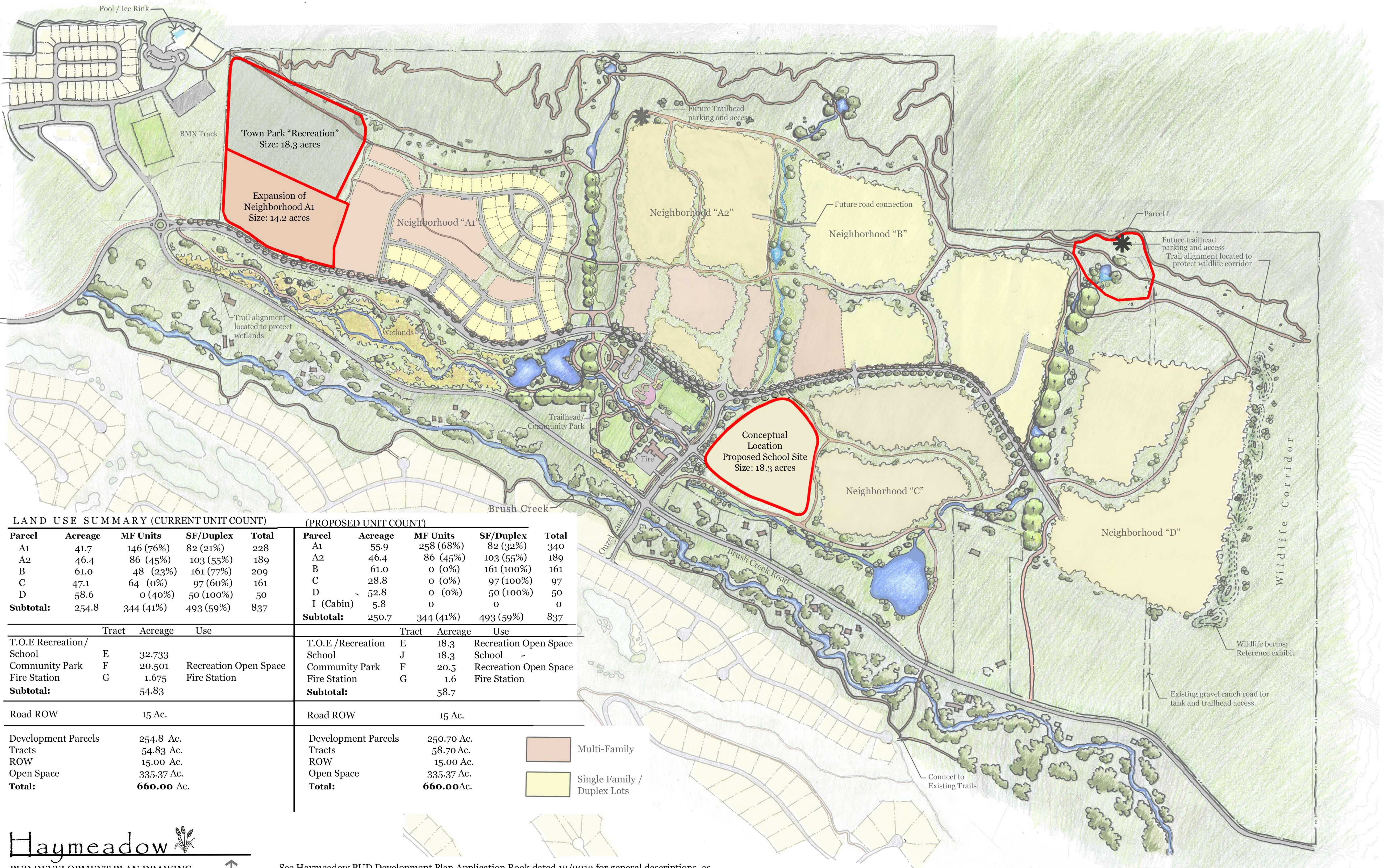


Figure 1 Approved Development Plan



**Haymeadow**

PUD DEVELOPMENT PLAN DRAWING  
dgm design | berglund architecture | pylman assoc. | alpine engineering  
Revised 02.18.21  
scale = 1" = 300'



FIGURE 2 School Site/Neighborhood C Locations  
Draft Amended PUD Development Plan

The shift of the multi-family density from Neighborhoods B and C into Neighborhood A1 allows Haymeadow to integrate more multi-family homes into the recently installed Phase 1 infrastructure.

This will allow Haymeadow to better respond to the current housing demand for entry level and attainably priced units earlier in the project and to place those units closer to the community core, a principle highlighted in the EACP. The current level of extreme housing demand for entry level and attainable units was not foreseen in the planning stages that took place prior to the 2014 approval. The applicant believes that the ability to accelerate the pace of multi-family development and use economies of scale to design and build a more attainable housing product targeted to the “missing middle” is a significant public benefit provided by the proposed PUD Amendment. The amendment of 14.2 acres of Tract E to residential and of 18.3 acres of Neighborhood C to school site represents an additional increase in the overall Haymeadow public school land dedication of 4.08 acres. The proposed school location is more centrally located within Haymeadow and may be a better, more proximate geographic location to serve portions of Eagle Ranch. The amendment would also leave scarce water resources in the river by eliminating the need to continue intensive irrigation of the 14 acre school site for the many years that it will sit vacant.

There is no increase in density from the overall approved PUD. The overall approval will remain at 837 dwelling units with the same ratio of 344 multi-family units and 493 single family/duplex units. The change in school site/multi-family residential location creates no change to the amount of park or open space land areas except for the 2.6 acre increase in open space created by the Soleil building setback limit described below in Section 1.1.2.

Neighborhood	2014 Approved Density	Proposed Density
A1	228	340 (+112)
A2	189	189
B	209	161 (-48)
C	161	97(-64)
D	50	50
<b>TOTAL density</b>	<b>837</b>	<b>837</b>

Assuming approval of these applications, a final plat application process will follow. This final plat will create the division of Tract E, create the new school site in Neighborhood C and create a new parcel around the cabin.

Upon approval of the PUD Amendment and final plat:

1. The Town of Eagle will convey the original school site portion of Tract E to the ECSD.
2. ECSD will then convey the Tract E site to Haymeadow

3. Haymeadow will convey the new Neighborhood C school site to the ECSD.

The development of the multi-family units would then be contingent upon a Major Development Permit approval and concurrent approval of architectural and landscape design guidelines.

#### **1.1.2 Tract E/Neighborhood A detailed description**

The Town of Eagle land use regulations include a requirement that all developments dedicate land or make a cash-in-lieu payment to mitigate impacts of said development upon the school system. The land dedication and/or cash-in-lieu fee is calculated in accordance with a formula within the land use regulations that determines student generation based upon the number and type of residential units and converts that figure into an acreage demand.

The Town of Eagle formal dedication requirement based on the approved density within the Haymeadow PUD is 8.0665 acres of land. Early discussions with school district personnel and town staff identified Haymeadow as a desirable location for a school site so the project planning always included an actual land dedication as opposed to the fee-in-lieu payment option. Those discussions also identified the potential desire/need for a K-8 facility. The early planning discussions identified that while the 8.066 acre dedication requirement would accommodate an elementary school the general rule of thumb for a K-8 school was 15 acres. Therefore, in the original PUD Zoning and Sketch Plan application to the Town in 2011, the Haymeadow plan proposed a 15 acre school site. This land dedication was offered above and beyond the 8.066 acre requirement.

Through the subsequent Town of Eagle review and approval process the dividing line between the proposed 15 acre school site and the adjacent proposed 15 acre town park site was eliminated and the site was slightly enlarged. Haymeadow committed to and has now made a dedication of 32.7 acres to the Town of Eagle, known as Tract E, as a combined school and park land dedication. The thought at the time was that the Town of Eagle, Mountain Recreation and the Eagle County School District ("ECSD") would collaborate on an overall site plan and then the town would dedicate the appropriate land to ECSD.

Since the 2014 approval ECSD has continued to monitor growth rates and demographic trends. ECSD now projects that the demand for a new K-8 school in Eagle may be several years away. The school/park site (Tract E) is located at the entrance to Haymeadow and is within the first phase of road and utility infrastructure that is currently development ready. There is an opportunity to utilize this infrastructure improved school site for multi-family housing by relocating the school site to a future phase of Haymeadow. In short, we can meet local housing demands sooner without impacting ECSD's near term needs for an additional school in Eagle and better serve the guiding principles of the EACP by clustering higher density housing types nearer to the town core.

Mountain Recreation and the Town of Eagle recently completed a conceptual planning effort to identify potential future development of the town park portion of Tract E. While these plans are very conceptual and are likely to be refined over time this effort has allowed Haymeadow a better understanding of the proposed park layout needs. Haymeadow has proposed a potential property line between the park site and the school site. This dividing line would leave an 18 acre park site to be retained and owned by the town and create a 14.2 acre site to be dedicated to ECSD. Haymeadow

would then swap the 14.2 acre portion of Tract E for an 18.3 acre site in Neighborhood C at the corner of Sylvan Lake Road and Ouzel Lane. The SWAP results in an additional 4.1 acres of dedicated land to ECSD.

Recognizing that this is a change in use that could be viewed as potentially impactful to the adjacent Soleil neighborhood Haymeadow is willing to commit to a 300 foot vertical building setback from the Soleil boundary and to landscape within that setback area in a manner that will create a strong buffer area between the two residential uses. This commitment has been written into the amended PUD Guide and will become a formal part of the Haymeadow requirements and regulations. This setback creates an additional effective net increase of open space by 2.6 acres.

The approved PUD Development Plan would be amended by this application to enlarge the existing Neighborhood A1 area to include the 14.2 acres of Tract E and designate that area for multi-family construction. The existing multi-family density of 112 units that is currently approved for Neighborhoods B & C would be transferred to Neighborhood A1. Neighborhood A1 is the closest neighborhood to the community core and at 41.7 acres is currently approved for 146 multi-family units and 82 single family/duplex units. In accordance with the objectives of the Eagle Area Community plan Neighborhood A1 is the highest density neighborhood at 5.4 units per acre. The addition of 14.2 acres and 112 units would shift Neighborhood A1 slightly higher to a density of 6 units per acre.

All multi-family development within Haymeadow, as similar to Eagle Ranch, must receive a formal approval through the Major Development Permit public hearing process prior to the commencement of any building. This Major Development Permit process will identify and review specific site planning details such as access points, road layout, unit number and specific architectural and landscape design. The original Haymeadow approval also requires a Major Development Permit review process for Town of Eagle review and approval of a set of internal Design Review Guidelines. It is anticipated that these Major Development Permits would follow the final plat process.

### **1.1.3 Neighborhood C Detailed Description**

Neighborhood C is located at the intersection Sylvan Lake Road and Ouzel Lane and is just across Ouzel Lane from the 20 acre Trailhead Park and the proposed fire station. Neighborhood C consists of 47.1 acres and is approved for 64 multi-family units and 97 single family/duplex units for a total of 161 homes. This application proposes transferring the 64 multi-family units approved for Neighborhood C and the 48 multi-family units approved in Neighborhood B to Neighborhood A1.

Eighteen acres of Neighborhood C would be designated as a school site and conveyed to ECSD. This land dedication remains well in excess of the 8.066 acre requirement and enhances the ability of ECSD to plan for a future K-8 school. The school site would be located at the intersection of Sylvan Lake Road and Ouzel Lane and would allow for several points of access and very efficient internal circulation. The school location at the intersection of Ouzel and Sylvan Lake Road and the expanded acreage would allow for buses and other school traffic to circulate into, through and to exit back to Ouzel and Sylvan Lake Road with all right-hand turn movements. This greatly enhances traffic flow and eliminates some of the issues experienced at other Town of Eagle school locations, including the existing Haymeadow Tract E school site.

The existing approved trails plan includes a 10-foot-wide paved pedestrian path from Sylvan Lake Road along Ouzel Lane to the Brush Creek Road intersection. This trail connects to the exiting trail on Ouzel Lane in Eagle Ranch for full pedestrian connectivity from Eagle Ranch to the new school site. The applicant would commit to including pedestrian crossing improvements to Brush Creek Road at the time of Ouzel Lane construction. These improvements would include delineated crosswalks and a pedestrian activated flashing light system similar to the roundabout flashing light systems. The Ouzel Lane/Sylvan Lake Road roundabout will also include pedestrian activated flashing lights.

The extensive trails system as designed and approved in the Haymeadow Trails Plan will provide multiple paved and soft surface bicycle and pedestrian connection routes throughout Haymeadow and will connect the school site to all neighborhoods and neighborhood sidewalks and amenities, including the pool and ice rink complex.

