



HAYMEADOW PRELIMINARY PLAN & FINAL PLAT REVISED PROJECT NARRATIVE

Date: April 10, 2025
To: Jessica Lake, Senior Planner, Town of Eagle
From: Norris Design

Re: Haymeadow Preliminary Plan and Final Plat for Neighborhood A1

PURPOSE:

The purpose of this application is to request concurrent approval of a Preliminary Plan Update and Final Plat for the completion of Neighborhood A1, which will contain 259 residential units and a 1.6-acre childcare site. The subdivision design intent is 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 to serve the diverse housing needs of the residents of Eagle. The neighborhood design 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.

BACKGROUND / CONTEXT:

The current PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. 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. Approximately 381 acres (58% of the total land area) is designated as open space.

The Haymeadow PUD was originally approved in 2014 and subsequently amended multiple times, with the last amendment occurring in October 2024 to accomplish the following changes:

1. Restored the original, preferred school and recreation parcel to its original location depicted in the 2014 PUD.
2. Relocated the residential development currently allowed on the Tract E school and recreation parcel (Neighborhood A1 in the current PUD) to Neighborhood C, a more central location within the heart of the neighborhood, adjacent to the central neighborhood park space and amenities in Trailhead Park.
3. Added a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1, along Haymeadow Drive (Sylvan Lake Road), adjacent to the central Trailhead Park. Childcare development standards are being addressed in a concurrent update to the Haymeadow Design Guidelines.
4. Revised the alignment of Haymeadow Drive (Sylvan Lake Road) to create smaller neighborhood nodes, providing a more small-town feel throughout the community and creating a transition to lower density, more rural residential areas moving eastward up the valley.
5. Brought the PUD into alignment with the current Town Code, updating the PUD to align with the Recode Eagle Land Use and Development Code, adopted in October 2023.

Description of Proposed Development:

The proposed Preliminary Plan update and Final Plat for Neighborhood A1 includes 46 single-family residential lots, 6 duplex lots, two future multifamily residential development parcels (Tract RMF 4-A and Tract RMF-5), a 1.6-acre childcare site (Lot 43), five open space tracts (OS-A, OS-B, OS-C, OS-D and the OS-E Willow Corridor) totaling 11.85 acres, and public right-of-way for continuations of Haymeadow Drive (Sylvan Lake Road), Ouzel



Lane and Mt. Hope Circle. Within the public rights-of-way, the application proposes extension of all utilities, landscaping, irrigation and street lighting.

CONSISTENCY WITH PUD AMENDMENT:

The proposed Preliminary Plan update is consistent with all provisions of the recently approved Haymeadow PUD amendment. Minor changes have been made to the Neighborhood A1 subdivision design since the previous Preliminary Plan approval to align with the updated PUD and provide the following improvements to the Neighborhood A1 land use plan:

- A more efficient internal neighborhood road layout.
- Addition of a 1.6-acre childcare site.
- A reconfigured residential lot layout that facilitates more diversity of residential unit types and sizes, providing a mix of single-family, duplex and multi-family residential units.

The changes to the previously approved Preliminary Plan are minor and include minor changes to the road alignment to accommodate the new childcare site, and a revised layout of the single family and multifamily lot lines intended to facilitate a more efficient public road right of way alignment.

COMPLIANCE WITH HAYMEADOW PUD AND TOWN LAND USE CODE:

