

Minor Subdivision: ANB Bank



Location: 295 Eby Creek Road

Submitted: February 2025

Legal: Lot 2, Block 3, Eby Creek Subdivision

Parcel Number: 1939-321-01-001



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Introduction

ANB Bank is proposing to relocate their current Eagle location to 295 Eby Creek Road / Lot 2, Block 3, Eby Creek Subdivision. The location is the site of the former Burger King. The proposal includes a subdivision that will create 2 parcels, with the existing Burger King building on the southern parcel, and ANB Bank will develop the northern parcel. The minor development permit application has been submitted under a separate cover. The property today is 2.025 acres / 88,209 sq. ft. It will be subdivided into two lots but share the current access from the roundabout. The property is zoned Commercial General. The process as outlined in Section 4.17.100 the LUDC is a Minor Subdivision:

C. Minor subdivision.

1. *Purpose and definition. The minor subdivision process is used to evaluate proposed subdivisions that will create few lots or involve minimal adjustments to approved final plats.*
2. *Applicability. The minor subdivision process shall apply to the one-time resubdivision of previously subdivided land that meets the following criteria:*
 - a. *Creation of no more than four residential lots or ten condominium units within a single plat that does not require the development or dedication of any public or private improvements in addition to those already existing from the original subdivision;*
 - b. *Creation of condominiums or townhomes within an existing building that does not include land dedication; or*
 - c. *Creation of no more than four mixed-use or nonresidential lots that does not include development of or dedication of any public or private improvements in addition to those already existing from the original subdivision.*



Project Overview

Zoning Analysis:

Address: 295 Eby Creek Road / Lot 2, Block 3, Eby Creek Subdivision
Zoning: Commercial General (CG)
Lot Area: 2.025 acres / 88,209 sq. ft.

CG Standard	Allowed	Proposed ANB Bank Lot 2A	Existing Burger King Lot 2B
Lot Area	20,000 sf	0.955 acres / 41,599.8 sf	1.070 acres / 46,609.2 sf
Public Street Frontage	25 ft	195.02 ft	165.32 ft



2023 Google Earth Photo of the existing access and site.

Review Criteria

In reviewing a minor subdivision application, the Director shall consider the following criteria:

- i. **Comprehensive plan. Whether the resulting development will be consistent with the Comprehensive Plan**

Applicant Response:

The Town of Eagle “Economic Development Plan” (EDP) was adopted in October of 2023. It is intended to guide the Town’s economic development programs, policies, and allocation of resources for the next 10 years. The EDP sets out an economic strategy with several goals and associated actions, many of which are applicable to this proposed project. Specifically, the plan states:

Create efficiency while proposing the health of the business community:

Goal 2: Commit to the longterm growth of the Eagle.

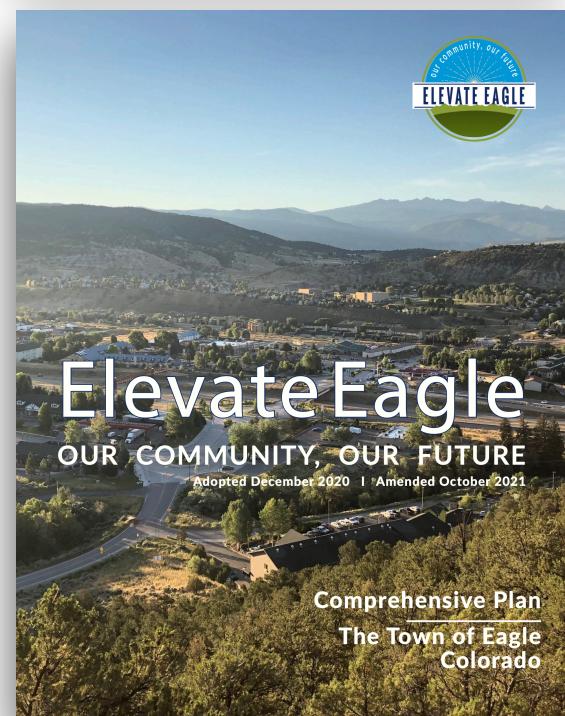
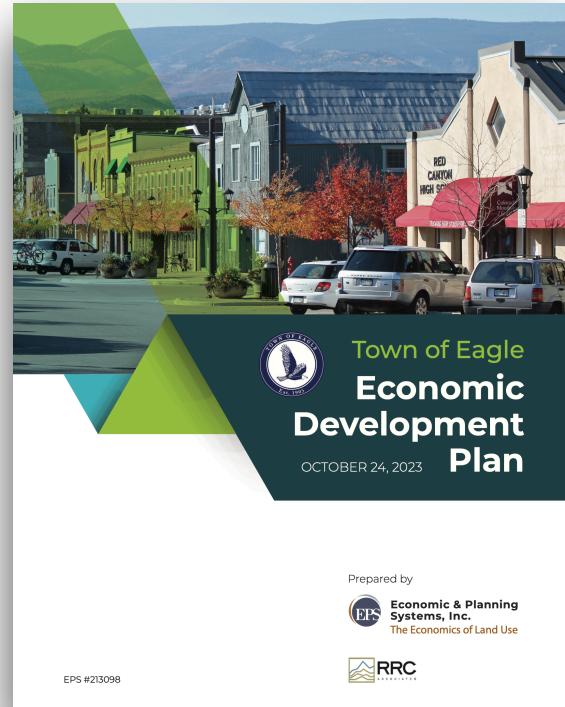
Action: Engage the private sector to find efficiencies in the existing commercial hubs and support a breadth of approaches to development and tenanting effort.

