



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

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

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

**PROJECT NAME** Haymeadow RMF-1 & RMF-2

PRESENT ZONE DISTRICT PUD PROPOSED ZONE DISTRICT PUD  
(if applicable)

**LOCATION**

STREET ADDRESS 91 Mt. Hope Circle & 24 Snowy Peak Road

**PROPERTY DESCRIPTION**

SUBDIVISION Haymeadow Filing 1 LOT(S) RMF-1 & 2 BLOCK \_\_\_\_\_  
(attach legal description if not part of a subdivision)

**DESCRIPTION OF APPLICATION/PURPOSE** Major residential development Permit - see attached narrative

**APPLICANT NAME** ABRIKA Properties, LLC PHONE 352-854-7753

ADDRESS 8250 SW 27th Ave Ocala FL 34476 EMAIL brandon@abrika.com

**OWNER OF RECORD** same as above PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

**REPRESENTATIVE\*** Scott Schlosser PHONE 9703909223

ADDRESS PO 5607 Eagle CO 81631 EMAIL scottschlosser66@gmail.com

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

**APPLICATION SUBMITTAL ITEMS:**

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

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

**FEES AND DEPOSITS:**

*See Eagle Municipal Code Section 4.03.080*

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

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

  
\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

5/3/22

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

# HAYMEADOW



Development Permit Application  
for  
Haymeadow Parcels RMF-1 & RMF-2  
Application Narrative  
April 25, 2022

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

## 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 805 0

### **Surveyor**

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

### **Construction Management**

Range Resources, LLC  
PO Box 9091  
Avon, CO 81620

### **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

### **Architect**

NEO Studio  
3560 Walnut St.  
Denver, CO 80205

## Background

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 approval of the Haymeadow PUD found the overall plan to be in compliance and compatible with the Town's goals and policies. This Development Permit application for Parcels RMF-1 and RMF-2 is in full compliance with the approved PUD and therefore is compatible with the Town's goals and policies.

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.

In 2019 the Town of Eagle approved , via Ordinance No. 14, Series of 2019, the Haymeadow Filing 1 Final Plat. This final plat included the multi-family zoned tracts RMF-1 and RMF-2. RMF-1 and RMF-2 fall within the Residential One Zone District of the approved PUD Guide. This section of the PUD Guide lists the development standards for these parcels including the uses, setbacks, height, lot coverage and allowable densities.

The Haymeadow PUD plan and the 2010 Eagle Area Community Plan (EACP) evolved together. Important considerations in each were "maintaining the country lane feel of Brush Creek Road" and consideration of Eagle and the Brush Creek Valley's ranching history in future planning and development. Also important in each was the clustering of higher density neighborhoods nearer Town core and sustainable building practices that incorporate low maintenance design types that are clean, have a sense of place and are functional in a mountain environment.

Since the adoption of the 2010 EACP and the 2014 Haymeadow PUD approval and annexation, much of the new construction in the Brush Creek Valley and town core have been built in what could be characterized as a contemporary Western/Mountain architectural style. It's evidenced in the clean and modern lines of luxury custom homes built and being built at Frost Creek, recent builds in the Ouzel Lane area of Eagle Ranch, new custom homes at the bottom of Brush Creek Road and in newly finished residential and commercial developments in the town core and downtown. The Haymeadow project has been designed to create a series of neighborhood styles and building types, the RMF 1 and 2 areas represent Haymeadow's multi-family neighborhoods. The architectural style is derived from contemporary Western architecture found throughout the area

and inline with historical architectural lines used in the Brush Creek Valley and throughout the Western United States.

All but one building have been designed as split-level structures that follow the topography and appear to fit into the adjacent hillside. The buildings have a principal gable structure with additive elements incorporating shed style roofs reminiscent of historical barn, horse and hay storage structures of Western ranching operations and adapted to modern multifamily structures. Simple horizontal wood lap-siding further reinforces the original barn structure founded on a stone foundation. Wings at building corners with adjoining balconies and shed roofs have contrasting metal siding and large openings create the evolution of ranch concept. Asymmetrical building and roof elements with shed roofs create the narrative of 'purpose built' design, built for the land and program.

The site and buildings have been designed based on 4) principal elements; 1) existing topography and drainage, 2) solar orientation, 3) views from and to the buildings, and 4) pedestrian circulation.

- 1) The buildings are split level to fit into the hillside and the existing topography. The site slopes from the north-east toward the south-west, split-level buildings are oriented toward the south-west with garage access on the north-east (high side), this allows positive drainage around each building from the garage access side to the southwest.
- 2) The southwest orientation of the buildings works very well for solar orientation and natural light. The units that are not facing southwest have been designed to have two sides with operable windows for natural light and ventilation. The open space between buildings is very generous and buildings will not shade each other.
- 3) The buildings have been placed to maximize mountain views and open space. Buildings have been staggered so units are not looking into other units and to maximize natural ventilation into each habitable room.
- 4) A network of pedestrian paths has been arranged to connect each building with the sidewalk system adjacent to proposed and existing roads. Proposed pathways/trails also connect buildings to open space and park systems.

