



MAJOR DEVELOPMENT PLAN AND RESUBDIVISION HAYMEADOW NEIGHBORHOOD A1, TRACTS RMF 4-A AND RMF-5 REVISED / UPDATED PROJECT NARRATIVE

Date: January 29, 2026
To: Town of Eagle Community Development Department
From: Norris Design

Re: Major Development Plan and Resubdivision of Haymeadow Neighborhood A1, Tracts RMF4-A and RMF-5

PURPOSE:

The purpose of this application is to request concurrent approval of a Major Development Plan and Resubdivision of Tracts RMF-4-A and RMF-5 within Haymeadow Neighborhood A-1, in accordance with all provisions of the approved Haymeadow PUD and the approved Preliminary Plan / Final Plat for the completion of Neighborhood A1 within Haymeadow Filing 2.

BACKGROUND / CONTEXT:

The current Haymeadow PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school 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.

Haymeadow Neighborhood A1 is currently planned for 259 residential units and a 1.6-acre childcare site. The subdivision design intent is to provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods to serve the diverse housing needs of the residents of Eagle. The neighborhood design is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

Tracts RMF 4-A and RMF-5 total 10.79 acres and are platted as future multifamily residential development parcels on the existing plat of Haymeadow Filing 2.

Existing Parcels	Acres
Tract RMF-4-A	3.43
Tract RMF-5	7.361
Total Site Area	10.791



HAYMEADOW PLANNED COMMUNITY | RMF 4 & RMF 5 BOUNDARIES
DECEMBER 2025



0 50 100 200 400
SCALE: 1" = 200'

DESCRIPTION OF PROPOSED DEVELOPMENT:

The proposed development plan and resubdivision of Tracts RMF-4-A and RMF-5 will provide a diverse mix of single family, duplex and clustered multi-family cottage homes, to serve a broad range of identified housing needs and significantly help to meet the large demand for 'missing middle income' housing that currently exists within the Town of Eagle. As shown in the table below, the proposed development plan includes a total of 89 housing units on 10.79 acres, with an approximate density of 8.25 units/acre.

Development Parcels	Acres	Single Family Units	Duplex Units	Multi-Family Cottage Units	Total Units	Density (units/acre)
Single family and Duplex Lots	2.49	3	14		17	6.83
Cottage Courtyard #1	1.17			9	9	7.69
Cottage Courtyard #2	1.64			14	14	8.54
Cottage Courtyard #3	1.99			20	20	10.05
Cottage Courtyard #4	1.35			11	11	8.15
Cottage Courtyard #5	1.95			18	18	9.23
Open Space	0.2					
Total Development	10.79	3	14	72	89	8.25



This includes a mix of 3 single family units, 14 duplex units, and 72 multi-family cottage units. Of the 89 units proposed, 40 units (45%) will be deed-restricted in accordance with Town of Eagle requirements, including 24 LERP units and 16 RO units. Accordingly, build out of RMF-4-A and RMF-5 will fulfill the remaining deed-restricted housing requirements of the Haymeadow LERP Plan within Neighborhood A-1, per the tables below:

Neighborhood	#LERP Units Required	# LERP Units Built	# LERP Units Remaining to be Built	#LERP Units Proposed in RMF 4A & 5	#LERP Units Remaining to be Built After RMF 4A & 5
A1	41	18	23	24	-1
A2	22		22		22
B	21		21		21
C	0		0		
D	0		0		
Total	84	18	66	24	42

Neighborhood	#RO Units Required	# RO Units Built	# RO Units Remaining to be Built	#RO Units Proposed in RMF 4A & 5	#RO Units Remaining to be Built After RMF 4A & 5
A1	30	14	16	16	0
A2					
B					
C					
D					
Total	30	14	16	16	0

The resident occupied units are being fulfilled ahead of schedule to ensure we have all 16 additional units built before the 150th building permit. The 24 LERP units will be distributed among the five (5) cottage courtyards as shown in the table below. The number of LERP units per cottage courtyard will be assigned through the Major Development Plan, as follows:

Cottage Courtyard	# LERP Units
Cottage Courtyard #1	2
Cottage Courtyard #2	4
Cottage Courtyard #3	6
Cottage Courtyard #4	6
Cottage Courtyard #5	6
Total	24

Deed restrictions for each LERP unit will be recorded in conjunction with the townhome plat for each cottage courtyard development. The deed restrictions for the RO units will be recorded with the first sale of each unit,



and all 16 RO deed restrictions will be recorded prior to the issuance of the 150th building permit within the Haymeadow PUD.

Development Plan – Purpose & Intent:

The intent of the Major Development Plan is to plan the entire site holistically, to maximize efficiency and ensure the development functions well as a cohesive neighborhood. As such, there will be a Development Agreement comprehensively covering the entire development and an overarching HOA ensuring the site will function effectively as a comprehensive multifamily area.

