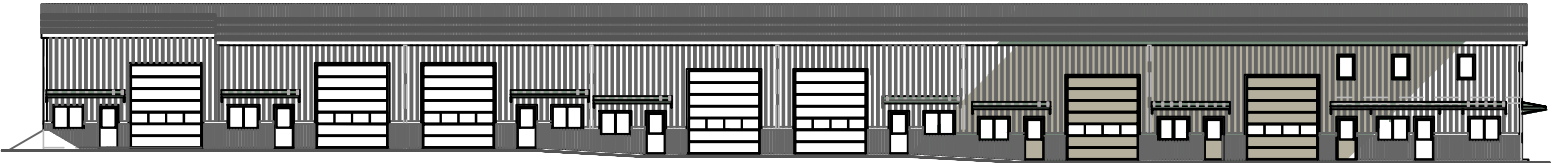
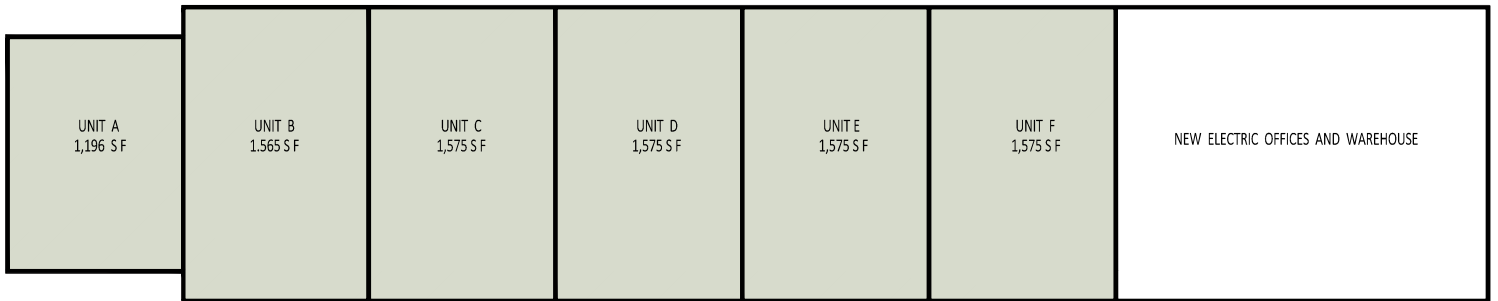


# MINOR DEVELOPMENT PERMIT

## NEW ELECTRIC OFFICE AND WAREHOUSE FACILITY



NEW ELECTRIC OFFICES AND WAREHOUSE



OFFICE/WAREHOUSE FLOOR PLAN, 12,225 sq ft

LOCATION: 629 SAWATCH ROAD  
LEGAL: LOT 4, 700 CHAMBERS AVENUE SUBDIVISION  
PARCEL NUMBER: 1939-333-45-003  
SUBMITTED AUGUST 2025



