



## HAYMEADOW MINOR PUD AMENDMENT PROJECT NARRATIVE

Date: May 8, 2025  
To: Jessica Lake, Senior Planner, Town of Eagle  
From: Norris Design  
  
Re: Haymeadow Minor PUD Amendment

### BACKGROUND:

The Haymeadow PUD was originally approved in 2014 and subsequently amended multiple times, with the last amendment occurring in October 2024. The current PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site, a childcare 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.

### PUD AMENDMENT PURPOSE AND OVERVIEW:

The purpose of the current PUD amendment application is to propose the following changes to the existing PUD:

1. **Add the following Minimum Lot Area standards to the PUD:**

NEIGHBORHOODS A1 & A2	Single Family: 5,000 SF Duplex: 2,500 SF Townhome: 1,500 SF
NEIGHBORHOODS B & C	Single Family: 6,000 SF Duplex: 3,000 SF Townhome: 1,500 SF

The PUD does not currently include minimum lot size requirements and thus defers to the Town Code. Adding specific minimum lot area standards to the PUD will provide clarity and remove uncertainty regarding which Town zone district standards to utilize.

The proposed minimum lot area standards for single family and duplex lots align with the R2 zone district standards in Neighborhoods A1 and A2, and the R1 zone district standards in Neighborhoods B & C. A consistent 1,500 SF lot size is proposed for townhome lots in Neighborhoods A1, A2, B and C. The intent is to specify a consistent minimum lot size for townhomes in all neighborhoods that will function well for site planning of the multifamily tracts and provide a consistent development pattern throughout all neighborhoods.

The proposed 1,500 sf townhome lot size is consistent with the R3 zone district and similar existing developments within the Town of Eagle, including the Terrace and Eagle Ranch neighborhoods, which have similar site planning considerations and 1,500 sf townhome lot sizes. For example, the Terrace has similar site planning with the driveways and parking areas platted as common area and the fee-



simple townhome lots beginning at the front of the residential structure. It should be noted that there is no proposed change to the maximum permitted density or number of dwelling units per acre.

2. **Make the following corrections and clarifications to the PUD Trails Plan:**
  - a. Move the proposed primary path to the west side of Ouzel Lane to correctly illustrate the originally intended trail alignment.
  - b. Update the pedestrian crossing of Haymeadow Drive to match the current Preliminary Plan update.
  - c. Add a note to the PUD Trails Plan explaining that this is a conceptual plan that is subject to change, and a more detailed trails plan will be reviewed and approved by the Town with each Preliminary Plan review.
3. **Multifamily Bicycle Parking** Add the following multifamily bicycle parking requirements to the PUD Parking Requirements.

**6.B. Multifamily Bicycle Parking:** The following bicycle parking requirements shall apply to multifamily buildings containing three (3) or more dwelling units per structure and cottage courtyard communities on multifamily development tracts:

USE CATEGORY	SHORT-TERM (BIKE RACK, LESS THAN 2 HOURS)	LONG-TERM (SECURE AREA, LONGER THAN 2 HOURS)
Dwelling, Multi-Unit Building (3+ DUs per structure) or cottage courtyard community containing 3 or more dwelling units, with private garage or appropriately sized locked storage unit for each unit	Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom	Not Required
Dwelling, Multi-Unit Building (3+ DUs per structure) or cottage courtyard community containing 3 or more dwelling units, without private garage or appropriately sized locked storage unit for each unit	Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom	Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.5 per bedroom

The proposed short-term bicycle parking standards have been drafted to match the Town Code and to clearly note that the short-term bicycle parking requirements shall be applied per multifamily structure or per cottage courtyard. Within the Haymeadow community, long-term storage space for bicycles will primarily be provided within private garages or appropriately sized locked storage units assigned to each unit. The following proposed definition of 'appropriately sized locked storage unit' has been added to the PUD amendment, to help clarify when additional long-term bicycle parking is (and is not) required.

**L. Appropriately Sized Locked Storage Unit**



To be considered an appropriately sized locked storage unit, for the purposes of the multifamily bicycle parking requirements in Section 6.B. of the PUD, a storage unit shall be a minimum of 25 square feet, and may contain one or more mountable, hanging bicycle racks to accommodate bicycle storage for individual units.

**4. Streetscape Guidelines:** Add a section to the PUD to clarify that the design of streetscapes within the public rights-of-way shall follow the Town of Eagle Code, except that tree spacing standards shall follow the adopted Haymeadow Streetscape Guidelines, and the required buffering within the public rights-of-way shall be measured as 25 linear feet on average. This clarification will ensure a consistent streetscape design throughout the Haymeadow Neighborhood that appropriately follows the standards set forth in the Town Code and the Haymeadow Streetscape Guidelines.

**5. Correct the following clerical errors in the existing PUD document:**

- A. Add a correction to note the 10-foot rear setback requirement that is currently missing under Minimum Building Setback Requirements for single family and duplex use with alley loaded garages.
- B. Add mailboxes, drop boxes or similar mail delivery facilities as a 'Use by Right' within Trailhead Park-Tract F, matching the same terminology currently listed as a 'Use by Right' within Neighborhoods A1 and A2.
- C. Update the Parking Requirements section of the PUD to add vehicle parking standards for 4+ bedroom multiple family dwellings, which are currently missing, as highlighted below.

<b>MULTIPLE FAMILY DWELLINGS</b>	Vehicle Parking:  Studio/1 BR Units: 1 per DU 2/3 BR Units: 2 per DU <b>4+BR Units: 3 per DU</b> Plus 1 space per 6 units
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- D. Clarify that parking on open space tracts is not solely for the use of trailhead users and may include guest parking and overnight permit parking.
- E. Clarify that the 7' minimum depth requirement for first floor porches and/or patios only applies to single family and duplex homes.
- F. Clarify that multifamily setbacks are measured from the exterior tract property lines only, and within the interior of multifamily developments, there is a minimum 10' building separation requirement. A graphic has been added to the PUD document to illustrate this distinction between the exterior property line setbacks and interior building separation requirements.
- G. Clarify that ADUs shall allow for fire doors between the primary and accessory unit.
- H. Clarify that, within multifamily development parcels, cottage courtyard developments shall be platted via a townhome plat, with the housing units / building footprints platted for individual sale / fee-simple ownership and all other portions of the site platted as limited common element (LCE) and/or general common element (GCE), to be owned and maintained by the HOA. This is consistent with standard best practices for subdivision of cottage courtyard communities throughout the State of Colorado.



## COMPLIANCE WITH CRITERIA FOR APPROVAL:

The proposed PUD amendment meets all criteria for a minor PUD amendment set forth in Section 4.08.070.A.2 of the Town Code, including the following:

### A. Compatibility with PUD Concept Plan

The minor amendment is compatible with the approved PUD Concept Plan and does not propose any changes to the approved PUD Concept Plan. The proposed amendments simply provide technical corrections and clarifications of relevant development standards, such as minimum lot area, multifamily bicycle parking, streetscape guidelines, setbacks, accessory uses, parking, and development review processes.

### B. Adverse Impacts

The minor amendment will not cause adverse impacts to development within the PUD or adjacent development and is only intended to provide technical corrections and clarifications to improve ease of administration for future Preliminary Plan and Development Review applications.

### C. Technical Change

The change is of a technical nature that is required to correct minor, inadvertent failures to clearly specify how development within the PUD will comply with applicable LUDC standards. The clarity provided through the proposed amendments will help to remove uncertainty in determining the relevant LUDC standards that apply within various neighborhoods of the Haymeadow community, during future development review applications.