The residential portion of Neighborhood C would be reduced in size accordingly and would become 28.8 acres in size. The approved density of 97 single family/duplex units would remain in place for a slightly reduced overall density of 3.3 units an acre.

Neighborhood B would remain at 61.0 acres and the density would be reduced by the approved 48 multi-family units that would be transferred to Neighborhood A1. The approved 161 single family/duplex units would be retained in Neighborhood B. The overall density of Neighborhood B would be reduced from 3.4 units per acre to 2.6 units per acre. (See Figure 3, Proposed Swap Parcels)

## **1.2 Cabin Special Events Venue**

The second proposed amendment to the approved PUD is to improve the existing cabin located at the eastern end of the Haymeadow site and to utilize the cabin as a special events venue. We believe the proposed use is consistent with the existing PUD Guide as the area is already approved for use for special events; however, prior to making a substantial investment in the improvements we would like to clarify what was meant in the PUD Guide by “special events.”

The concept is to create a very high quality, luxury events venue capable of serving gatherings ranging from small groups of as few as 20 people up to 170 person weddings, reunions, or other larger events.

The Haymeadow property was originally a part of the extensive holdings of the Adam's Rib Ranch. Prior to the sale of the property in 2005 the cabin was used by Adam's Rib Ranch as housing for the ranch foreman. As a part of the purchase agreement Adam's Rib Ranch continued to use the cabin for ranch housing for the next two years. The cabin has been vacant since 2007 but has been well maintained. The building is a log cabin structure of approximately 1,500 square feet on the main floor with two bedrooms and one bathroom. The second floor consists of a 500 square foot bedroom with one bathroom.

The cabin is located in an upland area just above the irrigated hay fields, surrounded by lands that will eventually be dedicated to the Town of Eagle as open space upon the development of Neighborhood D. In the meantime, the cabin area and the future Neighborhood D remain under

PROPOSED HAYMEADOW SCHOOL PARCEL



1" = 200'

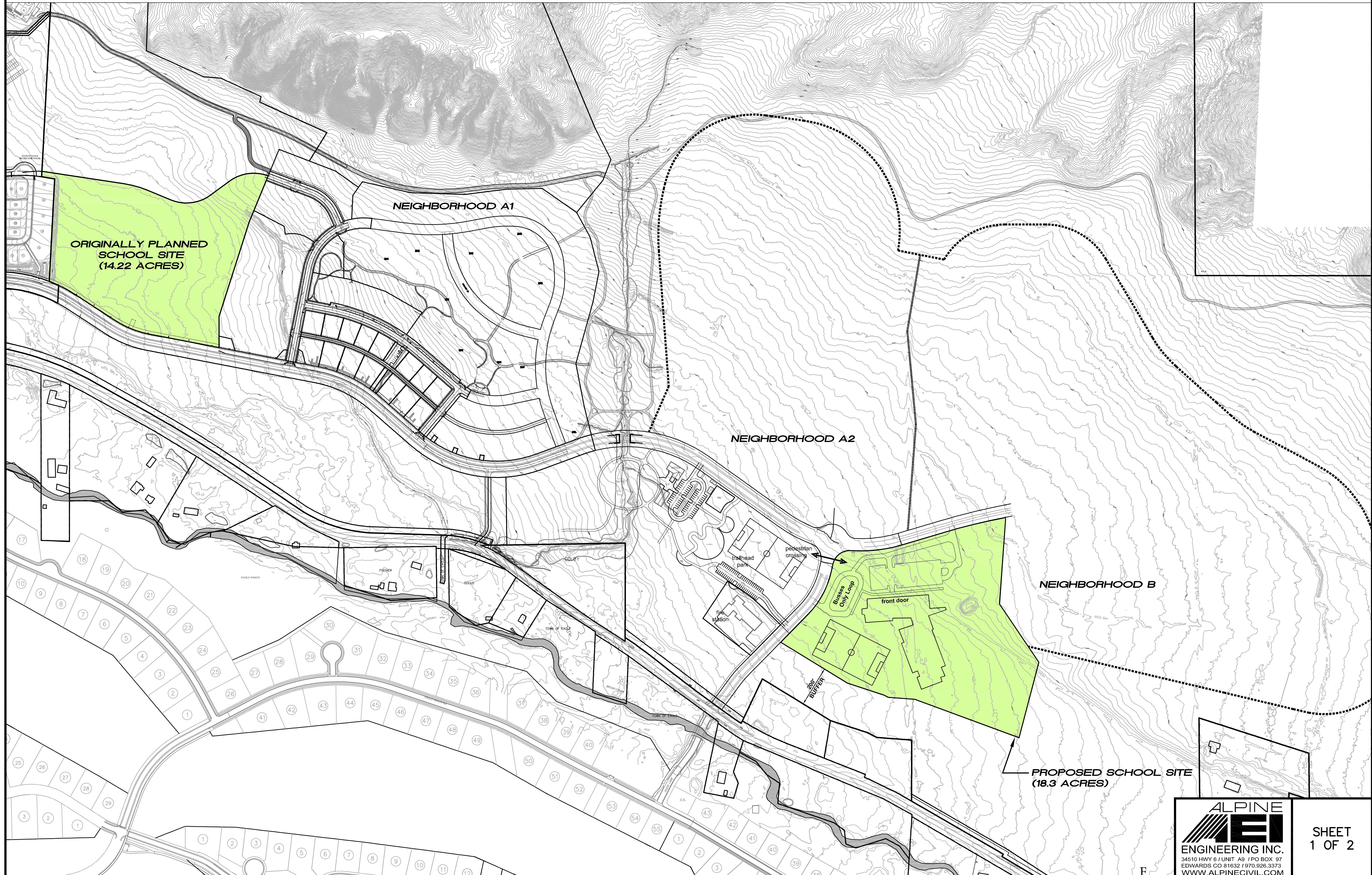


Figure 3 Proposed Swap Parcels

ABRIKA ownership. The existing Haymaker Trail wraps around both sides of the cabin. Subsequent to initial application meetings with Town of Eagle staff the applicant and staff have determined that the ownership of the cabin should stay with ABRIKA. As such a 5.8 acre parcel that contains the cabin and all of the associated improvements has been identified and delineated on the proposed revised PUD Development Plan. In order to maintain an equal amount of open space in the PUD the Neighborhood D development area has been decreased by the same 5.8 acre area. This 1 to 1 exchange of development area in Neighborhood D for the cabin parcel ensures that the overall amount of town owned open space in Haymeadow remains the same as currently approved.

The decrease in area of Neighborhood D has been taken out of the north boundary of the development area.

The cabin has historically functioned on an existing well and septic system. Electric service is provided via an overhead line from Brush Creek Road. Access to the cabin is from a driveway off of Brush Creek Road.

The septic system will be evaluated and upgraded to current On-site Wastewater Treatment System (OWTS) standards. The septic system would be utilized for the in-cabin facilities only. This will consist of two simple bathrooms bathrooms and a residential scale kitchen.

The existing well is capable of serving the domestic needs for the cabin. The proposed landscape improvements are less than one acre in area and will be irrigated from the nearby ditch.

A water storage tank and pump system for fire department use will be designed and installed as a part of the cabin and site upgrades. This system will be typical to the way fire protection is designed and built into homes served by well water. The applicant anticipates that the fire protection system will be designed to meet the standards of NFPA 1142 Water Supplies for Suburban and Rural firefighting. The concept is to utilize buried HPDE cisterns that are set above the cabin in elevation and equipped with a dry hydrant. Based on current NFPA criteria the minimum cistern size will be not less than 3000 gallons.

The existing power line will be undergrounded from a point out in the field to be determined in consultation with Holy Cross Energy. Any upgrades to the power capacity required to serve the facility will be made as necessary. If special events have a power demand requirement greater than the electrical capacity of the site then a portable generator will be utilized.

The interior of the cabin would be remodeled to serve as an event headquarters. The floor plan will stay essentially the same, and will remain as an approximately 1,800 square foot three bedroom two bathroom cabin. The existing decks would be rebuilt and expanded to accommodate larger outdoor dining and group gathering capacities. Other than cosmetic upgrades, there are no proposed changes or additions to the exterior of the cabin or the existing cabin footprint. The building remodel design and permitting will address the condition of the well and septic system, the roof and floor loading, electrical and heating upgrades and will include a security system. All aspects of the cabin will be brought up to current code requirements.

At the time that municipal water and wastewater infrastructure is extended into Neighborhood D the cabin will be connected to that infrastructure and the well and OTWS system will be properly abandoned.

A significant landscape improvement project would include small gathering areas, an event lawn and a large tent lawn area. The tent lawn would accommodate an event tent and catering tent area capable of serving up to 150-170 people. A service area and a specifically designed location for temporary/portable sanitation facilities will be incorporated into the site improvements. All special events of a capacity that utilize any of the outdoor decks or spaces will utilize the portable porta-potty locations. Each event will be evaluated for capacity needs and the appropriate number of porta-potty's will be brought in and out to serve the event. This will include ADA accessible units as required to meet current codes.

The driveway will be improved and will terminate in a cul-de-sac designed to meet ADA access requirements and fire truck turning radius standards.

A small parking area will be created below the cabin, within walking distance, for small events and service vehicles. The applicant anticipates that a shuttle service will be required and provided for larger events and that all parking for larger events will take place off-site. This is consistent with other destination venue practices, such as occurs locally at Piney Lake, Eaton Ranch and other local event venues. Shuttle pick-up will be at the attendees residence or hotel, or within a privately arranged parking lot. No shuttle pick up will be allowed from Town of Eagle or other public parking lots or from on-street public parking.

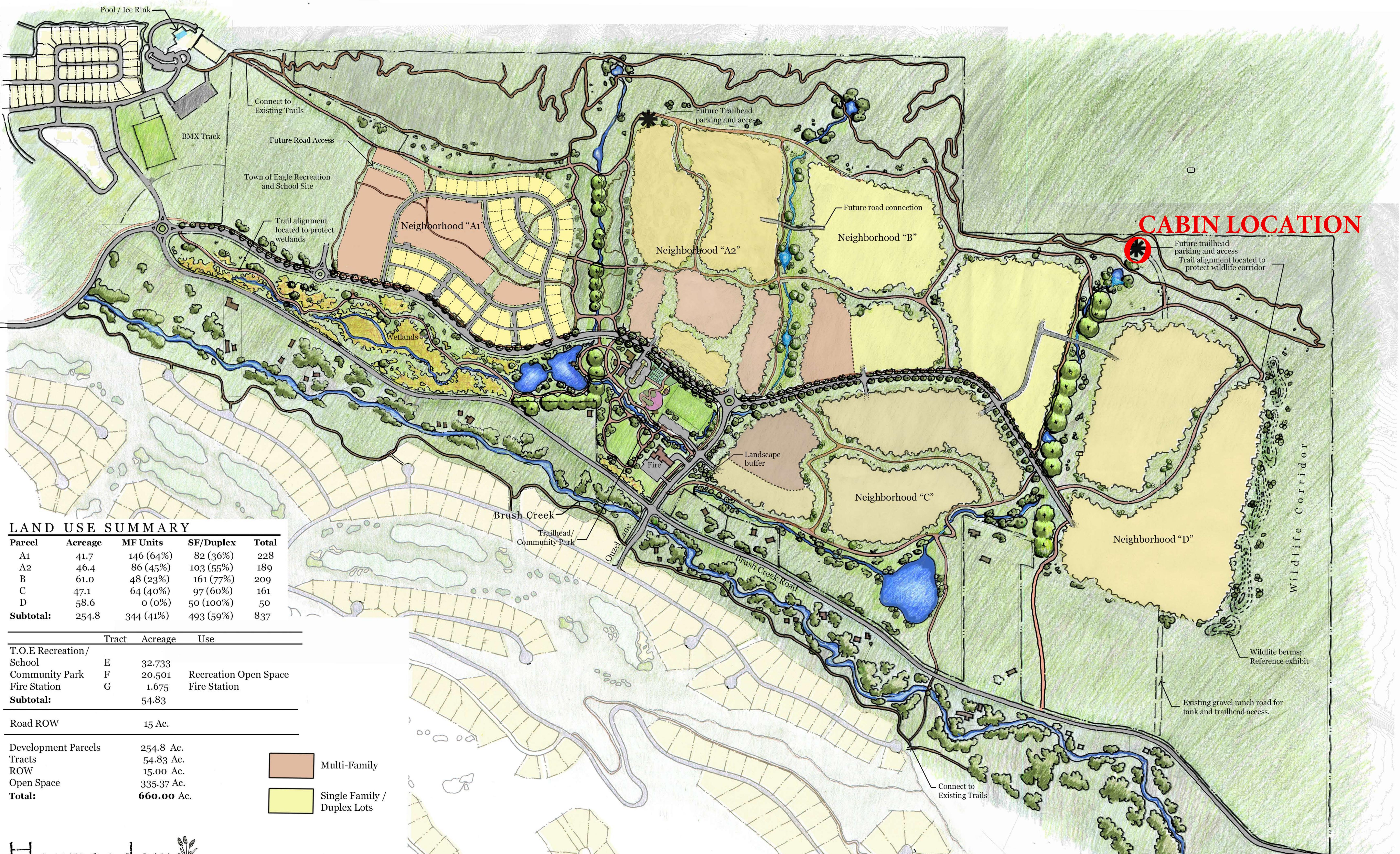
The existing Haymaker Trail loops around the cabin on both the uphill and downhill side of the cabin. This application proposes to relocate the lower portion of the loop to the lower side of the existing irrigation ditch to provide greater separation from the cabin and a better trail user experience. Haymeadow will be responsible for all design and construction costs for the re-route and will provide a new access easement for the trail to the town. Haymeadow will work with the town open space department on both the trail design and on appropriate signage to ensure user safety at the driveway trail crossing. Haymeadow believes that the proposed special events use and the trail use are compatible. There will be no limitations placed on trail use due to this application. The final plat that creates the cabin parcel will include appropriate easements for the Haymaker Trail.