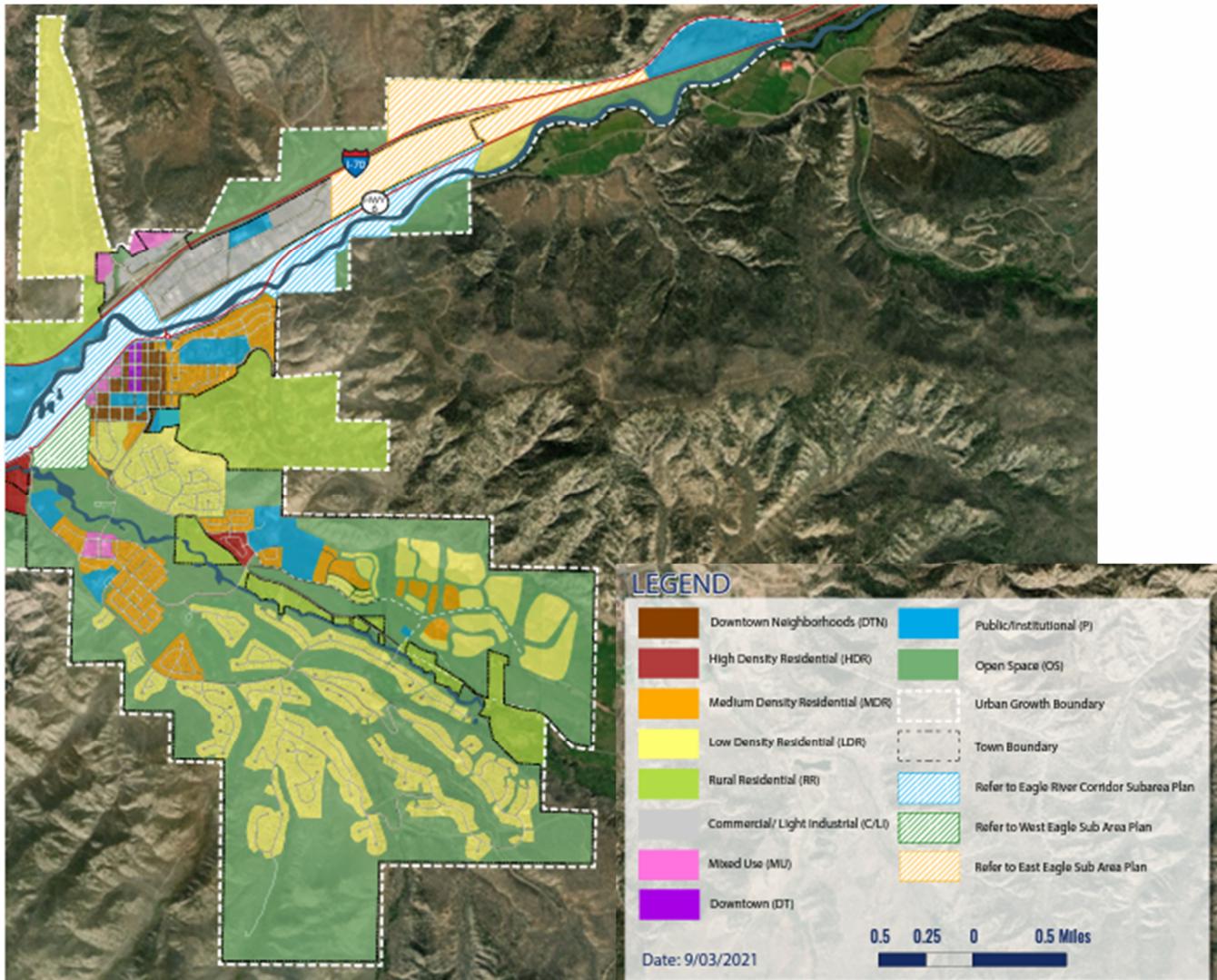
The proposed subdivision complies with all development standards set forth in the Haymeadow PUD, including permitted uses, density and setbacks. A primary goal of the recent PUD amendment was to align with the Recode Eagle Land Use and Development Code, and the Neighborhood A1 development standards set forth in the PUD are consistent with the Residential 2 lot standards and setbacks in Recode.

ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

The primary design influence for the Haymeadow community has been the Eagle Area Community Plan. The PUD closely aligns with the applicable goals of the 2010 EACP. Specifically, the chapters on Vision, Land Use, and Conservation Oriented Development provided very specific guidance for the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment, and compact walkable neighborhoods are all reflected in the approved plan. Preserving the character of Brush Creek Road is also a key objective of the PUD design, which is achieved by providing significant setbacks and open space buffers from the road and transitioning to lower density, more rural residential development, moving east up Brush Creek Road.