The McKinzie Group  
architecture and planning

## Project Team Directory

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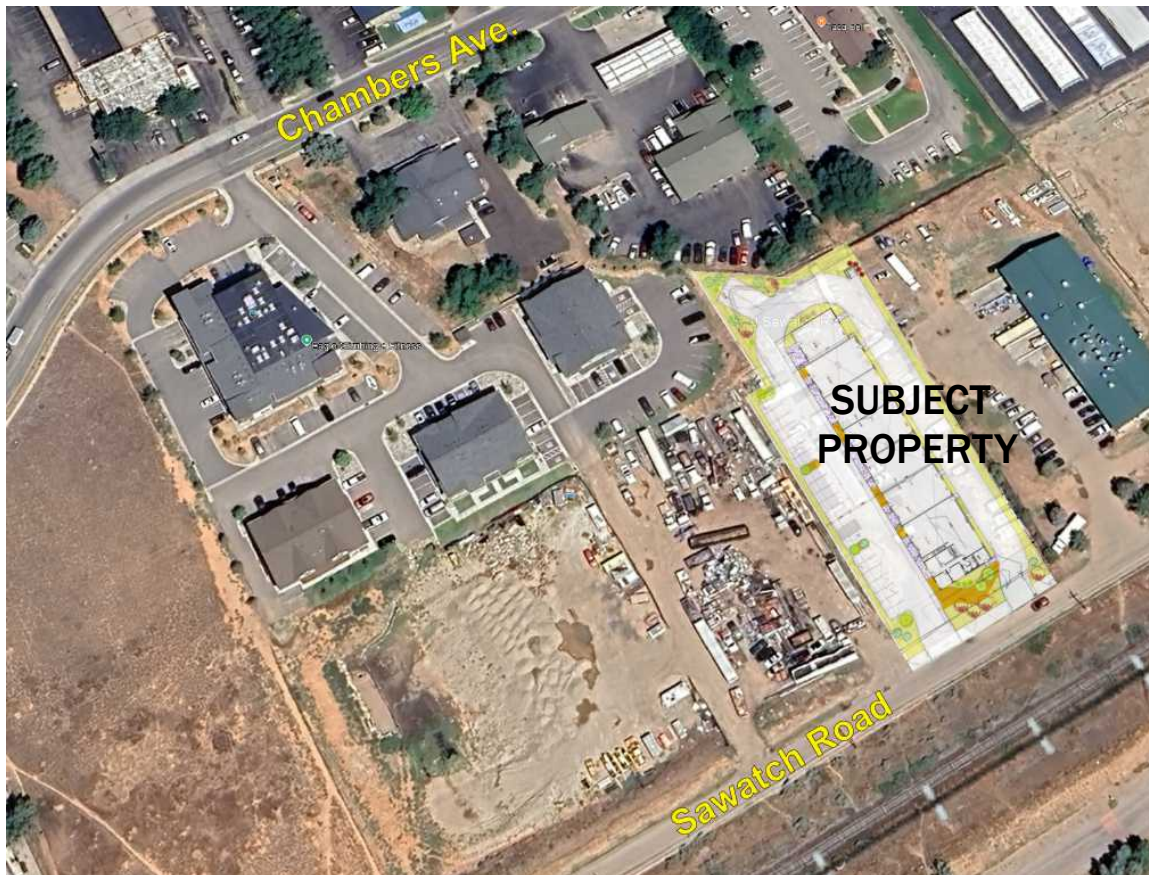
## Introduction

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New Electric is proposing to construct a new corporate office and warehouse facility for their operations at 629 Sawatch Rd. This currently vacant property, Lot 4 of the Chamber's Avenue Subdivision, contains 1.024 ac/44,592 sq. ft.

A new prefabricated metal building will contain 12,225 sq. ft of which New Electric intends to occupy 2,270 of the main level for their office and warehousing. Additionally New Electric intends to construct a Conference/Training Room and Employee Unit on a second level within this space. The employee unit is intended to be used by single individuals employed by New Electric.

The remaining 8,855 sq. ft is intended to be leased for similar office and contractor storage uses.



*Google Map of a portion of Eagle showing the subject property*

The property is zoned commercial General General. The CG Zone District is intended primarily for automobile-oriented commercial uses, including heavy commercial, wholesale, warehouse distribution/flex facilities, research facilities, artisan and light manufacturing, and contractor commercial uses, which may include outside storage.

Contractor's shop, warehouse and office are permitted uses within the CG zone district. An employee unit is allowed subject to a Minor Review process.

## Project Overview

### Zoning Analysis

Address: 629 Sawatch / Lot 4 of the 700 Chamber's Avenue Subdivision  
 Zoning: (CG) commercial General  
 Lot Area: 1.024 ac / 44,592 sq. ft.