The applicant anticipates that larger outdoor events such as weddings would occur approximately twenty times per year from April 15 through November. Smaller events using the cabin and deck space will also be scheduled through this time frame. The cabin may be used for small meetings, dinners and party events as well as serving as support space for the larger events. For example, the cabin may be used as dressing room/staging area for a bridal party during wedding events. The cabin may be used for selective overnight use by members of a wedding party or other special event users. The PUD Guide limits this usage to no more than two consecutive nights by the same user.

All events will be supported by the use of temporary sanitation facilities and catering services. The cabin kitchen and bathrooms are not intended to serve special events needs.

No events utilizing outdoor space shall be allowed between the dates of December 1 and April 15. Small scale events utilizing only the interior of the cabin would be allowed and scheduled throughout the year.

The venue will be made available to local non-profit groups at a discounted or donated rate for local fundraising events. Businesses local to the Town of Eagle would be highlighted as our preferred vendors on an approved list for catering, florals, décor, photography, transportation, entertainment, etc. and rate discounts will be provided when local vendors are selected. We anticipate the cabin event venue creating a multi-million-dollar economic opportunity for local businesses. (See Figure 4, Cabin Location & Figure 5, Cabin Conceptual Site Plan.



APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT  
PURSUANT TO SECTION 24-68-103, C.R.S., AS AMENDED

Figure 4 Cabin Location



Figure 5 Cabin Parcel & Neighborhood D Boundary Revision

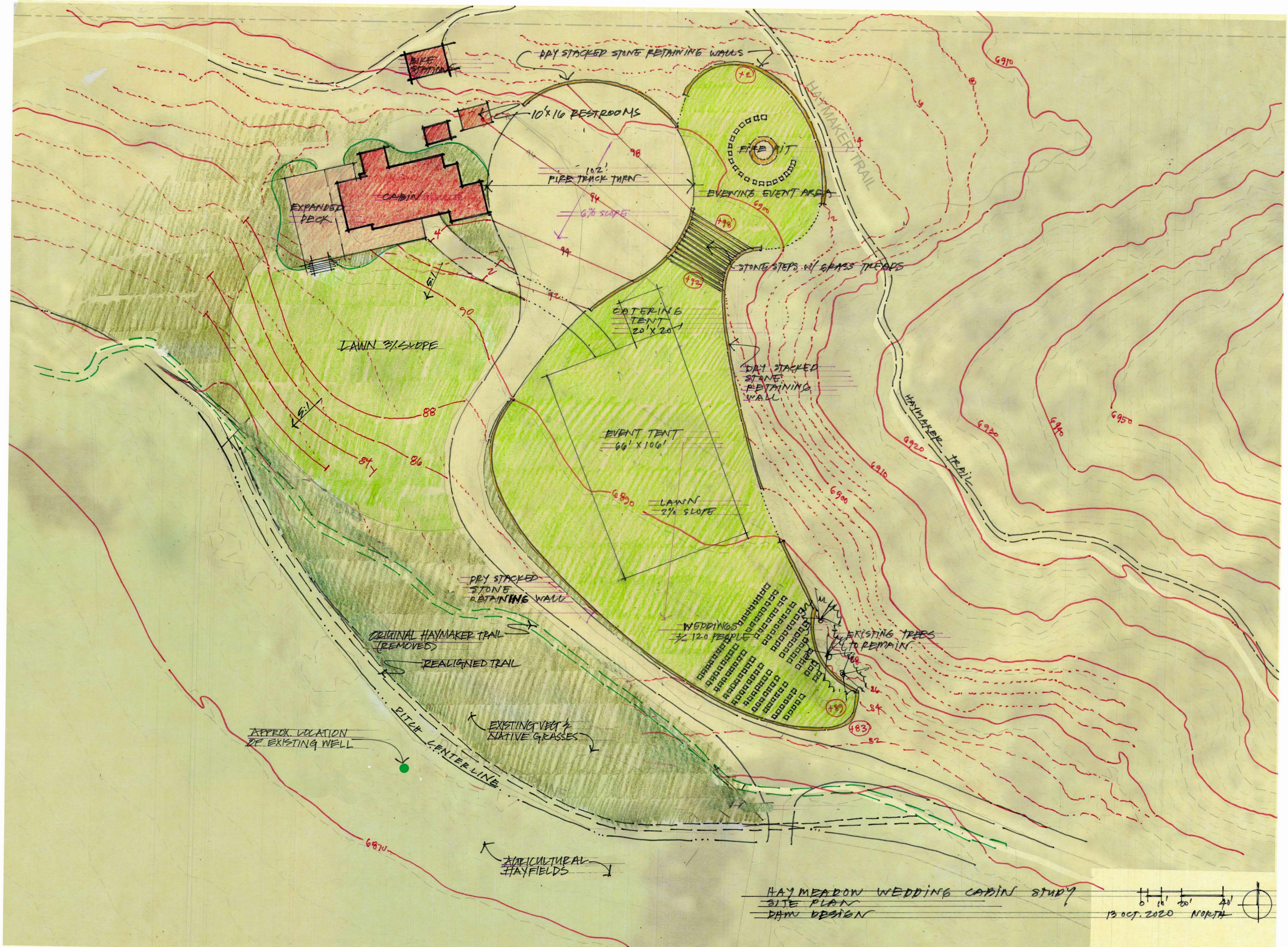


Figure 6 Conceptual Cabin Site Plan

## **2.0 Environmental Analysis**

The approved Haymeadow PUD included a thorough environmental analysis of the property that was reviewed as a part of the Haymeadow Concept and Zoning PUD review processes. Environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways were identified and protected by designating these areas as open space. The school and the multi-family locations were found to be areas suitable for development and are approved for such uses. The relocation of the school parcel into Neighborhood C and the shift of Neighborhood B & C multi-family density onto the Tract E school site should not create any new adverse environmental impacts.

Western Ecosystems, Inc. completed a wildlife analysis of the Haymeadow property for the approved PUD Concept plan and the PUD Zoning Plan applications.

The Western Ecosystems, Inc. assessment is based upon existing CDOW wildlife habitat mapping, Mr. Thompson's extensive field analysis of this site and adjacent private properties, which have been ongoing since 1994, and conversations with CDOW and Town of Eagle representatives.

The report includes an in depth analysis and description of each habitat type found on the site and provides a series of development recommendations designed to mitigate project impact upon wildlife values. The Haymeadow PUD Development Plan is in conformance with these recommendations.

Western Ecological Resource, Inc completed a thorough description of existing vegetation communities, an evaluation of the presence of federal threatened, endangered and candidate plants and provided an estimate of impacts to the various vegetation communities for the approved Haymeadow PUD Concept and Zoning Plans.

Of the 660 acres that comprise the Haymeadow property the development plan as designed impacts only 17.69 acres of native vegetation and will impact 509 acres of introduced non-native vegetation.

The Haymeadow open space corridors have been strategically designed to protect wetlands, riparian areas and large stands of Cottonwood and Willow trees.

The proposed amendment to the PUD does not add any additional impact to native vegetation areas or to wetlands. The proposed uses will occur in areas of introduced or disturbed vegetation.

The improvement and use of the existing cabin should have a minimal impact upon any environmental factors. The cabin is located immediately above Neighborhood D, which has been approved for residential development. The upland vegetation in the vicinity of the cabin has been previously disturbed by the cabin use and is largely composed of non-native weeds. The use of the cabin for large outdoor events will be limited to the months of May through October to limit any potential wildlife impacts and large special events were already contemplated and approved in the original PUD.

### Access and Traffic

The proposed shift in location of the school and of the Neighborhood B and C multi-family density does not create any new density or uses and will not change the overall traffic volumes generated from the Haymeadow site. No change in the layout of the primary roads; Sylvan Lake Road and Ouzel Lane is proposed. The shift in the location of the residential and school uses does change the anticipated trip distribution and the traffic patterns. McDowell Engineering, LLC has completed an analysis of the proposal and presented an updated trip generation and distribution analysis. Most of the changes to trip distribution occur internal to Haymeadow.

The 14.2 acres of land that would be incorporated from Tract E into Neighborhood A1 has several potential points of access. There has always been an assumed direct access point from Sylvan Lake Road and access may also be extended from the Neighborhood A roads of Mt Hope Circle and Snowy Peak. Haymeadow does not anticipate or propose an extension of Field Street through the Soleil neighborhood into Haymeadow.

The cabin will continue to be accessed via the existing driveway from Brush Creek Road. This driveway will be improved and widened to a year-round gravel surface with pull-off lanes. The increase in traffic on Brush Creek Road will be minimal compared to the background traffic levels given the intent to have large events shuttled to the site. The intersection access improvements will likely require and include the addition of a turn lane to Brush Creek Road. The McDowell Engineering Traffic memorandum is attached as Appendix B

### Water and Wastewater

As there is no increase or decrease in the intensity or density of the proposed plan there is no effect upon the water rights dedication requirements or the capacity of the water and wastewater plants and infrastructure.

The proposed residential parcel in Neighborhood A is lower in elevation than the recently installed Filing 1 water system and therefore will have higher static pressure than the majority of Filing 1 units. The highest finish floor elevation would be approximately 6711 feet. Assuming a three story building, the upper floors would be approximately 6738 feet in elevation. This corresponds to an approximate static pressure of 46.5 based on the Town of Eagle Mott MacDonald model summary memo dated march 8, 2019. Given this pressure level and the fact that the model contemplated a 600 student K-8 school at this location, there should be no issue with water pressure or water quantity. The water sewer and non-potable systems have been designed to accommodate this capacity.

The existing well and septic system at the cabin will be upgraded as necessary to serve the proposed uses. Most, if not all events, will be required to provide supplemental portable sanitation facilities based on the projected attendance. The site improvements will provide a specifically designed and designated location for portable sanitation facilities.

### Emergency Services



The applicant has had an early conversation with representatives of the Greater Eagle Fire Protection District. At this time there are no identified negative impacts associated with the shift in location of the school and multi-family uses. The new school site would be located right across the street from the Haymeadow fire station. The proposed multi-family site has multiple points of access and may be designed to meet fire department access requirements.

The cabin will be retrofitted to all applicable building and fire codes and the access and turnaround area will be built to accommodate emergency service vehicles.

#### LERP program

As there is no change in density and no change in the multi-family and single family/duplex unit ratio there is no effect upon the LERP program requirements of the Haymeadow PUD. The approved Haymeadow LERP plan requires that 10% of the 837 units be deed restricted as LERP units and requires them all to be multi-family units. The shift in location of the multi-family units into Neighborhood A1 will allow more multi-family to be constructed in earlier phases of the project, which will result in substantially more LERP units constructed sooner. In order to meet the overall 10% requirement 24% of all the multi-family units will be designated as LERP units.

#### Eagle Area Community Plan/Elevate Eagle

As stated above, the approved Haymeadow plan was designed to a very high level of compliance with the EACP.

The EACP includes a vision statement and the Vision chapter of the plan (page 5) includes eleven planning concepts as integral to the Town's vision statement. These planning concepts are broad based statements that apply well to the overall Haymeadow PUD and were important in informing the design process. The shift in location of the school and the multi-family does not create any adverse effect upon the overall compliance of the Haymeadow PUD with any of the vision elements of the Eagle Area Community Plan.