The 2014 approved Haymeadow PUD Development Plan was designed to a very high level of compliance with the 2010 Eagle Area Community Plan. In 2021, Elevate Eagle was amended. The updated Plan outlines a larger vision with five core themes (page 10): inclusive culture, unique character, adventurous lifestyle, relationship with the environment, and connections. These values apply well to the overall Haymeadow PUD, and the Preliminary Plan continues to maintain overall compliance with the current edition of the Elevate Eagle Comprehensive Plan.

An important component of Elevate Eagle is the Future Land Use Chapter. The Preliminary Plan is consistent with the Future Land Use map on pages 30-31, also depicted below.



The Preliminary Plan is aligned with the following relevant goals and policies set forth to implement the community vision.

Inclusive Culture

- ✓ Ensure a healthy mix of housing types and densities (e.g., Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
 - i. Low and medium density residential options are provided offering a range of housing in line with the original PUD.
 - ii. Maintaining increased density in the earliest neighborhood to allow expedited speed to delivery on housing, more accessible price points, and wide range of products, while being most proximate to Town.

Unique Character

- ✓ Preserve and enhance Eagle's unique Brush Creek Area.
 - i. Existing enhanced wetlands and future community park are provided adjacent to Brush Creek. No changes to the original PUD are proposed.
- ✓ Maintain the Town's identity and sense of place.



- i. Haymeadow will have a small-town feel with community amenities incorporated into the stunning natural landscape.
- ✓ Preserve viewsheds and view corridors in key areas throughout Town.
 - i. No changes are proposed affecting viewsheds and view corridors, key wetland, and wildlife corridors.
- ✓ Large setbacks from Brush Creek Road for rural, county lane experience.
 - i. Maintained a minimum setback of 250' from Brush Creek Road per the original PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
 - i. Enhanced outdoor amenities and neighborhood offerings are proposed in Trailhead Park, with recreational community amenities and interconnected trails throughout the community.
- ✓ Interconnect and expand upon the unparalleled trail and park system.
 - i. Spine Trail retained with four linkages to the greater Eagle network.
- ✓ Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.
 - i. The small neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) for a variety of users.
- ✓ Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town via Brush Creek Road extension vision.
 - i. Attached and detached sidewalks are provided along the main collector as previously approved.

Relationship with the Environment

- ✓ Protect open space lands with high conservation or recreation value.
 - i. No changes are proposed to the dedicated or future identified open space lands.
 - ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- ✓ Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
 - i. All wetland and wildlife areas left intact or further enhanced with continuity to open space.
- ✓ Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.
 - i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- ✓ Strike balance between recreation and preservation along riparian areas.
- ✓ Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Connections

- ✓ Expand the transportation network.
 - i. Additional roundabouts and collector roads for ease of circulation and transit.
- ✓ Improve circulation on US Highway 6/Grand Avenue.
 - i. Partnership approach and view with Brush Creek Road Extension access point.
- ✓ Expand the network of safe and convenient pedestrian and bicycle circulation.
 - i. Multi-modal street cross-sections to facilitate all modes of vehicular and pedestrian transportation.
- ✓ Enhance multi-modal and pedestrian connectivity.
 - i. New paved and natural pathways throughout the property.
- ✓ Create connections to existing trails and pedestrian areas within the Brush Creek character area.
 - i. Key Haymaker linkage as well as future trailhead interfaces with existing network.



INFRASTRUCTURE AND SERVICES:

The Preliminary Plan provides public water and sewer system connections to serve all development areas within Neighborhood A1. Commitment to serve letters are provided from all utility providers, and the application materials include plans for extension of the street system, utilities, landscaping, irrigation and street lighting within the public rights-of-way.

