



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

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

PROJECT NAME Lot 1, Eagle Interchange East Zone Change

PRESENT ZONE DISTRICT Commercial General **PROPOSED ZONE DISTRICT** Residential Multi Family
(if applicable)

LOCATION

STREET ADDRESS 295 Rule Road

PROPERTY DESCRIPTION

SUBDIVISION Eagle Interchange East **LOT(S)** 1 **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Change Zone District to Residential Multi Family to allow construction of residential multi family buildings on this 7.576 acre property

APPLICANT NAME Tom Boni **PHONE** 970-366-1435
ADDRESS P.O. Box 3625, Eagle, CO 81631 **EMAIL** tomboni3030@gmail.com
OWNER OF RECORD Mike Dantas **PHONE** 970-376-5444
ADDRESS 2121 North Frontage Rd. W, PMB 206, Vail, CO 81657 **EMAIL** mike.dantas67@gmail.com
REPRESENTATIVE* Tom Boni (see above info) **PHONE** _____
ADDRESS _____ **EMAIL** _____

*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):

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

Tom Boni
Signature

February 16, 2022
Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	

Narrative

Zone Change Application

Lot 1, Eagle Interchange East

a. Project Description

This 7.576-acre property is located on the north side of City Market (Lot 1, Eagle Interchange Filing 2) with access to Rule Road from an easement on located on the western side of Lot 3, Eagle Interstate East (see attached Final Plat). Lot 2, the site of the Quality Inn, is directly west of the easement.

The proposed development of this seven plus acre property includes approximately 80 condominium units within multifamily buildings that have been recessed into the hillside. Grading of the site will facilitate the location of most of the parking underneath the units which will be convenient for the residents and minimize the visual and environmental impacts of parking lots. A private drive from Rule Road will access these units and the homeowners' association will maintain the roadway and related drainage improvements. Water and sewer mains currently at the lot line will be extended to provide services. The proposed development is planned to contain a mix of one- and two-bedroom units.

b. Compliance with applicable review criteria

This application for Residential Multifamily Zone District is compatible with the retail, lodging and services located to the south along Market Street. It is also compatible with the agricultural residential property to the west, the public land to the north and the commercial general property to the south and east.

The proposed zone change is consistent with the Town's goals, policies and plans. The recently approved Elevate Eagle Comprehensive Plan (Plan) locates this property on its Future Land Use Map in its Multi Use Future Land Use Category. The Residential Multi Family Zone District is an allowed use within this Future Land Use Category. Goal 1-1 of the Plan encourages the Town to promote a wide range of attainable housing opportunities for young adults, families, aging residents and workforce. The use of this property for multi family

development complies with this goal. The percentage of multi family housing as a portion of total housing in the Town of Eagle is lower than the State average. Multifamily housing is attractive to young adults prior to having children and aging residents who frequently want to downsize. Residential development of this parcel located on the north side of I-70 will minimize the traffic impacts on Grand Avenue. Given its location less than .5 miles from the ECO Bus Stop on Eby Creek Road, residents will have option of utilizing public transit to employment and recreational destinations in the eastern side of the County.

c. Impacts to surrounding Property

This zone change will have minimal impacts to surrounding property. Traffic impacts will be equal to or less than that created by commercial development of this property. Given that the developable portion of this Lot is approximately 100 feet north of the southern property line and 400 feet west of its easterly lot, indirect impacts of these proposed buildings on adjacent lots will be minimal. The 31-acre lot to the west has a homesite located along Eby Creek and is separated by a ridge from this lot. Commercial development of this property has the potential to create more visual and environmental impact than residential development. Residential development of this lot will facilitate walking and biking to retail and restaurants in the commercial development along Market Street and Chambers Avenue.to

The property's location on the north side of I-70 reduces traffic impacts on the congested portion of Eby Creek Road and Grand Avenue during morning and afternoon peak hours. The property is also located less than one half a mile from the Eco Bus Stop on Eby Creek Road which provides residents an option to use public transit. The pedestrian bridge over I-70 and the light activated pedestrian crossing of Eby Creek Road provides convenient access to the Bus Stop, Visitor Center Park and the Eagle Whitewater Park.