Another important element of the EACP is the Land Use Chapter (page 15). The Land Use Chapter recognizes six primary factors that influence land use decisions. Again, the approved Haymeadow plan closely hews to these factors and was found to be in compliance with this important section of the EACP. The shift in location of the school and the multi-family does not create any adverse effect upon the overall compliance of the Haymeadow PUD with these six factors of the Land Use Chapter.

A strong tenet of the EACP was to locate higher densities closer to the community core and to feather out the unit per acre density as the distance from the community core increased (page 7, Factors of Livability #1). The proposed PUD amendment creates a higher level of compliance with this aspect of the EACP. The EACP also notes that "a healthy vibrant community should have... a range of housing choices for residents at all income levels, and that the development of workforce and affordable housing in Eagle can help to ensure a more sustainable community" (Chapter 10, page 132). Chapter 10 of the EACP is the Housing section. This section of the EACP discusses housing needs, goals and policies at some length. The proposed PUD Amendment creates a higher level of compliance with this aspect of the EACP, as it allows Haymeadow to accelerate the phasing of multi-family units.

The shift in location of the school and the multi-family does not create any adverse effect upon the overall compliance of the Haymeadow PUD with the Eagle Area Community Plan.

The Town of Eagle adopted the Elevate Eagle Comprehensive Plan on December 5, 2020. This application was filed prior to the final adoption of that plan, however many of the aspects of the Elevate Eagle plan also support the proposed PUD Amendment.

The very first goal articulated in the plan, Goal 1-1 (page 48) states: *"Promote a wide range of attainable housing opportunities for young adults, families, aging residents, workforce and others."*

The sub-policies to Goal 1-1 numbered 1-1.1 and 1-1.3 directly support the proposed PUD Amendment.

The second goal of the Elevate Eagle plan is Goal 1-2, (page 48) which states: *"Expand and diversify the Town's economic opportunities."*

The proposed amendment to the PUD to clarify and detail use of the cabin for special events will create a new highly desirable economic generator within the community.

The Who We Are section (page 78/79) of the Elevate Eagle Plan clearly articulates the importance and benefit of creating a variety of attainable housing options to support new employees and their families, as well as retirees and millennials.

The Where We Live section (pages 83/83) articulates the need for "middle" section housing. The section describes the Eagle demographics that are currently weighted heavily toward single family housing stock with some rental opportunities, but with limited opportunities in the middle sector. Haymeadow is weighted 60%/40% single family/multi-family. Shifting some of this multi-family into Neighborhood A allows for a higher range of multi-family unit types and price points and allows those units to be delivered earlier in the project phasing.

The Economy section (page 84/85) states the importance of housing availability to the economy, relaying the often stated finding that the lack of attainable housing is a primary factor hindering employee retention and business growth.

### **3.0 Conditions for PUD Amendment**

In accordance with the Town of Eagle Town Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification:

1. Is consistent with the efficient development and preservation of the entire planned unit development.

The proposed amendment is consistent with, and in fact, improves upon, the efficient development and preservation of the entire planned unit development. Given changes in demographics and student enrollment studied by ECSD. The district is not likely to build a school within Haymeadow

for a 5 to 10 year period. However, the originally approved school site is within the first phase of Haymeadow infrastructure; which has all access, water, wastewater and shallow utility infrastructure in place and is development ready. The relocation of the school site to Neighborhood C and the shift of Neighborhood B & C units to the approved school site allows for an efficient development of the PUD and for an efficient use of the existing first phase infrastructure network.

The originally proposed proximity of the school and town park has the potential for some synergy of shared use, primarily for event overflow parking and the proximity of the park facilities to the school. The applicant believes that the proposed shift in location of the school and residential uses provides equal if not improved synergies.

The proposed school site is less than 3,000 feet from the current site and has multiple paved and soft surface path connections. The overflow parking concept of using the school parking will still function for weekend and bike race special events and will disperse and remove parking from the heart of the park/trailhead complex. Additional Haymaker Trail access points and trailhead parking locations are designed into the future neighborhoods of Haymeadow. As these access points come online the proposed school would be better located as a secondary overflow parking area. The school and the adjacent 14-acre Trailhead Park will provide great trail access into the Eagle Ranch trail system as well. The applicant believes that any discussion over adjacent use synergy needs to be looked at in the full buildout perspective of the Haymeadow improvements.

The addition of residential units closer to the core of downtown Eagle and Eagle Ranch will add to the energy and vibrancy of those important areas. The proximity of residential units to the pool, ice rink and trailhead complex will be a terrific amenity for those citizens and will help to energize the park. The ability to add more multi-family residential units sooner, units that are targeted to a difficult to serve housing demographic, and accelerate the pace of LERP units seems to be a greater community benefit than the provision of occasional overflow parking.

The new school site is more centrally located within Haymeadow and has a better distance separation from the existing Brush Creek Elementary School. The location at the intersection of Ouzel Lane and Sylvan Lake Road allows for very good access from Haymeadow and from Eagle Ranch. The roundabout design will allow school traffic, including buses, to access the school site without requiring a left-hand turn movement. The left-hand turn movement into schools has proven to create short term traffic issues at key drop off and pick up times. The new school site is immediately adjacent to the 14-acre Trailhead park, the primary destination public park amenity for Haymeadow. This park will include fields, multi-age group play areas, community buildings which could be programmed for before and after school activities. The school is connected to every neighborhood via a system of multiple paved, soft surface and single track trails, which in turn will be connected to the neighborhood sidewalks.

The utilization of the cabin as an events center and community gathering spot is entirely consistent with the efficient development and preservation of the entire PUD. The cabin has the potential to become a tremendous Haymeadow and greater community amenity, serving as a local gathering/meeting/event venue and creating a substantial economic benefit through the use of local vendors.

2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest.

The applicant does not believe that the proposed amendment has a substantial adverse effect upon any lands abutting or within the PUD. The application does not propose any new uses for the approved PUD, it merely shifts the location of existing approved uses. School, residential and park uses are compatible with one another as is evidenced by the location of schools throughout the greater community. The applicant will commit to a 300 foot vertical building setback from the shared Soleil property line. This buffer will allow for a significant landscape and bermed buffer between the two residential uses. The approved Haymeadow PUD already includes a 200 foot open space buffer between the Neighborhood C lands and the two homes located along Brush Creek Road. This open space buffer provides a substantial setback from the Haymeadow Neighborhood C development area and the proposed school site.

The cabin is located towards the northeastern corner of the Haymeadow property and is separated from the nearest residences along Brush Creek Road by 3,500 feet; slightly more than a half mile in distance. The Haymeadow property in the area between Brush Creek Road and the cabin consists of two distinct topographic areas. There is a very distinct vertical grade change that runs in an east-west direction parallel to Brush Creek Road, likely an ancient riverbank. The entire lower bench, which is visible from Brush Creek Road, is designated as open space and will remain in agricultural production. The upper bench is the site of the 50-acre Neighborhood D and the cabin area is largely screened from Brush Creek Road by the grade change.

The Haymeadow PUD Guide, the control document for the entire project, has been revised to include noise limits and restrictions on hours of operation.

3. Is not granted solely to confer a special benefit upon any person

The amendment as proposed will foster the efficient development of the PUD and provide an opportunity to develop much needed multi-family housing in an earlier phase of the development, while still providing a school site that will meet the needs of the school district and the overall community. This does not confer a special benefit upon any person.

The cabin events venue will create a community amenity and economic benefit to the greater community.

4. Does not contain proposed uses that detract from other uses approved in the PUD

The school and multi-family shift in location does not create any new uses. The approved PUD also includes the use of special events on both open space and development areas.

5. Does not contain an open space plan that differs substantially in quantity or quality from that originally approved

The proposed amendment does not differ in the approved open space quantity or quality of the approved plan. In fact, the addition of the proposed Soleil setback effectively increases the amount of open space in the PUD.

The amendment to the PUD to utilize the cabin as a special events facility includes creating a 5.8 acre parcel around the cabin that will be retained by ABRIKA. In order to retain the same quality and quantity of open space as the current approved PUD plan Neighborhood D has been revised to remove 5.8-acres from the proposed development area and designate that 5.8-acres as open space.

The proposed area of Neighborhood D to become open space is 5.8-acres along the northern portion of the neighborhood, closest to the upland open space area and along the upper irrigation ditch.

This results in the exact same quantity of open space as the approved plan.

The area around the cabin is in an upland area that has been identified as a weed infested zone that requires mitigation and improvement. The cabin use will include a full weed mitigation plan within the 5.8 acre parcel. Approximately one acre of the parcel will be improved with irrigated landscape area and the rest will be revegetated with native grasses.

The 5.8 acre portion of Neighborhood D that will become open space is irrigated hayfield. This area will create a larger buffer area between the development lands of Neighborhood D and the upland open space and proposed wildlife corridor. This area could also be used as a secondary trailhead for access to the Haymaker Trail and adjacent public lands.

The applicant believes this creates an equal or better level of open space quality for the overall PUD.

6. Contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD

There are no significant changes to the existing or approved street and utility plans.

#### **4.0 Development Impact Report**

The Town of Eagle Land Use Regulations Section 4.07.100 is titled Development Impact Report. The intent of this section of the land use regulations is to ensure that development proposals address and evaluate potential impacts. The section of the Haymeadow PUD Amendment and Preliminary Plan application responds to the purpose, intent and details of this portion of the town land use regulations. Sections taken directly from the Town of Eagle Land Use Regulations are expressed in a bold text format. The applicant responses are expressed in a standard text format.

Purpose - It is the purpose of this Section to:

1. **Ensure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;**

Applicant response: The approved PUD Development Plan included a thorough environmental analysis of the property and that analysis was reviewed as a part of the Haymeadow PUD Zoning and Development Plan review processes. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town.

Environmentally sensitive portions of the property such as wetlands and drainageways were identified and protected by designating these areas as open space. The school and the multi-family locations were found to be areas suitable for development.

The relocation of the school parcel into Neighborhood C and the shift of Neighborhood B & C multi-family density onto the Tract E school site does not create any adverse environmental impacts, have any adverse impact upon the provision of the above listed services or other impact to the community that was not identified and mitigated as a part of the 2014 PUD approval.

The proposed use of the existing cabin as a special events and community venue also should not create any adverse environmental impacts. The area of the cabin includes the Haymaker Trail and the activities associated with the trail. The area just below the cabin is the 50-acre neighborhood D that is approved for 50 homesites. The improvement of the cabin would encourage the developer to cluster development of Neighborhood D closer to Neighborhoods B & C.

- 1. Ensure that long term protection of the environment and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions; and**

Applicant response: The 2014 Haymeadow PUD application included a robust environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provided information on these topics as well as schools that allowed town officials and citizens opportunity to consider these factors as they evaluated the proposal. The end result of that review process was the 2014 PUD Development Plan and Preliminary plan approval. The geologic, vegetation, wildlife, drainage, utility and water rights analyses are unaffected by this shift in location of land uses and by the proposed use of the existing cabin. This application includes an update to the trip distribution study so that aspect of the proposed amendment may be adequately reviewed as a part of this application.

- 1. Ensure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools; and**

Applicant response: This application proposes a shift in location of some multi-family density and

of the proposed school site. The application materials are sufficient to allow the reviewers the ability to evaluate any adverse impact to the distribution of population. The proposed new school site provides more than adequate land area for a K-8 school, far exceeds the Town of Eagle Land Use Regulations dedication requirement area and is well located for convenient and safe access. The proposed cabin use does not affect the distribution of population, increase any expenditure of public funds or affect the provision of public services in an adverse manner.

- 1. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and**

Applicant response: No applicant response is necessary to this section of the Intent. This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process is in compliance with those procedures.

- 1. Provide for the reasonable and adequate mitigation of on-site and off- site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.**

Applicant response: This application has evaluated on-site and off-site impacts. The applicant does not believe there are any on or off-site impacts that require mitigation above and beyond the current PUD approval.

#### **Preliminary Impact Report**

**Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:**

**By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature**

Applicant response: The current approved PUD Development Plan has identified the Tract E school site and the neighborhood B and C multi-family sites as appropriate for development. The proposed application essentially swaps the location of the school site and the Neighborhood C multi-family area locations. The level of disturbance to these respective sites will remain the same. This application will not alter any of these landforms above and beyond the current approval. The cabin is existing and the landscape improvements associated with the proposed use would rehabilitate a disturbed environment.