We are actively working with both Black Hills and Holy Cross Energy on plans for gas and electricity service. Currently, we are planning to finish the gas line loop through Neighborhood A1, so that we do not create dead-end lines. Accordingly, a will serve letter from Black Hills for Neighborhood A1 is attached. We are not currently planning to extend the main line any further east, until a firm decision is made on whether gas will be provided to the remainder of the Haymeadow community, or the remainder of the community will be all-electric.

Evidence of adequate water supply and adequate water rights is also included as defined in the annexation development agreement, with a supplemental memo documenting the additional EQRs provided to serve the new childcare site.

HAYMEADOW DRIVE (SYLVAN LAKE ROAD) PEDESTRIAN CROSSING

The north-south pedestrian crossing of Haymeadow Drive (Sylvan Lake Road), connecting the Willow Corridor to Trailhead Park has been modified to remove the previously proposed pedestrian underpass on the 2014 preliminary plan in favor of an at-grade road crossing. This change has been made because it better follows the natural topography and significantly reduces the amount of grading and site disturbance needed, in accordance with the Town Code subdivision standards for streets, sidewalks and bikeways in Section 4.15.030.A.2., which state that the street pattern shall have a logical relationship to topography.

The pedestrian crossing design will incorporate pedestrian safety mechanisms, including material changes and potential median and/or raised crosswalk / speed table design, similar to the existing crosswalk on Capital St., south of the Brush Creek Rd. / Capital St. intersection. Our team will work with Public Works to ensure the design works well for both operations and safety, including appropriate slope and tapering of the crosswalk area for Town snow plowing operations.

TRAIL CONNECTIONS TO EAGLE RANCH

As required by Section 9.12 of the ADA, the Developer shall note any trail connections to Eagle Ranch as part of the Pedestrian and Trails Plan submitted with the Filing 2 application. In accordance with this requirement, we are connecting our 'spine trail' to Eagle Ranch on the west side of Ouzel Lane and Brush Creek Road, as shown on the proposed Preliminary Plan.

STREET NAMING

The proposed Preliminary Plan / Final Plat application includes amended street names (Mt. Hope Circle and Haymeadow Drive). These street name changes are proposed to 1) reflect the new single loop road configuration of Mt. Hope Circle through neighborhood A1, and 2) to rename Sylvan Lake Road to Haymeadow Drive starting at the roundabout to alleviate confusion, as the road does not access Sylvan Lake.

PHASING:

The developer intends to develop the Preliminary Plan in four phases, as shown on the attached phasing plan, with development moving from west to east. The developer's intent is to complete all the infrastructure in neighborhood A1 in 2025 and complete Sylvan Lake to Ouzel prior to the issuance of the 200th building permit. The general intent is to work west to east through neighborhood A1, with the childcare facility being the exception. The improvements guarantees will be phased in accordance with the phasing plan provided.

Additional Permits:



We are working with Birch Ecology and will need to obtain a wetland permit from the USACE for the construction of Ouzel Lane, which is included in Phase 4 construction and will not be completed in 2025. We would like to defer the wetland permitting to be released prior to the construction of Phase 4. A 404 permit is in progress.

FINAL PLAT CONFORMANCE WITH PRELIMINARY PLAN:

The final plat, which is being submitted concurrently, conforms to the Preliminary Plan and complies with all relevant goals, policies, and regulations of the Town, as evaluated and confirmed during the PUD Amendment and Preliminary Plan reviews. Because the Preliminary Plan and Final Plat are being submitted concurrently, the plat is intended to serve as both the preliminary plat and a draft of the final plat.

We are proposing to convey the Tract OS-E Willow Corridor to the Town to be managed as public open space, and to retain private ownership of the other open space tracts (Tract OS-A, Tract OS-B, Tract OS-C, and Tract OS-D), to be managed as private open space by the Metro District and Property Owners Association, as shown in the table below.