CG Standard	Allowed		Proposed / Existing
<b>Lot Area</b>	--		44,592 sq. ft.
<b>Lot Coverage max sf</b>	80%	(35,674 sf)	78.2% (34,871 sf)
<b>Public Street Frontage</b>	25		140'
<b>Setbacks</b>			
	Front	25'	25.5'
	Street Side	25'	35.5' and 54.5'
	Rear		
	Parking Lot Adj	0	41'
	Comm / Ind Use Adj	12.5'	41'
<b>Height</b>	35'		26.25'
<b>Building Footprint</b>	25,000 sf		12,225 sf

### Vehicle Parking Analysis

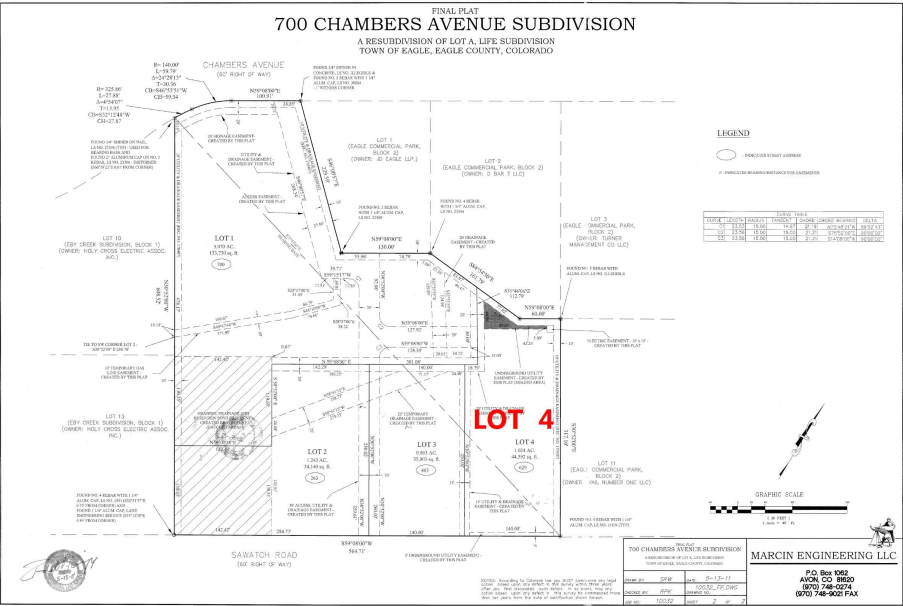
The parking analysis is based on the planned uses of New Electric and the following assumptions for the remaining lease spaces. New Electric will occupy 2,270 sf of the 12,225 sf on the ground floor. The remaining 8,855 sf of the ground floor will be leaseable space. It is assumed that 25% (2,214 sf) of this leaseable space will be used for office space and 75% (6,641 sf) used as warehouse space. In addition, New Electric will have a training/conference room and a 4 bedroom employee unit on a second level.

Use	Parking Formula	Floor Area	Pkg Required	Pkg Provided
New Electric				
Office	1/400	788 sf	2	
Conf./Training	1/400	600 sf	2	
Warehouse	1/1,000	2,307	3	
4 BR Employee Unit	1/ Bedroom		4	
Lease Space, 8,855 sf				
25% Office	1/400	2,214 sf	6	
75% Warehouse	1/1000	6641 sf	7	
Spaces provided along west prop line				21
Oversized truck spaces at northwest corner				2
1 spaces min. within each unit at roll up doors				7
<b>Totals</b>			reqd. 24	on site 30

Bicycle Parking Analysis

Use	Short Term (bike rack)	Bike Rack Space	Long Term
Office/Conf	min 2+1 /20,000 GFA	3	Bike Storage for employees accommodated within garage
Warehouse	min 2+1 / 15,000 internal GFA	3	BikeStorage for employees accommodated within garage
4 BR Employee Unit	Apply multi-unit standards based on garage availability		Bike Storage for employees accommodated within garage
Bike Rack that will serve 6 bikes			

700 Chambers Ave  
Plat Map



Utility Service

A Public Facilities Impact Report has been prepared by Yarnell Consulting and Civil Design LLC along with a water demand worksheet prepared the architect. This document is attached for your review

Phasing

The building and site improvements will be completed prior to CO. Tenant finish permits for the remaining leaseable space will be completed based on the need of individual tenants.

