



NOTIFICATION OF LAND USE DECISION

FILE NUMBER: PUDM25-01

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: Abrika Properties, LLC

OWNER OF RECORD: Abrika Properties, LLC

DATE OF APPLICATION: May 30, 2025

LOCATION: Haymeadow Planned Unit Development (PUD)

DESCRIPTION OF REQUEST: A Minor PUD Amendment to the Haymeadow PUD Guide and the Haymeadow Trails Plan to: 1) add minimum lot area standards; 2) add multi-family bicycle parking standards; 3) clarify streetscape standards; and 4) correct other clerical and technical errors in the existing PUD Guide; and 5) make minor corrections to the PUD Trails Plan.

STANDARDS OF APPROVAL:

- 1) Review Criteria – *The director shall consider all the following criteria with respect to the proposed change when reviewing a PUD final plan amendment:*
 - a) *Compatibility with the PUD concept plan.* The minor amendment is compatible with the approved PUD concept plan;
Staff Comment: The Haymeadow PUD was originally approved in 2014, this minor amendment is compatible with those original 2014 approvals in that the content below has been updated in conformance with new regulations and changes in the community.
 - b) *Adverse impacts.* The minor amendment will not cause adverse impacts to development within the PUD or adjacent development; and
Staff Comment: The changes documented below are of a technical nature and staff has not identified adverse impacts associated with the changes.
 - c) *Technical change.* The change is of a technical nature that is required to:
 - i. Compensate for an unusual site condition;
 - j. Correct a minor, inadvertent failure to comply with an applicable LUDC standard; or
 - k. Protect a sensitive resource or natural feature that was not discovered during the PUD review and approval process.**Staff Comment:** The changes documented below are of a technical nature and correct minor inadvertent failures to comply with LUDC standards by including missing definitions, minimum lot standards, setbacks, and further clarifying measurements.



ADMINISTRATIVE ACTION:

- 1) Proposed Changes (in redline) - Section 2:

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 unit owners.

- 2) Proposed Changes (in redline) - Section 3.A.2(d):

Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.

- 3) Proposed Changes (in redline) - Section 3.A.3.:

Minimum Lot Area Standards:

- a. Single-family – 5,000 sq.ft.
- b. Duplex (per unit) – 2,500 sq.ft.
- c. Attached Dwellings (per unit) – 1,500 sq.ft.

- 4) Proposed Changes (in redline) - Section 3.A.4(c)3.:

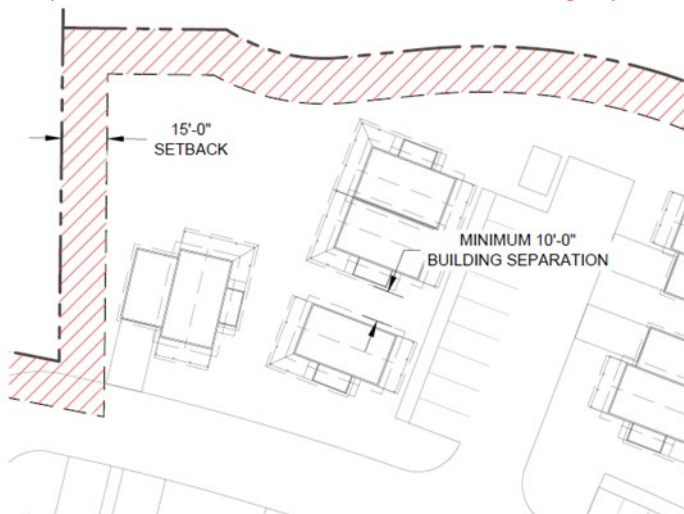
Rear: 10 feet

- 5) Proposed Changes (in redline) - Section 3.A.4(d)1.:

Front: 15 feet. The minimum distance from the front property line to a garage door shall be 25 feet. Porch steps may encroach up to 5 feet into the 150-foot required setback.

- 6) Proposed Changes (in redline) - Section 3.A.4(d)4.:

Measurement: As illustrated in the graphic below, on multi-family development parcels, setbacks are measured from the exterior tract property lines only, and within the interior of multi-family developments there is also a minimum 10' building separation requirement.