Open Space Tracts	Acres	Ownership Conveyed To
Tract OS-A	1.133	Metro District / POA
Tract OS-B	1.915	Metro District / POA
Tract OS-C	0.298	Metro District / POA
Tract OS-D Utility Easement	0.521	Metro District / POA
Tract OS-E Willow Corridor	7.984	Town of Eagle

Addressing is proposed on the draft final plat, and we will continue to work with the Town and County GIS Department to establish the addressing in accordance with all Town and County requirements, prior to recordation of the plat.

COMPLIANCE WITH SUBDIVISION STANDARDS:

The proposal complies with all relevant subdivision design standards, as described in more detail below.

A. PUD Zone District standards for single-family and duplex lots:

The proposed 46 single family lots and 6 duplex lots conform with all PUD zone district standards for single-family and duplex lots, including permitted uses and densities, and are sized to ensure future development can meet relevant PUD development standards for minimum building setback requirements and maximum lot coverage. The proposed single family lots range in size from 6,600 sq. ft. to 10,998 sq. ft., and the duplex lots range from 4,549 sq. ft. to 6,572 sq. ft.

B. Section 4.10.030. Design standards applicable to all sites and structures:

The proposed subdivision is designed to comply with the relevant design standards applicable to all sites and structures in Section 4.10.030 of the Town Code, including:

A. Site design.

1. Access and connectivity

a. Entrances, roads and driveways are designed to allow efficient access and wayfinding by emergency service and law enforcement personnel.



- b. Access to single family and duplex lots is provided via an interconnected network of streets and alleys that comply with all Town standards.
- c. Multiple points of access are provided to minimize traffic impacts and facilitate emergency access, and vehicular access points have been designed to correlate with adjacent roadway intersections and maximize safety for pedestrians and cyclists.
- d. Pedestrian and bicycle connectivity is provided within the subdivision with connections provided to adjacent amenities and trails, in accordance with the approved Haymeadow PUD Trails Plan.

C. **Section 4.15.010. Design and improvement standards:**

- A. *Compliance with zone district requirements and development standards.* The proposed layout of lots, roads, utilities, drainage facilities, open space parcels, and pedestrian and bicycle connections is designed to minimize site disturbance, maximize open space land, and preserve wetlands, wildlife habitat, and existing trees and vegetation to the greatest extent possible.
- B. *Suitability of land for subdivision.* Land subject to natural hazards such as flooding, landslides and avalanches are not included within the proposed development areas.
- C. *Required improvements and dedications.* Easements and rights-of-way are being dedicated to the Town and the applicable utility providers, as shown on the proposed Preliminary Plan and Final Plat documents. All dedications comply with Section 4.17.140 of the Town Code for all required improvements, including: water and wastewater lines, fire hydrants, drainage structures, public streets and sidewalks, public and private open space parcels, street lights and survey monuments.

D. **Section 4.15.020. Lot and block design and access:**

- A. *Design.*
 1. Each lot is designed to provide an adequate, readily accessible building site for the intended structure type.
 2. The proposed lot design meets all dimensional standards of the Haymeadow PUD and the Neighborhood A1 development standards set forth in the PUD are consistent with the Residential 2 lot standards and setbacks in Recode.
 3. Lots are designed to afford the maximum solar access to each building site.
- B. *Access.*
 1. Lots are designed to allow vehicular access from a public street.
 2. Lot and block patterns allow for access onto a street from each lot.
 3. No more than one access point from arterial or collector streets is provided.

E. **Section 4.15.030. Streets, alleys, sidewalks, and bikeways:**

- A. *Layout and design.*

The street pattern is designed to provide safe and convenient access to all lots within the subdivision, and to have a logical relationship to topography. As discussed above, the pedestrian crossing of Haymeadow Drive (Sylvan Lake Road) has been modified to remove the previously proposed pedestrian underpass on the 2014 preliminary plan in favor of an at-grade road crossing. This change has been made because it better follows the natural topography and significantly reduces the amount of grading and site disturbance needed, in accordance with this subdivision standard.

Street design and layout meets all design criteria set forth in the Town's design and construction specifications for streets, as well as all applicable Town standards for street lighting, sidewalks and bikeways.