Cost Estimate

As there are no public infrastructure improvements associated with this project, cost estimates are not required.



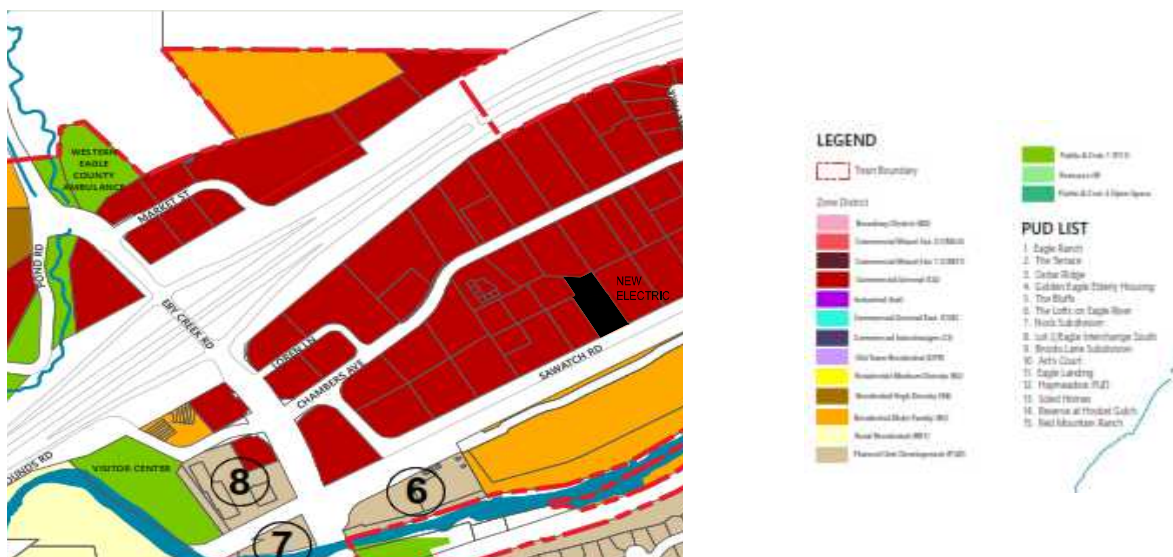
## Project Analysis

Section 4.17.080 - Development Review Process of the Eagle Land Use and Development Code establishes the review process as a Minor Development Plan, to be reviewed by the P&Z and Section 4.17.080 C. Review Criteria and Decision Making provides the following criteria for all development plan submittals.

**a. Land Use and Development Requirements.** The development plan is consistent with all applicable standards of this LUDC.

Response

The project team has provided a design which complies with the LUDC as outlined in the Project Overview section above.



Town of Eagle Zoning Map

The property is zoned Commercial General as identified on the Town of Eagle Zoning Map. The development standards are outlined in Section 4.05.030 of the LUDC and are summarized in the Project Overview section. Additional Design standards in Section 4.10.050 and are addressed as follows.

Section 4.10.050  
B 1 Site Layout

The shape of the lot encourages the building to generally be located in the center of the property. This allows for an access drive to go around the building. Parking areas and entries to all tenant spaces are oriented to the west to maximize solar gain and minimize potential adverse winter conditions. This access drive allows for the required fire department access as well as convenient business deliveries to to New Electric and future tenants.

Separate meter boxes will be located on the north facing wall where the 5' offsets in wall plane occur between the main portion of the building and the smaller section at the back of the building. Small mechanical units, if installed will be screened with landscaping if room allows or with a low screening fence.

A single row of vehicle parking is located along the west side of the property. Only the southern most space abuts the public ROW. Two spaces are provided in the northwest corner of the property for larger trucks. The unusual shape of the property affords an odd shape of land that can be utilized for this purpose. Additional parking of one or more vehicles per bay is possible within the building.

## B 2 Building Mass and Form

The building mass and form are respondent to the deep and relatively narrow property and the need for continuous drive around the building for delivery and fire truck access.