Attract net new expenditure dollars to Eagle:

Goal 1: Increase aggregate customer time spent in economic business hubs. Curate a retail mix that optimizes cross shopping.

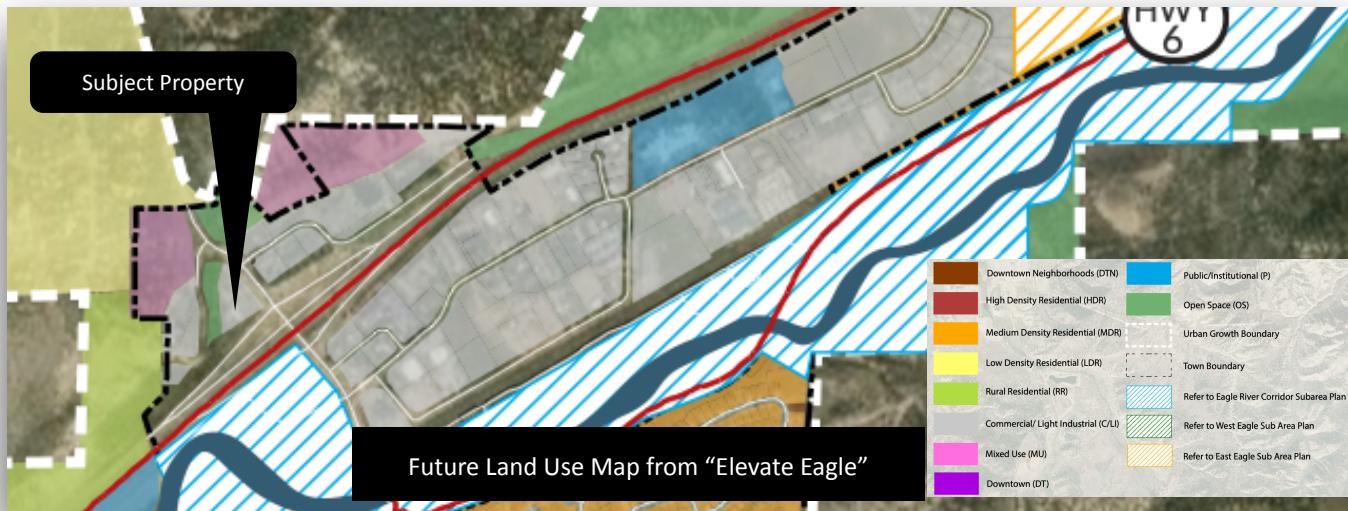
The EDP recognizes that vacant land is limited in Eagle and that the solution is to find ways achieve greater utilization of existing sites. The subject property and development proposal is a perfect example of putting this idea into practice. The current site is underutilized, especially since the Burger King closed. With ANB Bank’s location the northern, vacant portion of the site, this will spur (re)development of the southern portion of the site. This location is served by existing utilities, including roadway capacity with the roundabout that allows for increased usage. The Market Street area receives more local visitation, providing local residents with commercial uses to serve their needs. In summary, the proposal is consistent with the EDP.

In December of 2020, the Town of Eagle adopted a



new comprehensive plan - "Elevate Eagle." Elevate Eagle provides the future land use map for the Town. The subject property is identified as "Commercial/Light Industrial." This land use designation is described as:

Centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors. These areas support employment in more suburban development patterns, yet provide an intensity of uses to serve the immediate community and the larger region.



Additionally, Elevate Eagle provides goals and policies that are applicable to the proposed project. Specifically, the plan states:

GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES

- 1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.*
- 1-2.2. Promote commercial development that fits the desired character of the community and its character areas.*
 - a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.*
 - 1-2.8. Encourage continued reinvestment in existing commercial areas.*
 - 1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.*

Goal 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA: INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.

- 2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.*
- 2-7.3. The existing design theme on Market Street should be maintained or enhanced with any new development or re-development in this part of Town.*

2-7.4. Within allowances established by the Town's level of service (LOS) standards, promote additional highway-oriented businesses (which may also serve local needs) in the vicinity of Eby Creek Road.

2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas

As proposed, the proposed minor subdivision and ANB Bank location is consistent with the Land use designation of Commercial/Light Industrial. The proposal is also consistent with the specific policies related to the Market Street Area. The minor subdivision does not modify the existing zoning of the property and is consistent with the existing land use designation of Commercial/Light Industrial. The proposal is therefore consistent with Elevate Eagle.

ii. Land Use and Development LUDC standards. Whether the approved lots will be consistent with the intent of the underlying zone district and the applicable standards of this LUDC

Applicant Response:

The applicant has designed a plan that complies with the LUDC, as outlined in the Project Overview section above. The proposed plan ensures that both the ANB Bank and the Burger King site comply with the LUDC.



The property is zoned Commercial General as identified on the Town of Eagle Zoning Map. The CG standards are outlined in Section 4.05.030 of the LUDC. The proposed lots comply with the minimum lot size requirements and the minimum public street frontage. Both sites are consistent with the CG zone district and the proposal is consistent with the applicable sections of the LUDC.

- iii. **Easements, facilities, and services. That the proposed lot changes:**
 - (a) Do not affect a recorded easement without approval from the easement holder; and**
 - (b) Will not limit the Town's ability to effectively provide facilities or services.**

Applicant Response:

An access easement will be established, allowing for Lot 2B to have access across Lot 2A. There are no additional impacts on existing easements and no impacts on the Town's ability to provide facilities or services.