### **Elevate Eagle Compliance**

The Haymeadow PUD and the Town of Eagle's community plans have always been highly compatible. In fact, in 2008 the Haymeadow Development Team tabled the original Haymeadow PUD application to allow the completion of the 2010 Eagle Area Community Plan (EACP).

The result was a Haymeadow PUD (approved in 2014) that was in direct compliance with the 2010 EACP and exemplified many of its philosophies and goals. For example, the 2014 Haymeadow PUD embraces the tenets of Conservation Oriented Design (Eagle's first ever), strives to maintain the "country lane feel" of Brush Creek Road, creates trail connectivity with Eagle's Town Core and existing neighborhoods, incorporates a development-wide non-potable irrigation system, clusters high density neighborhoods nearer Town Core, preserves more than 60% of the parcel as open space and complies or sets the standard in Eagle in a number of other areas.

In 2021 the 2010 EACP was revised and the Elevate Eagle plan was ratified by the Town of Eagle. The Haymeadow PUD remained in a high level of compliance with that plan and its goals. Then, in late 2021 the Haymeadow PUD was amended to move multifamily density from outlying

neighborhoods B and C drawing it further into compliance with the Elevate Eagle plan and philosophies such as providing a diversity of housing types, walk and bikeability, satisfying housing demands in the near term and other areas.

Today the architectural design, neighborhood layouts and landscaping plans proposed in Haymeadow's first phase of vertical construction take into account the Elevate Eagle plan. Architectural styles draw from historic structural lines of Western ranch buildings, utilize durable construction materials and draw color inspiration from the natural surroundings. Neighborhood designs maximize space and create natural vehicular, pedestrian and bicycle traffic flow and connect with existing trails, recreation facilities and neighborhoods. Homes are designed with the mountain lifestyle in mind.

## **Proposed Plans**

### **RMF-1**

Parcel RMF-1 is 5.08 acres in size and is addressed as 91 Mt. Hope Circle. The parcel is designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-1 plan includes seventy-four dwelling units in seven buildings. The seven buildings are very similar in design and floor plan but are not all identical. The buildings range from nine to eleven units per building in a mix of one and two bedroom units. There are a total of 18 one-bedroom units and 58 two-bedroom units. A full unit count and square footage matrix, by building, is included as a separate section below. These units and garages will be subject to a condominium platting process post construction to allow for fee simple ownership.

The only land use proposed is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment. The lot line between RMF-1 and RMF-2 has a sharp angle that was created for an assumed driveway design. As the site plan has evolved with the PUD amendment, this bend in the lot line is no longer appropriate. The lot line adjustment between Parcel RMF-1 and RMF-2 will allow compliance with the setback provisions and will slightly expand RMF-1, bringing the site density below 15 units per acre.

Parking is in compliance with town requirements and includes enclosed individual garages and surface parking spaces. The Alpine Engineering site plan includes a full parking compliance summary.

The plan includes several recreation areas accessory to the residential use including a general lawn area, a separate play area and a designated dog park.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. The building plans show the appropriate fire control systems.

While the proposed plan does include substantial on-site common recreation areas, there is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

## **RMF-2**

Parcel RMF-2 is 1.459 acres in size and is addressed as 24 Snowy Peak Circle. This parcel is also designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-2 plan includes twelve units. Each building will include 4 three-bedroom townhouse dwelling units. A full unit count and square footage matrix, by building, is included as a separate document.

The only land use proposed on RMF-2 is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment with RMF-1.

Parking is in compliance with town requirements and includes garages and surface parking spaces. Each townhome unit includes an attached two-car garage. The Alpine Engineering site plan includes a full parking compliance summary.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The site plan has been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150.

There is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

## **General Information**

The attached submittal information includes an Alpine Engineering site development plan set, a NEO Studio architectural plan set, a DHM Design landscape set and the additional submittal requirements as checked in the attached application checklist.

The primary Haymeadow design team for this application includes Range Resources, LLC, Alpine Engineering, Inc., Neo Studio Architects and DHM Design. The primary contact for this application will be Michael Hood, Range Resources, LLC.

Contact information for Range Resources:

Michael Hood  
Phone: 970-331-4492  
Email: [michael@rangeconsultingllc.com](mailto:michael@rangeconsultingllc.com)

### **Utility & Access Service Plan**

Access infrastructure for RMF-1 and RMF-2 connects to the existing curbed entrances constructed as a part of the public improvements with the Haymeadow Filing 1 Final Plat. The two RMF-1 access points connect a looped private driveway/parking drive with lane widths and curve designs that meet TOE and GEFPD design standards. RMF-2 will be accessed by a Snowy Peak Road connection to a private drive/parking lot for the 12 townhomes. The upper loop of the RMF-1 drive and Snowy Peak Road will provide future access to the 6.5 acre Tract E future development parcel.

Drainage improvements include a collection of runoff from impervious surfaces in proposed storm pipes under the road and drives. These proposed pipes connect to the existing storm system along the property line between RMF-1 & RMF-2 and Tract E. This existing "A" storm run outfalls to Pond 1A, all of which was constructed under the Filing 1 Plat. Detention and water quality are achieved in Pond 1A.

