

Date: 09.22.2025

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: Preliminary Plan Review (PPR) – Initial Submittal

Item 06: General Development Information

Town of Eagle Planning Staff,

The following narrative provides a general description of the Red Mountain Ranch – Parcel 1 proposed development. This includes a summary of existing conditions, a description of changes since the Sketch Subdivision submittal, and a statement of compatibility with existing Town of Eagle plans.

Existing Conditions

The existing conditions of Parcel 1 consist of an old ranching area with existing old-growth tree clusters as well as invasive weeds. The site neighbors the Eagle River and slopes gently up to Highway US-6. There is currently one access point off Highway US-6 near the existing single-family home. Consistent with the narrative and other submittal items, the goal of Red Mountain Ranch is to preserve the existing site as much as possible while allowing residents to have direct access to nature from their home.

As identified in the Riparian Area Management Plan (RAMP), Red Mountain Ranch has established a 75' setback from the Eagle River's high-water mark that is maintained throughout Parcel 1. As identified in the PUD for Red Mountain Ranch, the Discovery Trail, which connects all six parcels, travels through this setback and allows direct connection to the Eagle River for residents and the public.

Existing drainage pathways through the site from off-site stormwater as well as stormwater caught on-site travel through three existing drainage swales. Although there is no visible surface water, established ecology points to these swales continuing from the top of the site to the Eagle River. Red Mountain Ranch is proposing to enhance these drainage swales through natural stormwater filtration before it enters the Eagle River. The site will feature native planting that does not need irrigation once established.

Consistency with Sketch Subdivision Submittal

The proposal for Parcel 1 has not deviated significantly from what was presented in the Sketch Subdivision Submittal. One major difference between that submittal and this one is that the Sketch submittal incorporated Parcel 2 whereas this submittal does not.

Some minor changes to take note of include:

- Overall unit count decreased from 67 to 66
- The Community Amenity building at the NE corner of Parcel 1 has been removed from the proposal.
- The Storage buildings have been removed from this proposal
- All dwelling units now provide for 2-car garages. This reduces our dependency on site parking between buildings

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Otherwise, changes made were relatively insignificant to the overall proposal and driven by submittal comments or further development of the residential buildings.

Response to Comments from Sketch Submittal

For comments and responses from the Planning Commission, please refer to the Sketch Subdivision Comment Responses included in the Miscellaneous Site Reports and Supplemental Exhibits section of this submittal (File name: “17b_Sketch Subdivision Comment Responses.pdf”)

Feedback from the Town was generally positive. The consensus was that proposed plan fits what is outlined in the PUD and Ownership and the Design team can proceed with confidence to Major Development Permit, Preliminary Plat and Final Plat.

Statement of Compatibility

Per Section 4.17.130.F.7 of the Eagle County Land Use and Development Code, an explanation of how this project fits into various town plans is required. The following section identifies applicable plans and describes how this development addresses their goals and vision.

Zoning Regulations

This project is subject to requirements of the Eagle Land Use and Development Code (LUDC) as well as 2020 approved Red Mountain Ranch PUD. Generally, the PUD follows the LUDC, only adding requirements for density and establishing intent for the various parcels. Where the PUD is not explicit, the LUDC governs.

Chapter 4.08 of the LUDC is the chapter that allows for the RMR PUD in the first place. As the PUD has already been approved, it won't be surprising that it complies with all of the provisions of this section. Regardless, the project addresses most if not all of the items identified in Section 4.08.020. Specifically, we believe that this development is satisfying these items to an exceptional level:

- A. Provide the opportunity to create a zone district unique to a particular location that customizes the mix of uses allowed or that modifies the densities or dimensional limitations that would otherwise be required through application of one of the Town's base zone districts, to the benefit of the community.
- D. Promote the most appropriate use of the land
- E. Improve the design, character, and quality of new development
- G. Facilitate efficient provision of solar access
- H. Achieve beneficial relationships with the surrounding area
- I. Preserve the unique, natural, and scenic features of the landscape
- J. Preserve open space as development occurs

Municipal Plans

The primary Eagle municipal plan is the 2021 Amended Elevate Eagle Comprehensive Plan. While many of the goals and visions identified here are applicable to this project (particularly Sections 3 and 4 of Chapter 4) the Comprehensive Plan establishes this area as part of the Eagle River Corridor Subarea Plan

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The 2015 Eagle River Corridor Plan seeks to “*establishes a clear, comprehensive set of principles to guide future growth of the town along the Eagle River*”. It also provides the most specific direction to this development.

This project is located within an area designated as “*Cluster Residential (CR)*” on the Plan’s Future Use Map. This concept has been at the center of our site design and planning since the conception of the project. So much so that Cluster Residential design is explicitly noted as a guiding principle of Planning Area 1 in the RMR PUD. Consistent with that intent, Parcel 1 of the development is organized with two roads spanning across the site East to West. The main road carries two-way traffic from the developments entrance off of Hwy US 6 with access to the townhomes, while an internal one-way road allows access to the duplexes and single-family homes. These roads focus density on the edges, preserving large open space at the site’s core as well as the sensitive riparian area adjacent to the Eagle River.

As the project was developed, it became apparent that the approved density of the PUD (97 dwelling units) was not compatible with the intended principles established in the Corridor Plan. As such, we have chosen to reduce the proposed density by 31 dwelling units to preserve those principles.

Other Town of Eagle Plans

The proposed development is committed to environmentally responsible practices that align with the goals and vision of several town plans. These include the 2023 Town of Eagle Net Zero Action Plan, the 2016 Eagle County Climate Action Plan, and the 2020 Town of Eagle Water Efficiency and Conservation Plan. Development prioritizes the following strategies to achieve these goals:

Energy

- All electric. No fossil fuels burned on site
- Envelope performance required to exceed code by 10%
- Install ASHP for heating, cooling and DHW
- Require mechanical ventilation to include energy recovery (ERV)
- Install smart thermostats to scheduled setpoints and setbacks
- Dedicate 30% of roof space to solar infrastructure and orient buildings to best utilize solar power
- Work closely with Holy Cross Energy to ensure off-site power is coming from renewable sources (PPAs)

Water

- Implement low impact development principles in site design and choose stormwater features that maximize ecological, recreational, and infrastructural co-benefits
- Require all water fixtures installed meet Water Sense and all laundry appliances meet ENERGY STAR ratings
- Use adaptive landscape principles to design landscape with minimal irrigation demand and consistent with native environment
- Maximize benefits from natural drainageways by enhancing drainage channels from Highway 6 culverts and designing site as a series of sub-watersheds

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Thank You,



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