**By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;**

Applicant response: The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands, which are not classified by the CDOW as wildlife habitat. However, the northern

undisturbed natural lands are classified as habitat. The proximity of homes on Haymeadow could possibly affect this northern wildlife habitat. A complete wildlife analysis was included in the 2014 application and includes a comprehensive analysis of wildlife habitats and potential Haymeadow impacts and improvements, and includes a recommendation for a wildlife movement corridor across the eastern portion of the site. This recommendation, among others, has been incorporated into the Haymeadow design. The comprehensive report allowed for a thorough review and understanding of wildlife associated issues. The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts. The proposed application essentially swaps the location of the school site and the Neighborhood C multi-family area locations. The level of disturbance to these respective sites will remain the same and will not create any additional affect to wildlife habitat, feeding or nesting areas. If anything, the inclusion of the Soleil buffer will provide an additional wildlife corridor not contemplated in the approved Haymeadow PUD. The large scale event use of the cabin will be limited to the months of May through October and is consistent with an already approved use in the PUD. Furthermore, the substantial investment in improving the cabin would encourage the developer to cluster the Neighborhood D density further from the cabin and closer to Neighborhood B, which would provide a long-term benefit to wildlife. The cabin is adjacent and proximate to the Neighborhood D area.

**By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;**

Applicant response: The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. Neither Tract E or Neighborhood C include native vegetation. The Haymeadow plan will not result in the substantial alteration of native vegetative cover. The level of disturbance to these respective sites will remain the same regardless of whether the use is multi-family or school. This application will not alter any of this vegetative cover above and beyond the current approval. The area around the cabin has been disturbed by the residential use, the proposed landscape plan will eliminate non-native weeds.

**By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;**

Applicant response: The proposed PUD Amendment will not affect these factors above and beyond the current approval. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

**By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;**

Applicant response: This application will not affect these factors.

**By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;**

Applicant response: This application will not change the approved PUD in any manner that will affect these factors.

**By involving any process which results in odor that may be objectionable or damaging;**

Applicant response: This application will not create any odor issues.

**By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;**

Applicant response: This application will not change the approved PUD in any manner that will affect these factors.

**By discharging significant volumes of solid or liquid wastes;**

Applicant response: This application will not change the approved PUD in any manner that will affect these factors..

**By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment**

Applicant response: This application will not change the approved PUD in any manner that will affect these factors.

**By involving any process which generates noise that may be offensive or damaging;**

Applicant response: This application will not change the approved PUD in any manner that will affect these factors.

**By either displacing significant numbers of people or resulting in a significant increase in population;**

Applicant response: This application will not displace any people or result in any increase in population that is not already approved through the current PUD.

**By pre-empting a site which is desirable for recreational uses or planned open space;**

Applicant response: This application will not pre-empt a site desirable for recreational uses or as planned open space. The haymaker Trail is immediately proximate to the cabin and a portion of the trail will be slightly re-routed to provide a better trail and cabin experience.

**By altering local traffic patterns or causing an increase in traffic volume or transit service need;**

Applicant response: This application may slightly alter local traffic patterns. A trip distribution analysis has been included with this application for review.

**By substantially affecting the revenues or expenditures of the Town government**

Applicant response: This application will substantially increase near-term revenues of the Town by accelerating the timing of the Haymeadow buildout which will result in impact fees paid sooner, as well as accelerating the addition of resident taxpayers to the Town.

**By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.**

Applicant response: This application will not increase demand on school facilities, educational opportunities or ECSD revenues. The plan includes the relocation dedication of approximately eighteen acres of land to be dedicated to the school district for the location of a new K-8th grade school facility.

**By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.**

Applicant response: The application is a part of a larger project that has been reviewed and approved by the Town of Eagle. The Haymeadow PUD is a complete master planned community and has addressed all of the elements associated with the anticipated build-out of the property.

**APPENDIX A**      **DRAFT REVISED PUD GUIDE**

# **FIRST AMENDED** **PUD GUIDE FOR** **THE HAYMEADOW PLANNED UNIT** **DEVELOPMENT**

**Amended and Approved**  
(new date)

(February 18 revision draft)

Formatted: Centered

Deleted: ~~¶~~  
March 25, 2014\*

Formatted: Highlight

Formatted: Centered

This document supersedes and replaces the Haymeadow PUD Guide dated March 25, 2014.

**APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT  
PURSUANT TO SECTION 24-68-103, C.R.S., AS AMENDED**

## **1. PURPOSE:**

The purpose of the Haymeadow PUD Guide is to serve as the governing land use regulations which will control the development of the Haymeadow PUD. The PUD Guide will serve as the "Zone District Regulations" for the PUD and is in conformance with Section 4.11.030 of the Town of Eagle Land Use and Development Code.

The Haymeadow PUD authorizes a total of 837 dwelling units, a public school facility, a fire station, active and passive parks and recreation areas, community facilities, trails and open space on 660 acres of land within the Town of Eagle, Eagle County, Colorado as described in the approved Haymeadow PUD Development Plan. Development within the PUD is administered by the Town of Eagle through the provisions of the PUD Development Plan and this PUD Guide. Building construction within the PUD is governed by the applicable Town of Eagle ordinances, rules, regulations and codes. Approval of this plan constitutes a vested property right pursuant to section 24-68-103, C.R.S., as amended.

The approved Haymeadow PUD Development Plan Drawing dated March 25, 2014 is attached to this PUD Guide as Exhibit A.

## **2. DEFINITIONS:**

Unless otherwise defined below, all terms used in this document shall be as defined by the Town of Eagle Land Use Regulations.

### **A. Haymeadow PUD**

The Haymeadow PUD is a zone district authorized by the Town of Eagle Ordinance No. \_\_\_\_\_, Series of 2014, and containing the property commonly known as Haymeadow.

### **B. Bed and Breakfast**

An owner occupied dwelling unit that contains no more than four guest rooms where lodging, with or without meals, is provided for compensation.

### **C. Neighborhood Parcels**

Areas as indicated on the approved Haymeadow PUD Development Plan for residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These parcels are listed as Neighborhood A1, Neighborhood A2, Neighborhood B, Neighborhood C and Neighborhood D.

### **D. Planning Tracts**

Areas as indicated on the approved Haymeadow PUD Development Plan and Preliminary Subdivision Plan for non-residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These Tracts are listed as Tract E:

Recreation/School, Tract F: Park, Tract G: Fire Station, [Tract I: Cabin](#), [Tract J: School](#) and Tract H: Future Development. The future resubdivision of Tract K will create additional tracts regulated by the PUD Guide. The Preliminary Plan is attached as Exhibit B.

**E. Special Use**

Special Use shall be as defined in Section 4.05 of the Town of Eagle Land Use and Development Code.

**3. PUD ZONE DISTRICTS:**

**A. Residential One – Neighborhood Parcels A1, A2, B and C:**

1. Purpose:

To provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods in order to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

2. Uses by Right:

- a. One single family home on each specifically designated lot.
- b. One duplex building (two units) on each specifically designated lot.
- c. Multiple family residential, including condominiums, townhomes, flats or apartments, and single family or duplex cluster units on specifically designated lots.
- d. Accessory apartment to single family dwelling as defined by the Town of Eagle (TOE) Municipal Code, not to exceed 700 square feet.
- e. Utility service structures and buildings.
- f. Home occupations as defined by the TOE Municipal Code.
- g. Parks, open space and community gardens.
- h. Model homes.
- i. Pedestrian and bicycle trails.
- j. Ponds, reservoirs and irrigation ditches.
- k. Temporary construction staging areas.
- l. Additional uses determined by the Town Planner to be similar to uses by right listed above.
- m. Accessory uses customarily appurtenant to uses by right listed above including special events.
- n. A Homeowner Association or Metro District operated or contracted enclosed storage building.
- o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood.

- p. Mail box drop boxes or similar mail delivery facilities.
- q. Temporary sales office.

- 3. Special Uses:
  - a. Day care of more than 8 children and elderly care.
  - b. Special Events

- 4. Minimum Building Setback Requirements:
  - a. Single family with front loaded garage:
    - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5 foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
    - 2. Side: 12.5 feet.
    - 3. Rear: 12.5 feet for one-story elements and 20 feet for two-story elements.
  - b. Duplex with front loaded garage:
    - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5 foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing a front property line shall be 25 feet.
    - 2. Side: 12.5 feet. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
    - 3. Rear: 12.5 feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.
  - c. Single family and duplex uses with alley loaded garage:
    - 1. Front: 12.5 feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5 foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
    - 2. Side: 12.5 feet
    - 3. Rear: 12.5 feet, however, the minimum distance from the property line to a garage door shall be 22 feet, or 24 feet to the alley travel way, whichever is more restrictive.
  - d. Multiple Family:
    - 1. Front: 15 feet. The minimum distance from the front property line to a garage door shall be 25 feet.
    - 2. Side: 15 feet
    - 3. Rear: 20 feet
  - e. Supplementary setback requirements:
    - 1. Roof eaves, bay window elements and similar features may encroach up to

Deleted: 

Formatted: Indent: First line: 0"

Formatted: Indent: Left: 1", Hanging: 0.5", Space After: 0 pt, Line spacing: single, No widow/orphan control, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

30 inches into any required setback.

2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.

3. There shall also be a 50 foot building setback from Sylvan Lake Road in Neighborhood A1 and A2.

5. Maximum Building Height:  
35 feet.

6. Maximum Lot Coverage:  
a. Residential Multi-Family  
1. Building 60%  
2. All impervious materials - 70%  
b. Residential Single Family  
1. Building 40%  
2. All impervious materials - 60%

7. Maximum Density:  
The maximum density shall not exceed 15 dwelling units per gross acre for development within any Multi-Family Tract as shown on the initial Final Plat for each Neighborhood.

8. Neighborhood A1 Core Trail:  
The Multi-Family buildings in west/central area of Neighborhood A-1 shall be configured in such a manner to accommodate an alignment of the future 10 foot wide asphalt trail identified on the Neighborhood A-1, Phase 1 Trails Plan as described below.

This trail will serve as a main route for children to access the park site at a location close to the north side of the school's vehicular access system. This trail shall be configured to encourage use by children and designed in such a manner that provides direct views of the park site where possible and places a strong emphasis on safety at roadway crossings. This portion of the trail system will be approved by the Town as part of the Development Permit review process for the adjacent multi-family buildings and the trail shall be constructed concurrent with the multi-family units.

9. Supplemental requirements:  
The minimum depth for first floor front porches shall be 7 feet.

**B. Residential Two – Neighborhood D:**

1. Purpose:  
To provide sites for lower density single family homesites.

2. Uses by Right:  
a. Single family dwelling units not to exceed 7,000 square foot maximum size.  
b. Accessory apartment to single family dwelling as defined by the Town of Eagle Municipal Code, not to exceed 700 square feet.

Deleted: ¶

Page Break

Deleted: school

Deleted: school

Deleted: school

Deleted: In the event construction is initiated on the school prior to completion of the trail, the developer shall cause completion of this trail prior to the opening of the school....

Deleted: ¶

- c. Model homes.
- d. Parks, open space and community gardens.
- e. Home occupations.
- f. Utility service structures and buildings/ maintenance facilities.
- g. Pedestrian and bicycle trails.
- h. Ponds, reservoirs and irrigation ditches.
- i. Temporary construction staging areas.
- j. Additional uses determined to be similar to uses by right listed above.
- k. Accessory uses customarily appurtenant to uses by right listed above.
- l. Accessory buildings may include detached garages, sheds and similar structures.
- m. Temporary tree farm
- n. Typical agricultural uses may continue within the neighborhood until residential site development is initiated.
- o. Mail box drop boxes or similar mail delivery facilities.
- p. Temporary sales office.

3. Special Uses:

- a. Day care of more than 8 children and elderly care.
- b. Bed and breakfast.
- c. Gravel borrow pit for on-site use.
- d. Special Events

4. Minimum Building Setback Requirements:

- a. Front: 25 feet
- b. Side: 15 feet
- c. Rear: 20 feet.

5. Supplementary setback requirements:

- a. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
- b. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
- c. All garage doors shall be a minimum of 25 feet from the facing property line.

6. Maximum Building Height:

35 feet.

7. Maximum Lot Coverage:

- a. Building - 30%
- b. All impervious materials - 50%

8. Building Envelopes:

The Subdivision Final Plat or Plats for Neighborhood D shall contain appropriate notations requiring building envelopes to be designated on certain lots prior to any site grading or other disturbance of the designated lot. Specifically, any lot over 1/2 acre shall be limited to a building envelope of 15,000 square feet. Application(s) for Subdivision

Final Plat shall include a supplemental exhibit specifying lots requiring building envelopes. Upon approval of such supplemental exhibit by the Town Planner, any modification of such supplemental exhibit shall require approval from the Town. The owner of such lot shall propose a building envelope as part of the application for design review and building permit. The proposed building envelope shall comply with all criteria affecting building envelopes contained in the Design Guidelines as approved by the Town, and shall be so indicated graphically on a landscape/ site plan. This landscape/site plan shall also include calculations to indicate the building envelope does not exceed 15,000 sq. ft. The Town reserves the right not to issue a building or site improvement permit until a building envelope, if required, that complies with all approved Design Guideline criteria has been approved by the Design Review Committee.