There are 5' offsets in the east and west facades of the building. The roof is a single height driven by the desire to allow for the incorporation of 14' high garage doors within each bay to accommodate taller delivery and work vehicles.

Changes in the relief of the metal siding and changes in panel color creates a 4.5' high horizontal band that creates a solid architectural base for the building below the lighter colored wall above.

Incorporating the darker color on the roof gives a clear separation between these two building elements and give a clear base, wall and cap to the structure.

High window placements along the east side are located to allow additional natural light into the warehouse spaces. They are located at a height where their removal will allow for the installation of an additional roll up door if a future tenant desires drive-thru access.

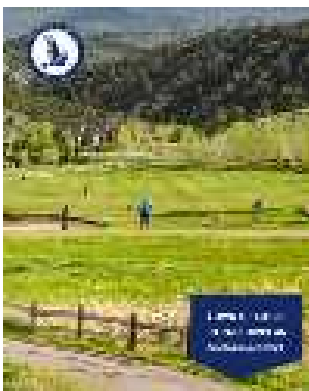
Each of the multiple entries is identified by an awning and shade element in contrasting color over the entry door and adjacent windows.

### **b. Comprehensive Plan. The project is consistent with the Comprehensive Plan and other adopted area plans.**

#### Response

The development of this project by New Electric will allow their business to vacate their temporary facilities and move into a permanent location that better meets their ongoing business needs. The employee unit will allow them to help meet their increasing need for employee housing. By developing additional lease space in the new building they can provide an opportunity for similar businesses to expand or for new business to be established in Eagle. The project location near I-70 allows for easy access and the ability to serve up and down valley locations.

With this in mind the project can help address the following specific goals of the Town of Eagle's adopted plans.



#### **Town of Eagle Strategic Plan, 2020**

##### Proactive Economic Development

*Eagle's economy is the engine for quality of life. Eagle is fortunate to have a variety of natural and developed assets, including its location on Interstate 70, .....*

## Major Objectives

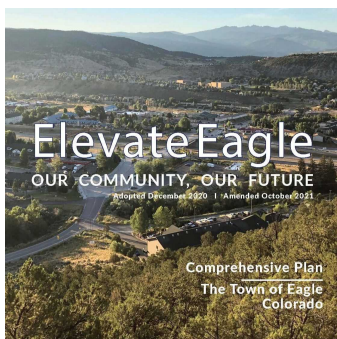
### STIMULATE ECONOMIC VITALITY AND DEVELOPMENT

The Town focuses on development that follows the Elevate Eagle Comprehensive Plan to ensure results that maximize the economic benefits. *The economic impact of visitors and business investments result in positive benefits in terms of amenities, job creation, increases in wages, infrastructure and the overall quality of life.*

### DIVERSIFY THE ATTAINABLE HOUSING STOCK

The Town creates opportunities for a diversified, attainable housing stock for a variety of rental and purchase options.

## **Elevate Eagle, 2021**



### COMMERCIAL/LIGHT INDUSTRIAL, P 38

#### Description:

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.

#### Primary Uses

Light industrial, manufacturing, services, construction, employment, civic, storage, medical, larger scale lodging facilities.

### OUR GOALS AND POLICIES, p 48

GOAL 1-1. PROMOTE A WIDE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES FOR YOUNG ADULTS, FAMILIES, AGING RESIDENTS, *WORKFORCE*, AND OTHERS

1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts.

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. b. Improve signage to draw visitors from Interstate 70 and US Highway 6.



1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

1-2.8. Encourage continued reinvestment in existing commercial areas.

1-2.9. Create a positive business environment that encourages (re)investment and expansion.

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.

## About New Electric

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### Our Company History

Our company was established in 1972, the owner is a master Electrician, having more than 20 years of experience in residential, commercial and industrial services. His vision of the company grew from personal concerns about customer service depleting over the years, which he witnessed first-hand in companies he worked for.

Our Electrician team utilizes the latest technologies, while at the same time maintaining our sense of family values when servicing your home, which makes us the best electrical company in your area.

***Named 2024's "Best of Vail Valley" By Vail Daily Readers***