F. **Section 4.15.040. Infrastructure and utilities:**



A. Water.

Evidence of adequate water supply and adequate water rights to serve the proposed subdivision has been provided, as defined in the annexation development agreement, with a supplemental memo included documenting the additional EQRs provided to serve the new childcare site.

The water main distribution system is designed to connect with the Town's water system, to be compatible with the existing system, and to make water available to each lot in the proposed development. Fire hydrants have been proposed to ensure protection to each lot, as reviewed and approved by the Greater Eagle Fire Protection District. Design of the system meets all Town specifications and water distribution regulations.

B. Wastewater

The wastewater collection system is designed to connect with the Town system and to provide service to each proposed lot, in accordance with all Town specifications, as reviewed and approved by the Town Engineer.

C. Utilities

All proposed utilities will be placed underground, and utility easements and rights-of-way are proposed, as shown on the proposed Preliminary Plan and Final Plat.

G. Section 4.15.050. Boundary and survey monumentation:

- A. The boundary survey, internal property lines, and monumentation as depicted in the final plat for a subdivision meet all requirements established by Colorado law.
- B. Survey data has been checked by the Town Engineer.
- C. Monuments have been set to specifications of the Town Engineer with at least one monument on the boundary established as a permanent benchmark.
- D. All survey traverses close in accordance with Town specifications.

H. Section 4.15.060. Municipal and park land dedication:

The school land dedication requirements and municipal and park land dedication requirements set forth in Section 4.15.060 of the Town of Eagle Land Use and Development Code have been met with Filing 1 through the dedication of Tract E to the Town of Eagle. In Filing 1, Tract H is also parkland dedication. Lastly, the Annexation Development Agreement notes that the next large municipal park land dedication will be "Trailhead Park", which is going to be dedicated to the Town of Eagle with the sub-division of Neighborhood A2.

COMPLIANCE WITH CRITERIA FOR APPROVAL:

As demonstrated in the above narrative, the proposal complies with all criteria for approval, for both preliminary plan and final plat, including:

Preliminary Plan Criteria for Approval:

- i. **Comprehensive Plan.** The preliminary plan is consistent with applicable provisions of the Comprehensive Plan;
- ii. **Sketch plan.** The preliminary plan is substantially consistent with the recommendations made by Planning and Zoning Commission and Town Council at sketch plan application;
- iii. **LUDC standards.** The preliminary plan complies with the applicable standards of the LUDC;
- iv. **Infrastructure and services.** The preliminary plan provides evidence that public water and sewer system connections can be efficiently implemented; and



- v. **Phasing.** The Plan proposes reasonable project phasing in terms of infrastructure capacity, transportation connections, provision of open space and trails, and any other aspect of the development that will be developed across multiple phases.

Final Plat Criteria for Approval:

- i. **Preliminary plan.** The final plat conforms to the approved preliminary plan, including any conditions of approval;
- ii. **Land Use and Development LUDC standards.** The development will comply with all requirements of the LUDC; and
- iii. **Platting standards.** The development will comply with all applicable technical standards and specifications.

ATTACHED APPLICATION MATERIALS:

The following application materials are provided with this submittal:

1. Land Use Application Form
2. Title Commitment
3. Adjacent Property Owner List
4. Preliminary Plan
 - Master street plan
 - Master water sketch of potable and non-potable water lines
 - Grading plan
 - Lighting plan for public street lighting
5. Compliance Memo with Reference Documents
 - Existing studies / reports that have not changed from previous applications and should be referenced, addressing:
 - Water & sewer
 - Wildlife
 - Geotech report
 - Development impact report
 - Traffic
 - Grading and drainage
 - Master utility plan
 - Joint excavation plan
 - LERP Plan
6. Pedestrian circulation plan for trails, sidewalks, walkways, pathways, etc.
7. Landscaping and irrigation plans for ROW areas
8. Commitment to serve letters
9. Subdivision improvements agreement
10. Final plat