As used in this document, the term "building envelope" shall be deemed to include the residence, any allowable accessory buildings, driveways, walkways, patios, and landscaped areas.

All portions of a lot outside of the designated 15,000 square foot building envelope shall maintain the existing pasture grasses or be landscaped in a dryland, native or xeric style that requires minimal irrigation. Any landscaping of this area shall require approval by the DRB.

9. Wildlife Corridor and Berm:

At the time of the first subdivision plat for Neighborhood D a 500 foot wide wildlife corridor shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A. If at this time a corresponding 500 foot wide wildlife corridor has not been provided or committed on the adjacent Adam Rib Ranch property, then a 1000 foot wide corridor is required on the Haymeadow Planned Unit Development. At the time of this final plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection. This corridor shall be maintained in agricultural production.

The construction of a landscape screening berm shall be included in the public improvements for Neighborhood D. The purpose of this landscape screening berm is to provide visual buffer between the animals using the wildlife corridor and the activity associated with Neighborhood D. The final plat or deed restriction will include language that ensures this landscape screen/ berm is a permanent landscape feature. A conceptual graphic that illustrates the intent of the landscape berm is attached as Exhibit C.

**C. Recreation Open Space – Tract E, Town of Eagle Recreation Site:**

1. Purpose:  
To provide a land area for a recreation site to be dedicated to the Town of Eagle.
2. Uses by Right:
  - a. Indoor and outdoor recreation and entertainment facilities.
  - b. Parks and picnic facilities.
  - c. Community Center.
  - d. Cultural and educational buildings and activities.
  - e. Concessions, food and beverage service.
  - f. Special events including sports events and tournaments, entertainment and cultural events.
  - g. Public Administration building.
  - h. Administration/Maintenance facilities.
  - i. Equestrian, pedestrian and bicycle trails.
  - j. Dog park.
  - k. Community gardens.
  - l. Playgrounds, play equipment and water features.
  - m. Temporary structures, tents and trailers associated with special events.
  - n. Landscape improvements.
  - o. Lakes, ponds, reservoirs and irrigation ditches

~~p. Special events utilizing either indoor or outdoor facilities of the park, including sporting, cultural or entertainment events.~~

~~q. Temporary construction/administration office.~~

~~r. Agricultural uses.~~

~~s. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.~~

~~t. Additional uses determined to be similar to uses by right listed above.~~
3. Minimum Building Setback Requirement:  
There shall be a 25 foot building setback from all lot lines that front public roads, except from Sylvan lake Road where a 50 foot setback shall be required. From other lot lines there shall be no minimum except must be sufficient to accommodate utilities, drainage, access, fire and building code regulations.
4. Maximum Building Height:  
35 Feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.
5. Density Allowance:  
N/A
6. Maximum Site Coverage:  
N/A

**Deleted: /School**

**Deleted: and School**

**Deleted: and a school site**

**Deleted: p. Public and/or Private School and related ancillary facilities, which may include, but not be limited to, classrooms, common areas, gymnasiums, cafeterias, theatres, offices, meeting rooms, parking, and outdoor recreation and athletic facilities. A bus barn or overnight vehicle storage area would not be considered a use-by-right.**

**Deleted: q**

**Deleted: school**

**Deleted: r**

**Deleted: s**

**Deleted: t**

**Deleted: u**

**D. Natural Open Space Tracts - OS-A, OS-B & OS-C, as labeled on the Preliminary Subdivision Plan, as well as future open space Tracts which will be created through resubdivision of Tract H of the PUD Preliminary Subdivision Plan. The approved PUD Development Plan depicts the general location and size of the future Open Space and Neighborhood areas within Tract H. The PUD Preliminary Subdivision Plan is attached as Exhibit B.**

1. Purpose:  
To provide sites for natural open space, active recreation, agricultural uses, trails and park facilities, water storage and drainage improvements and landscape improvements.
2. Uses by Right:
  - a. Equestrian, pedestrian and bicycle trails.
  - b. Landscape Improvements.
  - c. Lakes, ponds, reservoirs and irrigation ditches.
  - d. Shade shelters and picnic facilities.
  - e. Public or private roads, trailhead parking, restrooms, and utilities including bridges and utility improvements, tanks, lines, mains, pumphouses, facilities, services and buildings.
  - f. Agricultural uses and associated facilities.
  - g. Community gardens and associated facilities.
  - h. Dog parks.
  - i. Special events associated with agricultural facilities, community garden facilities, trails and trailheads, such as athletic, entertainment or cultural events.
3. Building Setback requirement  
25 feet
4. Maximum Building Height  
35 feet
5. Gross Density Allowance:  
N/A
6. Maximum Site Coverage:  
N/A
7. Supplemental Requirements:  
The design and placement of recreation trails adjacent to the eastern wildlife corridor and open space shall minimize the impact of recreation users upon wildlife.

**Deleted:** j. Weddings and community events hosted at the existing cabin and the surrounding area, which shall include the right to improve said structure and seasonally install an outdoor tent from May through October.

**E. Fire Station - Tract G:**

1. Purpose:  
To provide a site for a fire station and related improvements.
2. Uses by Right:
  - a. Fire station and related ancillary facilities, which may include, but not be limited to, offices, meeting rooms, training areas, crew quarters and temporary residences for fire fighters.
  - b. Additional uses determined to be similar to uses by right listed above.
  - c. Accessory uses customarily appurtenant to uses by right listed above.
3. Building Setback Requirement:  
There shall be a 25' building setback from all lot lines.
4. Maximum Building Height:  
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.
5. Haymeadow DRB approval and Town of Eagle Development Permit approval will be required prior to construction of buildings or alteration of the site.

**F. Trailhead Park – Tract F**

1. Purpose:  
To provide a site for active park and recreation facilities, formal and informal play fields, open space, ponds and water features, stream corridors and recreation trails, community buildings and facilities.
2. Uses by Right:
  - a. Indoor and outdoor recreation and entertainment facilities.
  - b. Parks and picnic facilities.
  - c. Community Center.
  - d. Cultural and educational buildings and activities.
  - e. Concessions, food and beverage service.
  - f. Special events including sports events and tournaments, entertainment and cultural events.
  - g. Administration/Maintenance facilities.
  - h. Homeowner Association or Metro District operated or contracted enclosed storage or administration building.
  - i. Equestrian, pedestrian and bicycle trails.
  - j. Dog park.
  - k. Community gardens.
  - l. Playgrounds, play equipment and water features.
  - m. Temporary structures, tents and trailers associated with special events.

- n. Landscape improvements.
- o. Lakes, ponds, reservoirs, raw water irrigation structures and facilities and irrigation ditches.
- p. Temporary construction/administration/sales office. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.
- q. Agricultural uses.
- r. Additional uses determined by the Town Planner to be similar to uses by right listed above.

3. Building Setback Requirement:  
There shall be a 25' building setback from all lot lines.

4. Maximum Building Height:  
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.

#### **G. Cabin – Tract I**

**Formatted: Font: Bold**

1. Purpose:  
To provide a venue for special events including but not limited to weddings, community and corporate events including overnight stays by guests for no more than two consecutive nights.
2. Uses by Right:
  - a. Cabin with kitchen, bathrooms and dressing/bedroom rooms.
  - b. Indoor and outdoor special events limited to a maximum of 170 attendees.
  - c. Landscape Improvements
  - d. Seasonal tents for special events
  - e. Parking for no more than 20 vehicles
  - f. Portable self contained restrooms.
  - g. Equestrian, bicycle and pedestrian trails.

3. Building setback requirement: 25 feet from all lot lines

**Formatted: Font: Times**

**Formatted: List Paragraph, Indent: Left: 0.75"**

4. Maximum Building Height 24 feet

5. Gross Density Allowance: One Dwelling Unit not to exceed 2,500 square feet

6. Maximum site coverage: N/A

7. Supplementary Regulations:

- a. Special Events utilizing outdoor space shall not be allowed on a seasonal basis between the dates of December 1 to May 15.
- b. No amplified music shall be allowed between the hours of 11:00 pm and 9:00 am.
- c. Water and wastewater connection to the cabin shall be completed at the time those utilities are extended into Neighborhood D.
- d. Special Event parking for events larger than 20 attendees shall be accommodated on ABRINKA owned Haymeadow property or guests shall be shuttled in from private offsite locations. No off-site parking in public parking lots or on Town of Eagle property or road right of ways shall be permitted.

## H. School – Tract J

**Formatted: Font: Bold**

8. Purpose:

To provide a land for a school site to be dedicated to the Eagle County School District.

9. Uses by Right:

h. Public and /or private school and related ancillary facilities, which may include but not limited to, classrooms, common areas, gymnasiums, cafeterias, theaters, offices, meeting rooms, parking and outdoor recreation, athletic and teaching facilities. A bus barn or dedicated overnight vehicle storage would not be considered a use-by-right.

i. Indoor and outdoor special events.

10. Building setback requirement: 25 feet from all lot lines

Maximum Building Height 35 feet.. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.

11. Gross Density Allowance: N/A

12. Maximum site coverage: N/A

## 4. DENSITY CONTROL

Allowable maximum densities for each Neighborhood Parcel are set forth within the following density chart; provided however, that any Neighborhood Parcel may contain up to 1.25 times the total number of allowable dwelling units as described below. Any such increase in density of a Neighborhood Parcel shall be offset by an equal decrease in density from another Neighborhood Parcel. The intent of this provision is to allow flexibility in planning to take into account varying site conditions, market conditions and other design factors. There shall be no transfer of density allowed into Neighborhood D.

In no event shall the total number of residential units in all planning parcels within the Haymeadow PUD combined exceed 837 units. Accessory dwelling units not exceeding seven hundred (700) square feet appurtenant to single family dwellings shall not be included in such limitation.

The combination of two or more existing residential units into a lesser number of units shall first be approved by the Haymeadow Design Review Board and the Town Planner if any of such units have been designated as an affordable housing unit pursuant to the Town of Eagle Local Employee Residence Program. Approval by the Town shall be granted if such combination is in conformance with this PUD Guide and any applicable building codes.

However, residential units designated as affordable housing units shall not be combined if such combination would reduce the total number of affordable housing units below the minimum number of required affordable housing units required under the Town's Local Employee Residence Program.

The Haymeadow Homeowners (Design Review Board) and the Town of Eagle shall have all remedies available to them at law or in equity to enforce the provisions of this Section.

Accompanying each Final Plat and Development Permit application shall be an inventory of dwelling units that have been approved by previously final plats and/or Development Permits for each respective Neighborhood.

<b>Neighborhood</b>	<b>Single Family/Duplex</b>	<b>Multi-Family</b>	<b>Total # D.U.</b>
A1	82	258	340
A2	103	86	189
B	161	0	161
C	97	0	97
D	50	0	50
<b>TOTAL</b>	<b>493</b>	<b>344</b>	<b>837</b>

**Deleted:** 146  
**Deleted:** 228  
**Deleted:** 48  
**Deleted:** 209  
**Deleted:** 64  
**Deleted:** 161

Density within each neighborhood has been defined in the PUD Development Plan and the PUD Guide as two unit types: Multi-Family and Single Family/Duplex. Up to 25% of the units identified as Multi-Family may be converted to Single Family/Duplex units and allowed in areas referenced as Multi-Family on the PUD Zoning Plan. No additional density beyond the 837 approved units is allowed.

## **5. PARKING REQUIREMENTS**

All uses within Haymeadow will be subject to the parking standards of the Town of Eagle Land Use & Development Code with the following exceptions. Any on-street parking spaces shall be constructed as guest or park parking and may not be counted toward fulfilling residential parking requirements. Each single-family or duplex residence shall have a minimum of two on site parking spaces in addition to any garage space. These parking spaces shall fit within the property and not overhang any public walkway or travel way. Any accessory dwelling associated within a single family residence shall have one dedicated on-site parking space. A Bed and Breakfast use as defined in this PUD Guide shall provide the required single family parking plus one additional parking space per guest room.