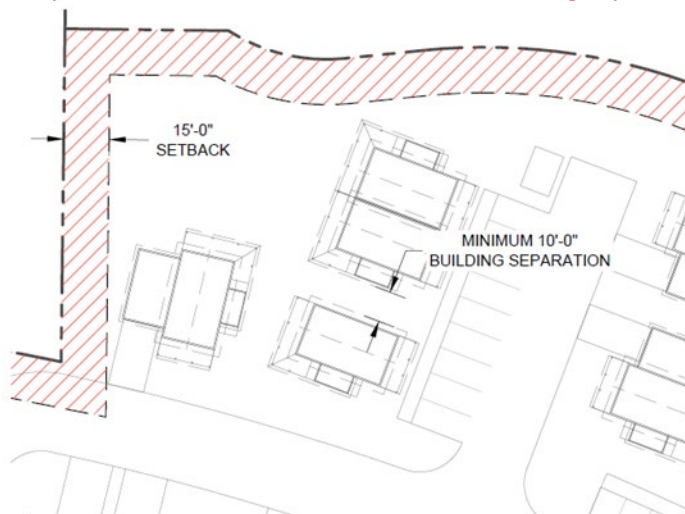
- 7) Proposed Changes (in redline) - Section 3.A.7.:

Supplemental Requirements:



The minimum depth for first floor front porches and/or patios shall be 7 feet for single-family and duplex homes.

- 8) Proposed Changes (in redline) - Section 3.B.2(d):
Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.
- 9) Proposed Changes (in redline) - Section 3.B.3.:
Minimum Lot Area Standards:
 - d. Single-family – 5,000 sq.ft.
 - e. Duplex (per unit) – 2,500 sq.ft.
 - f. Attached Dwellings (per unit) – 1,500 sq.ft.
- 10) Proposed Changes (in redline) - Section 3.A.4(d)1.:
Front: 15 feet. The minimum distance from the front property line to a garage door shall be 25 feet. Porch steps may encroach up to 5 feet into the 150-foot required setback.
- 11) Proposed Changes (in redline) - Section 3.A.4(d)4.:
Measurement: As illustrated in the graphic below, on multi-family development parcels, setbacks are measured from the exterior tract property lines only, and within the interior of multi-family developments there is also a minimum 10' building separation requirement.



- 12) Proposed Changes (in redline) - Section 3.A.7.:
Supplemental Requirements:
The minimum depth for first floor front porches and/or patios shall be 7 feet for single-family and duplex homes.
- 13) Proposed Changes (in redline) - Section 3.C.2(b):
Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code, with the exception that fire doors between primary and accessory dwelling units shall be allowed.
- 14) Proposed Changes (in redline) - Section 3.E.2(e):



Public or private roads, ~~trailhead~~ parking, restrooms, and utilities including bridges and utility improvements, tanks, lines, mains, pumphouses, facilities, services, and buildings.

15) Proposed Changes (in redline) - Section 3.G.2(r):

Mailboxes, drop boxes, or similar mail delivery facilities.

16) Proposed Changes (in redline) - Section 6.A.

A. Vehicle Parking: All uses within Haymeadow will be subject to the parking standards set forth in Section 4.12 of the Town of Eagle Land Use & Development Code with the exception of the following:

| Use | Required Parking (Min.) |
|---------------------------|---|
| Single Family, and Duplex | 2 per DU |
| Townhomes | 2 per DU |
| Accessory Apartment | 1 per DU |
| Multiple Family Dwellings | Studio/1 BR Units: 1 per DU 2/3 BR Units: 2 per DU <u>4+ BR Units: 3 per DU</u> Plus 1 space per 6 units |
| Bed and Breakfast | 1 per guest room + 2 for DU |
| Senior Housing | 1 per DU |
| Childcare Center | 1 space per 300 sq. ft., plus 4 drop-off spaces. |

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

| Use | <u>Short-Term (Bike Rack, Less than 2 hours)</u> | <u>Long-Term (Secure Area, Longer than 2 hours)</u> |
|--|--|---|
| <u>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</u> | <u>Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom</u> | <u>Not Required</u> |
| <u>Dwelling, Multi-Unit Building (3+ DUs per structure) or cottage courtyard community containing 3 or more dwelling units, without private garage</u> | <u>Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.05 per bedroom</u> | <u>Min 2 per multifamily structure or 2 per cottage courtyard, plus 0.5 per bedroom</u> |



| | | |
|---|--|--|
| <u>or appropriately sized locked storage unit for each unit</u> | | |
|---|--|--|

17) Proposed Changes (in redline) - Section 8:

STREETSCAPE DESIGN STANDARDS

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.

18) Proposed Changes (in redline) - Section 11.C.:

Trash ~~Receptacles~~ Receptables

19) Proposed Changes (in redline) – Signature Block:

Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its Town Council, this _____ day of _____, 2025.

FINDINGS: The Town of Eagle Community Development Director finds that the Application complies with the applicable criteria in Section 4.08.070.A.2. of the Town of Eagle Land Use and Development Code.

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

DATE OF COMMENCEMENT: The Fifth Amended PUD Guide for The Haymeadow Planned Unit Development becomes effective upon recordation of the amended PUD Guide; rendered as of August 29, 2025.

Jess Lake
Jessica Lake

Senior Planner, Community Development Department

August 29, 2025

DATE