



NOTIFICATION OF LAND USE DECISION

This form represents a notification of decisions rendered by the Town of Eagle Planning Staff and Zoning Administrator in response to the application for land use action described below and pursuant to Title IV of the Eagle Municipal Code.

APPLICANT: Michael Hood, Range Resources, LLC

OWNER OF RECORD: Haymeadow Homes, LLC

DATE OF APPLICATION: March 3, 2025

DATE OF APPLICATION RESUBMITTAL: April 21, 2025

LOCATION: RMF-2 at Haymeadow Planned Unit Development (PUD)

DESCRIPTION OF REQUEST: An application to amend an approved development plan, file #DR22-01. Modifications include 1) architectural features: end unit garages rotated from side facing to front facing and changes to location of entry doors as well as some roof lines. 2) Grading: removal of retaining walls at edge of end unit side entry doors, retaining walls replaced with graded slope. 3) Landscaping: plant beds at end unit side entry doors removed with sidewalks, replaced with native grasses and planting beds at front walkways and where retaining walls were removed and replaced native grasses.

DOCUMENTS:

- 1) [Application Form](#)
- 2) [Architectural Plan Sheets A2.1-A2.4, A3.1-A3.2, A4.1-A4.4, A5.1.](#)
- 3) [Architectural Elevations](#)
- 4) [Grading Plan Sheets C2.0 and C2.4](#)
- 5) [Landscape Plan Sheet L-1.2](#)
- 6) [Drainage Memo](#)
- 7) [Lot Coverage Comparison & Updated Building Height Matrix](#)
- 8) [Change Comparison](#)

2023 LUDC TRANSITIONAL PROVISIONS:

- 1) Section 4.01.080.C.1.a. – *Permits and approvals that are valid on the effective date shall remain valid until their expiration date. Projects with valid approvals, except for planned unit developments... may be carried out in accordance with the code in effect at the time of approval.*

STANDARDS OF APPROVAL (1976 LUDC):

- 1) Section 4.06.070.I. – *Any change in the development plan made after original submittal of the plan, either before or after issuance of the development permit, shall require the proposal to be re-entered in the review procedure at the appropriate planning step unless:*
 - a) The change is directed by the Planning Commission; or



- b) In the opinion of the Town Planner, the change does not materially change the development plan and it complies with the Town's regulations, goals, and policies.

ANAYLSIS:

- 1) Lot coverage – Lot coverage is regulated by the PUD Guide: on Residential Multi-Family (RMF) Parcels, all impervious materials can utilize up to 80% of the total size of the parcel.

Lot Coverage Calculations		
Total Site Area	58,148 sf	
Existing Paving	8,742 sf	15% of total site area
Building Footprints	16,161 sf	28% of total site area
Paved Driveways & Walkways	14,378 sf	25% of total site area
Open Space (pervious)	(18,867 sf)	(32% of total site area)
Total Impervious	39,281 sf	68% of total site area

- 2) Building height – Building height is regulated by the PUD Guide: on Residential Multi-Family (RMF) Parcels, the building height maximum is 40-ft. and 3 stories. Building height is measured by the maximum vertical rise from the lowest grade on the perimeter of the building to the highest point of the building. Grade shall be from the finished grade.

Building Heights			
Building Name		USGS Measurements	Max. Height
Bldg. A	Finished Grade	6,713.45'	39' ½"
	Max. Bldg. Height	6,752.50'	
Bldg. B	Finished Grade	6,715.15'	39' ½"
	Max. Bldg. Height	6,754.20'	
Bldg. C	Finished Grade	6,717.55'	39' ½"
	Max. Bldg. Height	6,756.60'	

- 3) Building square footage – The building square footage/gross floor area is defined by the PUD Guide as measured as the total gross horizontal area of all floors in a building measured to the interior of the exterior wall, gross floor area excludes garages and accessory structures. Gross floor area is not applicable to Neighborhood A1.
- 4) Building mass/form/orientation – is defined in Section 4.07.040.B.3. of the 1976 LUDC.
- The revised design is substantially similar to the design approved by the Town under file #DR22-01. Variety and visual interest continue to be provided with various roof heights, building projections, and materials. The materials in the updated designs are the same as those originally approved, as shown in the [Change Comparison](#) document.
 - The building styles are similar to those that were approved and the DRC has determined that they are in conformance with the approved Design Guidelines, as shown in the [DRC's Approval Resolution](#).
 - With the new orientation of the end unit garages and entry doors towards Snowy Peak Rd, the application is more in conformance with this Code standard than under the approved application.



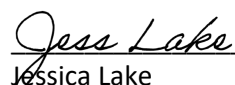
- d. Building orientation on the site has not changed. What has changed, is the relocation of the garages and entry doors to the six end units from side entry to front entry. As the overall orientation of the buildings has not changed.
- 5) Architectural design
 - a. The changes to RMF-2 remain in conformance with the approved PUD Guide, the Standards in the 1976 LUDC, and the Design Review Committee (DRC) has determined conformance with the approved Design Guidelines.
- 6) Building materials
 - a. The approved building materials have not changed in this revised application.
- 7) Fence or wall height
 - a. Updated Grading Plans show the removal of retaining walls between the three townhouse structures. Reorienting of side garages and removal of retaining walls creates less overall impact to the site than originally approved.
- 8) Minimum landscaping requirements
 - a. In accordance with the Development Agreement, approved under Resolution 53-2022, the developer will submit the final landscape plan to the Town for review and approval prior to commencing any work. The Town will review and comment on the final landscape plan as part of the building permit application.

FINDINGS: The Community Development Director finds that the changes proposed to RMF-2 as approved under file #DR22-01 and via [Development Agreement](#) do not materially change the development plan and that the application is in conformance with the Town's regulations, goals, and policies per Section 4.06.070.I. of the 1976 LUDC.

DECISION: Based on the foregoing findings, the Community Development Director approves the application.

DATE OF COMMENCEMENT: The proposed changes to RMF-2 within file #DR22-01 becomes effective upon approval of this Notice of Land Use Decision rendered on April 23, 2025.

APPEAL PERIOD: [Section 4.03.050](#). *Any person aggrieved by... the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of this Title may make an appeal to the Planning and Zoning Commission. Appeals to the Planning and Zoning Commission... shall be made within 15 days of the decision from which the appeal is made by filing with the Town Manager a written notice of appeal, specifying the grounds therefor.*


Jessica Lake

Senior Planner, Community Development Department

April 23, 2025

April 23, 2025