## **6. DESIGN REVIEW**

Design guidelines shall be prepared which will establish architectural and building material standards, landscape design, urban design, site design standards and a design review process for development within Haymeadow. These guidelines shall be approved and in place for any area of the Haymeadow PUD prior to the approval of any Subdivision Final Plat for that area. The Design Guidelines shall be submitted to the Town for review and approval by the Town Board using the Major Development Permit Review process. Subsequent major revisions to the

guidelines shall be subject to the same review and approval process of the Town of Eagle.

The Haymeadow Home Owners Association shall establish a Haymeadow Design Review Board that shall have authority and responsibility over the design review process. In the event that the Haymeadow Design Review Board ceases to fulfill its duties as described in the guidelines the Town of Eagle may assume the role of the Design Review Board.

All projects requiring a Town of Eagle permit shall adhere to the standards of this PUD and, where not specifically covered, the provisions of the Town of Eagle Land Use Code.

Applicants for all new development proposals, new buildings or building modifications, new landscaping or landscaping modifications, as defined in the adopted design guidelines, shall submit such proposals for review and approval by the Design Review Board.

The Town of Eagle shall not issue a building permit or grading permit without prior approval by the Design Review Board as demonstrated by drawings stamped as approved by the Design Review Board.

**1. Architectural Design Standards:**

The site design concept for Haymeadow, and for Neighborhood A in particular, is to create pedestrian friendly, walkable well-connected neighborhoods. A streetscape plan that includes a wide planting strip with street trees and sidewalks along both sides of the street will frame the residential development.

In the single family and duplex neighborhoods relatively narrow lots with uniform building setbacks, recessed garages and a well-established front porch element will create a strong neighborhood pattern. As the development progresses into Neighborhoods B, C and D the approved PUD Development Plan density decreases and the narrow lot pattern and streetscape design may become more relaxed.

Multi-family buildings will also be oriented to respect the streetscape while providing off-street parking. The buildings will be arranged to also focus on courtyard and open space access that will maintain a less formal but equally inviting pedestrian neighborhood quality.

The architecture of the Haymeadow community will both integrate with and enhance the beauty of the Town of Eagle and the Brush Creek valley. The intended goal is to develop a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle community. This will be assured through the development, adoption and enforcement of design guidelines that:

- a. Establish design and construction standards that both fit in the setting and ensure a consistent high level of quality across a wide array of housing types;
- b. Respond to the unique attributes and sensitivities of the site which are reflected in the design tenets underlying the plan;
- c. Implement a diverse but cohesive, unified and balanced architectural and landscape theme;

- d. Control massing of buildings to be appropriate in scale and context;
- e. Site structures in a manner which responds to existing physical site features, maximizes vistas, privacy and addresses energy usage ;
- f. Utilize forms and materials that honor the site's cultural history.

The Applicant has begun to develop housing designs that are illustrative of its vision for the property and are attached as Exhibit D.

**These illustrative drawings:**

- are examples of the type and style of housing that can be achieved in each residential building type. The architectural character will offer variety but will also include a style that ties together the single family and multi-family building types;
- reflect the general design principals outlined above which are the framework to be expanded upon and implemented in future design guidelines.

The architecture of the Haymeadow Community is inspired by the natural materials and simple gathered forms of the surrounding historic Colorado ranch compounds. These typical asymmetric historic buildings which evolved over time have a casual and intimate architecture which is at harmony with the land. The proposed palette of natural earth colored stucco, timbers and stained wood sidings will give the buildings a natural patina that will blend in with the surroundings. The architecture of the community will be rooted in the history of the place.

The main element of the house should typically be two stories in height and typically have gable roof(s) with smaller attached one-story elements with typical shed roofs. Buildings are generally taller in the middle and step down at ends with typically one and a half story massing at the sides of the house and should step with grade to minimize site grading.

Primary building materials/colors must be muted tones derived from the earth, trees and rock outcroppings of the surroundings environment.

**2. Environmental Building Practices:**

- a. Low environmental impact and energy efficiency approaches to site planning, design, landscaping and construction are highly encouraged.
- b. Owners are encouraged to review LEED guidelines published by the US Green Building Council ([www.usgbc.org](http://www.usgbc.org)) which encourage energy efficiency, resource efficiency and healthy indoor air quality.
- c. Passive and active solar is highly encouraged. Hot water and photo voltaic solar panels are encouraged to be well planned and integrated in to the architectural design. Panels should be installed in the same plane as the roofs and close to flush with the roof. Solar panels and all associated mounting brackets and hardware shall be all black. No bright shiny metal elements are allowed.

3. **Landscape Design Standards:**

Landscape Design Standards will be written and adopted as an integral part of the overall design guidelines. The intent of the landscape design guidelines will be to provide standards for landscaping and water conservation within the PUD that enhance and maintain the character of the residential neighborhoods and public spaces of the Haymeadow PUD. [The Landscape Design Guidelines shall comply with the Town of Eagle Water Efficiency & Conservation plan as applicable.](#) This will be accomplished by:

- a. Setting minimum and maximum standards for planting within residential and public spaces.
- b. Promoting the conservation of water through selection of proper plant palettes and the use of efficient irrigation techniques.
- c. Controlling the spread of noxious weeds and invasive plant species.

4. **Illumination Design Standards:**

Illumination design standards for residential and public uses shall be included within the approved design guidelines. The intent of these standards will be to provide compliance with adopted Town of Eagle lighting requirements and appropriate dark sky practices.

5. **Fencing Design Standards:**

Fencing design standards shall be included within the approved design guidelines. The intent of these standards will be to provide a compatible appearance among residential properties and to regulate the structure, location, height, color and materials of fencing prior to installation. Where appropriate and as required, wildlife friendly fencing will be specified.

6. **Specific Design Considerations:**

Specific design considerations have been discussed with the Town of Eagle through the Haymeadow PUD Development Plan approval process. This section of the PUD provides a commitment to incorporate certain design considerations into the Haymeadow Design Guidelines.

- a. Final Plat and Development Permit applications shall include site and landscape design considerations for each Sylvan Lake Road intersection that creates key visual corridors into the adjacent neighborhood, creating a sense of welcome and entry. This is of specific importance at the school road intersection.
- b. Any development plan that includes an enclosed storage building or a HOA/Metro District maintenance yard shall include appropriate landscape screening to screen the view from the public street. Any yard and building plan structures shall require approval of the Haymeadow Design Review Board.
- c. Cedar or other wood shake shingle products shall not be allowed as a roofing material.
- d. Multi-Family development and Fire Station shall be subject to Town of Eagle Development Permit review as outlined in Section 4.06 of the Town of Eagle Land Use and Development Code.

## **7. SIGNS**

Sign regulations shall meet the Town of Eagle sign code; unless a comprehensive Haymeadow Sign Program is approved by the Town of Eagle.

## **8. DOGS AND PET CONTROL**

Each dwelling unit will be permitted to house up to two dogs and offspring up to three months old. Residents will be prohibited from harboring dogs on their property unless they have adequate facilities (i.e., animals kept in residence, a fenced yard, an electronically fenced yard, dog run, or kennel) to contain the animals. Enclosed runs must be located immediately adjacent to the home, within the lot's building envelope if an envelope is required, and shall not exceed 1,000 square feet. If facilities are inadequate to contain the dog(s), the animals will be immediately removed from the subdivision until adequate structures can be built.

At no time are dogs to be allowed to run freely, other than within designated leash free dog parks. Haymeadow shall be subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle.

Stray dogs may also be controlled by the Town and/or County and Colorado Department of Parks and Wildlife (CDPW). Homeowners not in compliance with these dog restrictions will be responsible for any and all costs incurred by the Town, County, and/or CDPW for enforcing these provisions.

Contractors, subcontractors and other construction related visitors shall be prohibited from bringing dogs onto the Haymeadow PUD.

## **9. FENCING**

Any fencing separating a residential lot from adjacent natural open space shall be required to meet the wildlife friendly fencing guidelines of Colorado Parks and Wildlife.

The Haymeadow Metro District and/or Homeowners Association shall be responsible for maintaining a fence at appropriate perimeter sections of the PUD to keep cattle grazing on adjacent lands from entering the Haymeadow PUD.

## **10. TOWN OF EAGLE DEVELOPMENT PERMIT**

All multi-family buildings, the fire station, school and Trailhead Park pavilion building shall be required to obtain a Development Permit pursuant to Section 4.06 of the Town of Eagle Land Use and Development Code

## **11 TRASH RECEPTACLES**

Single family residences within the Haymeadow PUD shall be restricted from storing or leaving

trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pick-up and shall be returned to an indoor location the same day.

Multi-family buildings shall provide wildlife resistant trash enclosure structures consistent with the approved Design Guidelines.

## **12. CONFLICTS**

The specific provisions of this Guide shall supersede those of the Town of Eagle Land Use Regulations. However, where the Guide does not address an issue, the specific provisions of the Town of Eagle Land Use Regulations shall prevail. In cases of dispute or ambiguity, the Board of Trustees shall act to interpret.

## **13. AMENDMENTS TO THE HAYMEADOW PUD GUIDE, PUD DEVELOPMENT PLAN AND SUBDIVISION PLANS**

It is anticipated that modifications or amendments to this PUD Guide, the PUD Development Plan, and Subdivision Plans will be necessary from time to time as Haymeadow progresses. This PUD Guide provides for two types of modifications or amendments: minor and major.

### **A. Minor Modifications:**

Minor modifications are those changes which will not alter the original project concept but which may result in minor changes in the design of Haymeadow. Minor modifications include, but are not limited to internal road alignment alterations, minor adjustments to parcel boundaries, building envelope changes, and additions of land uses not previously listed but determined to be similar to listed uses. Minor adjustments to Planning Parcel boundaries shall be defined as:

Change in land use of a parcel of property not to exceed 20,000 square feet to conform to the land use of property immediately adjacent to it, provided however, that the provisions of this article shall not apply to property adjacent to any parcel of property the land use of which has previously been changed pursuant to the provisions of this article. Minor modification shall also include any decrease in size of a Neighborhood Residential parcel that is offset by an equal increase in an open space parcel.

Minor modifications may be authorized by the Town of Eagle Zoning Administrator upon written request. The Zoning Administrator shall act upon any minor modification request within 30 days of such a request. Any decision by the Zoning Administrator may be appealed in writing to the Eagle Board of Trustees within 30 days of such decision.

### **B. Major Modifications:**

Major modifications are those changes not considered to be minor modifications and are changes that could alter the character or land use of a portion of the project.

Major modifications shall include:

1. Any increase in the total number of residential units.
2. Any change in land use designation of any parcels within the PUD, except as provided above.
3. Any additional of land into the PUD.

Major modifications shall be under the authority of the Eagle Board of Trustees. Applications for major modifications shall be heard in public hearing by the Board after receiving a recommendation from the Planning and Zoning commission. The Town Board shall approve the modification if it is found that the modification is consistent with the efficient development of the entire PUD and does not substantially affect the enjoyment of land abutting the PUD or the public interest.

---

Approved by Abrika Properties, LLC, the developer of the Haymeadow PUD, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_

**TOWN of EAGLE Signature block:**

Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its Board of Trustees, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk



## Traffic Memorandum

To: Brandon Cohen  
Abrika Properties, LLC  
8250 SW 27<sup>th</sup> Avenue  
Ocala, FL 34476

From: Kari J. McDowell Schroeder, PE, PTOE

Date: October 16, 2020

Re: **Haymeadow School Site Swap – Traffic Memo**  
**Eagle, Colorado**

Abrika Properties, the developer of Haymeadow, is proposing to swap two land uses internal to the Haymeadow site. The development's current school site is located adjacent to the Town of Eagle's Pool and Ice Rink facility, on the northwest corner of the Haymeadow site. The applicant is proposing to swap the location of the school site with 112 multifamily units located on the northeast of Brush Creek Road and Ouzel Lane. The Town Park use will remain adjacent to the Pool and Ice Rink facility. **Figure 1** shows the site location of the proposed land use swap.

