

Project Narrative

Annexation

220 East Sixth Street Annexation

1. Introduction

This property, located at the southeast corner of East Sixth Street and Capitol Street, consists of two parcels comprising 1.383 and .199 acres respectively and is owned by Kathy Chandler - Henry and George Henry. They currently reside in the single-family home located on the larger parcel. The applicants have resided on the property since 1992, having purchased property from Marjory Chandler, the mother of Kathy Chandler - Henry. There is a dilapidated, unoccupied, small single-family structure on the smaller parcel to the east.

Town water and sewer lines, Holy Cross electric, Black Hills natural gas and Century Tel service lines are located in East Sixth Street adjacent to the property on its northern boundary. There is an unused water tap from the Town that provided service to the smaller parcel when it was occupied. There is also an additional one inch water tap conveyed to this property via a Water Transfer Agreement dated June 24, 2005 in exchange for water rights and an access, utility, drainage and stormwater collection easement granted on the southerly portion of the property adjacent to Capitol Street.

2. Compliance

The applicants are petitioning the Town for annexation in order for their daughter and her husband to purchase a lot and build a home on a reconfigured smaller parcel on the east side of the larger parcel. A minor subdivision is proposed to reconfigure this lot to provide ample setbacks from the existing home and the new home on the smaller property. A zone change application accompanies this annexation to zone both parcels to Old Town Residential. This is the Zone District for the property on the North side of East Sixth Street. The applicants intend to continue to reside at their home for the foreseeable future. At a later time, the larger parcel may be the subject of a future subdivision application.

Single family homes are located on the north side of East Sixth Street, the Eagle Library and single-family development is located on the west side of Capitol Street, and the Overlook Townhomes located to the South. The Eagle Cemetery is located along the eastern boundary of the property.

There are no owners or users of any easements or adjacent means of public access that would be affected by this proposed annexation application.

The Eagle Comprehensive Plan's Future Land Use Map locates this property in the Downtown Neighborhood Character Area which supports the proposed Old Town Residential Zone Districts. Under Chapter 2 Vision Section, the Plan states "the Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support for one another." For the Downtown Neighborhood Character Areas, the Plan encourages the preservation of character, redevelopment and infill and above average standards for design. It also states that small lot single family units, duplexes, multi-family townhomes and vertically integrated multi-family residential are appropriate. Goal #1 is to promote a wide range of attainable housing opportunities for young adults, families and aging residents' workforce and others. Goal #2-5 is to maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place. All utilities are in place to serve this property. This application is for infill development and single family homes encouraged by the Plan and compatible with the surrounding development.

Old Town Residential Zone District allows for a variety of housing types including single family homes. As mentioned above, the first phase of the development of this property is simply the construction of a new home on a reconfigured smaller parcel. The reconfigured parcel will be approximately 8,000 square feet with a frontage on East Sixth Street of approximately 80 feet. This size complies with the Zone District's requirement of a minimum lot size of 3,000 square feet and allows for the construction of a single family home with ample front, side and rear yards. Correspondingly, the reconfigured lot provides for a side setback from the easterly wall of the occupied home on the larger parcel. A Phase 2 Subdivision Application of the larger parcel will create additional opportunities for residential development in compliance with the intent and regulations of the Old Town Residential District.

Overall Project Benefits

There is a short term and long-term benefit of the annexation of these parcels into the Town of Eagle. As discussed above, the annexation and development of this property is considered infill development which is a benefit to the Town and encouraged by the Comprehensive Plan. It is already served by Town of Eagle roadway network. It is already served by public and private utilities. Increased development is a more efficient use of the existing roadway network of existing public and private utility systems. The property is within walking distance to downtown commercial businesses, the Eagle Library and the Town Park. This annexation will result in increased property and sales tax revenue with negligible costs to the Town. Additional development over the long term further increases this efficiency while compatible with the surrounding neighborhood and is as envisioned in

the Town's recently adopted Comprehensive Plan. Phase Two Development will likely be on the west side of the property bordering Capitol Street.

Both the short-term development proposed and the long term development facilitated by this application has little or no negative impacts on the surrounding property. The Town's impact fees required by subdivision regulations will address the typical impacts on fire, police, roadway, water and sewer services.