Shallow and deep utilities for RMF-1 and RMF-2 connect to infrastructure installed under Filing 1. Sewer is gravity-fed from a main line running under Snowy Peak Road to a main line running under the RMF-1 drive and connects to an existing manhole north of Sylvan lake Road. Water is looped through the site connecting to the existing 8" stub at the southern road connection with Mt. Hope Circle and to a 12" stub at the northern Mt. Hope Circle road connection. A 12" main line runs under the upper drive loop and will be stubbed to provide future service to Tract E. RMF-2 water and sewer service are back lot connections in the upper loop drive of RMF-1.

Shallow utilities, including communications, electric and gas for RMF-1 connect to existing infrastructure along Mt. Hope Circle. Shallows for RMF-2 connect to existing infrastructure along Snowy Peak Road and will be stubbed for future extension to Tract E.

An existing non-potable irrigation line stubbed at Tract E, installed under Filing 1 Plat, will be relocated to account for the proposed RMF-1 infrastructure.

### **LERP Compliance**

Town of Eagle Resolution 12, Series of 2014 approved the Haymeadow Annexation and Development Agreement ("ADA"). Section 16 of the ADA references Exhibit G, the Haymeadow LERP Housing Plan. The Haymeadow LERP Housing Plan details how the Haymeadow PUD will comply with the Town of Eagle Local Employee Residence Program.

The approved 2014 LERP Plan anticipates that 54 of the 84 LERP units within Haymeadow will be studio or one-bedroom units. The remaining units will be two and three-bedrooms. Furthermore, the plan assumes that all LERP units will be within Haymeadow's multi-family areas. Because one-

bedroom units are expected to be the majority of our LERP units, and the only suitable location for one-bedroom units are in our condo parcels of which there will not be many, all LERP units within this MDP will be one-bedroom condos. The plan contemplates that we will generally keep pace with 10% of units being LERP, which would require at least 9 LERP units within RMF-1/2. We anticipate the middle unit on the ground floor of all 6 split-level condo buildings will be a one-bedroom condo approximately 600-650 square feet in size. We also anticipate that a minimum of 3 corner units (650-700 sqft) will be part of our LERP program. It is our intent to accelerate the LERP buildout far faster than required by the 10% minimum pace, and our current plan is that the 18 one-bedroom units in RMF-1 will all be LERP units; however, we reserve the right to change that plan based on market demand for LERP and free-market units closer to the time of sale. We intend to meet the 20% RO deed-restriction obligation primarily through the two-bedroom condos.

The first phase of construction which includes Buildings A, B & D will have a minimum of five LERP units included, but likely six LERP units. In Building A, all three one-bedroom units will be included as LERP units to ensure we are always ahead of the minimum 10% requirement. In Building B, the middle one bedroom unit and at least one of the corner one bedroom units will be LERP units. There will also be a minimum of two, two-bedroom Resident Occupancy (RO) restricted units within Buildings A, B & D. LERP units will be formally designated at the time of condo/townhome plat.

In the second phase of construction, Buildings C, E, F, & G will contain a similar mixture of one-bedroom LERP units and two-bedroom RO units, with the exact number to be determined depending on market conditions for that unit type at the time of building permit.

In addition to the ADA Haymeadow LERP Plan ABRIKA Properties, LLC has agreed to a condition of approval related to the proposed PUD Amendment that will commit Haymeadow to selling thirty (30) Resident Occupied (RO) units within Haymeadow over and above the existing LERP requirements. These RO units are to be sold prior to the listing of the 150<sup>th</sup> unit in Haymeadow. We will commit to placing as many RO restrictions on the units within this development permit application as the market will bear.

## **Schedule and Phasing**

The Haymeadow development team plans to immediately start with the infrastructure related to the RMF-1 civil plans and submit for building permits for Buildings A, B, & D. After the underground utilities are installed, and the building permits are issued vertical construction will commence. Buildings A, B, & D have been selected so that in the first construction phase, the landscaping, dog park and park amenities will be completed. The phasing will then move north to south on the perimeter of the RMF-1 road going from Building C to Building G. RMF-2 Buildings A, B, & C will be constructed from East to West. Attached in the drawing package is an illustrative phasing plan.

### Unit Breakdown

<b>RMF-1</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>Bldg SQFT</b>
BUILDING A	3	8	14,060
BUILDING B	3	8	14,060
BUILDING C	3	8	14,060
BUILDING D	0	10	13,844
BUILDING E	3	8	14,060
BUILDING F	3	8	14,060
BUILDING G	3	8	14,060
<b>RMF-1 Total</b>	<b>18</b>	<b>58</b>	<b>98,204</b>
<b>RMF-2</b>	<b>3 Bedroom</b>	<b>Bldg SQFT</b>	
BUILDING A	4	10,418	
BUILDING B	4	10,418	
BUILDING C	4	10,418	
<b>RMF-2 Total</b>	<b>12</b>	<b>31,254</b>	