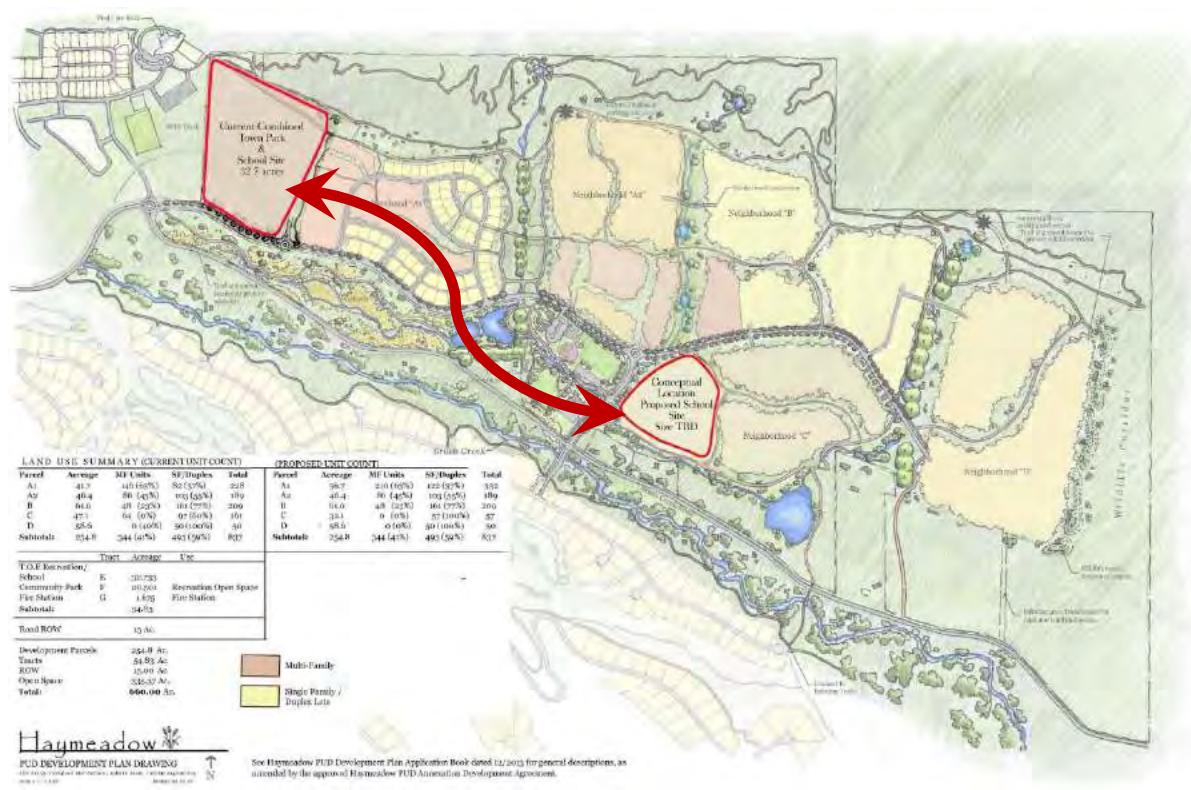


Figure 1: Proposed Land Use Swap

## Project Background

The Town of Eagle previously approved a Transportation Impact Study<sup>1</sup> (TIS) for the Haymeadow development. Data and recommendations from this TIS are referenced in this analysis of traffic impacts from the proposed school site swap.

## Trip Generation Impacts

The anticipated trip generation for each site was taken from the TIS<sup>1</sup>. Refer to **Table 1**.

*Table 1: Original Trip Generation Analysis from TIS<sup>1</sup>*

Parcel	ITE Code	Land Use	Size	Unit	Multi-Modal	Trip Reduction Factors		Average Daily Trips		External A.M. Peak Hour Trips			External P.M. Peak Hour Trips					
						Internal Trips and Multi-Purpose Trips	Pass-By	Rate	Total Trips with No Trip Reductions	Total External Trips with Trip Reductions	Rate	Total	In	Out	Total	In	Out	
												Total	In	Out	Total	In	Out	
School	620/522	K-8 School (4)	600	Students	0.10	0.375	0.00	1.36	816	459	0.47	159	87	72	0.15	51	25	26
A1	210	Single Family Detached	87	Dwelling Units	0.05	0.05	0.00	9.57	641	579	0.75	45	11	34	1.01	61	38	23
A1	230	Townhome / Condo / Apt	140	Dwelling Units	0.05	0.05	0.00	5.88	820	740	0.44	56	9	47	0.52	60	44	22
A1	(2)	Accessory Dwelling Units	10	Dwelling Units	0.05	0.05	0.00	5.88	59	53	0.44	4	1	3	0.52	5	3	2
A1		Subtotal Parcel A1	217						1,520	1,372		105	21	84		132	86	47
A2	210	Single Family Detached	90	Dwelling Units	0.05	0.05	0.00	9.57	961	777	0.76	61	15	46	1.01	82	52	30
A2	230	Townhome / Condo / Apt	93	Dwelling Units	0.05	0.05	0.00	5.88	546	452	0.44	37	6	31	0.52	44	29	16
A2	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	5.88	76	69	0.44	5	1	4	0.52	6	4	2
A2		Subtotal Parcel A2	196						1,402	1,338		103	22	81		132	85	47
B	210	Single Family Detached	147	Dwelling Units	0.05	0.05	0.00	9.57	1,407	1,201	0.75	100	25	75	1.01	134	94	50
B	230	Townhome / Condo / Apt	48	Dwelling Units	0.05	0.05	0.00	5.88	281	254	0.44	19	3	16	0.52	23	15	8
B	(2)	Accessory Dwelling Units	22	Dwelling Units	0.05	0.05	0.00	5.88	129	116	0.44	9	1	8	0.52	10	7	3
B		Subtotal Parcel B	217						1,817	1,640		128	29	99		197	106	61
C	210	Single Family Detached	39	Dwelling Units	0.05	0.05	0.00	9.57	942	760	0.75	60	15	45	1.01	90	50	30
C	230	Townhome / Condo / Apt	64	Dwelling Units	0.05	0.05	0.00	5.88	375	338	0.44	25	4	21	0.52	30	20	10
C	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	5.88	76	69	0.44	5	1	4	0.52	6	4	2
C		Subtotal Parcel C	166						1,293	1,167		90	20	70		116	73	42
D	210	Single Family Detached	50	Dwelling Units	0.05	0.05	0.00	9.57	479	432	0.75	34	8	25	1.01	46	29	17
D	230	Townhome / Condo / Apt	6	Dwelling Units	0.05	0.05	0.00	5.88	0	0	0.44	0	0	0	0.52	0	0	0
D	(2)	Accessory Dwelling Units	8	Dwelling Units	0.05	0.05	0.00	5.88	47	42	0.44	3	0	3	0.52	4	3	1
D		Subtotal Parcel D	66						526	474		37	9	28		50	32	18
Civic	412	Community Park (3)	13	Acres	0.16	0.60	0.00	2.28	30	13	0.01	0	0	0	0.06	0	0	0
Civic	(11)	Fire Station	2	Acres	0.00	0.00	0.00	10.00	20	20	2.00	4	3	1	2.00	4	1	3
Total External Haymeadow Trip Ends:									7,504	6,483		626	191	435		652	406	244
T.O.E. Rec.	495	Recreation Community Center	88	1,000 sq. ft.	0.10	0.10	0.00	14.00	952	771	1.62	89	54	35	1.45	90	30	50
T.O.E. Rec.	498	Soccer Complex	3	Fields	0.10	0.10	0.00	71.33	214	173	1.40	3	2	1	2.67	50	35	15
Total External Recreation Facility Trip Ends:									1,168	944		92	66	36		130	55	66
Total External Trips From Both Sites:									8,672	7,427		718	247	471		782	473	309
Total Single Family DUs:						442												
Total Multi-Family DUs:						345												
Total Accessory DUs:						86												
Total DUs:						853												

Notes:

1. No ITE information available. Trip rate for Fire Station estimated for normal daily activity (not a fire event) assuming some resident fire fighters on-site.
2. To be conservative, Accessory Dwelling Units are assumed to be similar to apartment units from a trip generation perspective.
3. Community Park will not likely host a significant event during weekday peak hours.
4. ITE school rates have been prorated as follows: 78% Elementary and 22% Middle School / Junior High School

Table 1: Trip generation Haymeadow (June 2013)

<sup>1</sup> Haymeadow Transportation Impact Study. Fox Tuttle Transportation Group, LLC. August 15, 2013.

A comparison of the sites to be swapped results in a net increase of daily trips for Neighborhood A. However, peak morning hourly trips are anticipated to be higher at the new school site. A comparison of the trip generation is included in **Table 2**. These trip generation calculations are based upon ITE's national trip generation methods<sup>2</sup>. Reductions were already taken in the TIS for the school site's multimodal (pedestrian and bicycle), internal Haymeadow trips, and multi-purpose trips.

*Table 2: Summary of Original and Proposed Trips*

Time	Weekday Trips (vpd)	Peak AM Trips Inbound (vph)	Peak AM Trips Outbound (vph)	Peak PM Trips Inbound (vph)	Peak PM Trips Outbound (vph)
<b>Neighborhood A</b>					
<b>Original – School Site</b>	-459	-87	-72	-25	-26
<b>Proposed – 112 Multifamily</b>	+592	+7	+37	+35	+18
<b>Difference</b>	+133	-80	-35	+10	-8
<b>Neighborhood B &amp; C</b>					
<b>Original – 112 Multifamily</b>	-592	-7	-37	-35	-18
<b>Proposed – School Site</b>	+459	+87	+72	+25	+26
<b>Difference</b>	-133	+80	+35	-10	+8

vpd = vehicles per day; vph = vehicles per hour

The proposed land use swap results in the following changed in traffic patterns.

- Neighborhood A
  - Net increase in daily trips of 133vpd. This increase is caused because residential units are more likely to travel throughout the day than school traffic. This daily traffic increase will not be as noticeable as hourly traffic increases.
  - Decrease of 115vph in morning traffic. This is because residential traffic is less intensive in the morning than school traffic.
  - Comparable (+2vph) evening peak hour traffic.
- Neighborhood B & C
  - Net decrease in daily trips of 133vpd.
  - Increase in morning traffic due to the school drop-off peak traffic. This is typically an intensive travel time for 20 – 30 minutes before school starts.
    - Extra 80vph inbound to the school.
    - Extra 35 vph leaving after school drop off.
  - Comparable (-2vph) evening peak hour traffic.

<sup>2</sup> *Trip Generation, 8th Edition*, Institute of Transportation Engineers, 2008.

The increase in daily traffic at Neighborhood A will not be noticeable on the roadway network. The daily traffic increase is anticipated because residential units are more likely to travel throughout the day than school traffic. Neighborhood A is not anticipated to see a significant impact in hourly travel.

The largest impact of the proposed land use swap is the additional 115vph caused by the morning school drop-off traffic on Neighborhood B. This traffic increase is typically caused by an intensive travel time for 20 – 30 minutes before school starts. This impact is discussed in detail below.

## **Morning School Traffic Impacts on Neighborhood B**

---

The original TIS made a general assumption in applying the directional distribution of the site-generated traffic to the entire Haymeadow site. Each land use will have its own unique pattern of where cars are coming from and going to. For example, the elementary school portion of the school site will likely draw largely from the future Haymeadow residents. Therefore, the original TIS anticipated that 280 morning and 91 evening peak hour trips would be a combination of pedestrian, bicycle, internal Haymeadow trips, and multi-purpose trips such as a parent dropping off a student on their way to work. Haymeadow has incorporated numerous sidewalk and trail improvements into the development, increasing the likelihood of students walking and biking to school.

## **Transportation Infrastructure Impacts and Conclusion**

---

The additional 115 vph (80vph in / 35vph out) during the school's morning drop-off caused by the school site swap would likely all be external trips, accessed by Sylvan Lake Road or Ouzel Lane.

It is likely that approximately 2/3 of the additional traffic (53vph in / 23vph out) to new school location will access the school site via Sylvan Lake Road, as it provides the fastest travel time from Eagle Ranch and the surrounding neighborhoods. This will only increase traffic on Sylvan Lake Road from the original school site to the new school site, as the traffic was previously accounted for at the original school site. The Sylvan Lake Road extension into the Haymeadow property was adequately designed with two 11' wide travel lanes and a 5-foot-wide paved shoulder on each side to serve as on-street bike lanes. The Sylvan Lake Road corridor will also include a separated 10-foot-wide bicycle/pedestrian path. This path will connect to the existing trails and sidewalks to the new Haymeadow development.

The remaining 1/3 of the additional morning traffic (27vph in / 12vph out) caused by the school site swap will likely access the school via Ouzel Lane. This may add to the southbound left turn movement from Brush Creek Road to Ouzel Lane towards the Haymeadow project. The configuration of the Brush Creek Road and Ouzel Lane intersection should be studied prior to the time of Final Plat.

The future school site should be designed to accommodate the anticipated queues within the school property. The configuration of the school site circulation will directly impact operations and travel on the adjacent street network. The school's proposed circulation and operations should be reviewed by the Town's Traffic Engineer.

Please call if you would like any additional information or have any questions regarding this matter.

Sincerely,  
McDowell Engineering, LLC



Kari J. McDowell, PE, PTOE  
Senior Traffic & Transportation Engineer