Cottage courtyards are proposed to add a more diverse variety of housing product types to the market within the Town of Eagle, and specifically to help provide 'missing middle income' housing, which is a significant need within the community.

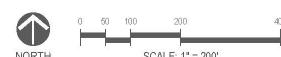
Resubdivision:

The proposed resubdivision of RMF-4-A and RMF-5 will plat three (3) single family lots and fourteen (14) duplex lots, and resubdivide the remainder of the property into five (5) cottage courtyard sites, ranging in size from 1.17 to 1.99 acres. All cottage courtyard sites are less than 2 acres in size, in accordance with requirements for cottage court developments set forth in Section 4.09.050.B. of the Town Code.

In accordance with the Haymeadow PUD, the cottage courtyards will be platted via a townhouse 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.



HAYMEADOW PLANNED COMMUNITY | COTTAGE LOT BOUNDARIES
DECEMBER 2025





COMPLIANCE WITH HAYMEADOW PUD AND TOWN LAND USE CODE:

The proposed development plan and resubdivision complies with all development standards set forth in the Haymeadow PUD, including permitted uses, density, minimum lot area, setbacks, and parking. A primary goal of the recent PUD amendment was to align with the Recode Eagle Land Use and Development Code, and the Neighborhood A1 development standards set forth in the PUD are consistent with the Residential 2 lot standards and setbacks in Recode.

The five (5) cottage courtyard sites have also been designed to comply with all relevant requirements for cottage court developments set forth in Section 4.09.050.B. of the Town Code.

Density:

The current proposal ensures compliance with the maximum permitted density allowed within Neighborhood A1. As shown in the tables below, a total of 259 units are permitted within Neighborhood A1, including 72 single family/duplex units and 187 multifamily units. The current application proposes 89 units (17 single family/duplex units and 72 multifamily cottage units). The tables below show the total number of units that are already built and platted within Neighborhood A1, together with the current development proposal. As shown, the total units built, platted and proposed are less than the maximum permitted density allowed in Neighborhood A1, with 15 units of density remaining after this approval.

Permitted Density Neighborhood A1			Total Units (Built, Platted & Proposed)			Remaining Permitted Density Neighborhood A1		
Single Family / Duplex	Multifamily	Total	Single Family / Duplex	Multifamily	Total	Single Family / Duplex	Multifamily	Total
72	187	259	84	160	244	0	15	15

Built Units			Platted Units (Approved on Existing Plats, Not Yet Built)			Proposed Units (RMF 4A & RMF 5)		
Single Family / Duplex	Multifamily	Total	Single Family / Duplex	Multifamily	Total	Single Family / Duplex	Multifamily	Total
15	76	91	52	12	64	17	72	89

Note: The current proposal includes a conversion of 12 units from multifamily to single family/duplex.

The Haymeadow PUD allows density to be transferred between unit types (single family/duplex and multifamily) and between neighborhoods, up to 25% of the maximum permitted density for each unit type and each neighborhood. In accordance with the PUD, this Major Development Plan application proposes to convert 12 units within Neighborhood A1 from multifamily to single family/duplex. This conversion will increase the number of single family/duplex units within Neighborhood A1 from 72 units to 84 units, which is a 16.7% increase and is within the permitted 25% conversion allowance in the PUD. Likewise, the multi-family decreased from 187 to 175 units within the permitted 25% conversion allowance in the PUD. It should also be noted that, in the future, unused density within Neighborhood A1 can be transferred to other neighborhoods (within the permitted 25% threshold), and such transfer will be documented in conjunction with future preliminary plan approval(s).

**Architectural Design Intent and Compliance with PUD, Town Code & Design Review Guidelines:**

The architectural design intent for this 89-unit cottage development is centered on creating a vibrant, connected neighborhood that balances thoughtful planning, environmental responsibility, and visual harmony. The community features a mix of single-family and duplex cottage models, each designed with compact, efficient footprints that maximize livability while maintaining a strong connection to the surrounding landscape. The neighborhood layout encourages walkability, neighborly interaction, and access to shared amenities, including integrated trails and a centrally located park.

Each cottage unit is designed as a high-performance home, emphasizing energy efficiency, durability, and comfort. The architectural language draws from simple, timeless forms with modern detailing, promoting a sense of place without unnecessary complexity. Resilient exterior materials are carefully selected for their fire-wise characteristics and low maintenance requirements, including fiber cement siding, metal roofing, and ignition-resistant trim. The material palette and design details help unify the development aesthetically while responding to local climate conditions.

Parking solutions are integrated thoughtfully across the site, with a combination of attached garages for select units and shared surface parking areas that minimize visual impact and prioritize pedestrian experience. The development emphasizes sustainability, resilience, and community, resulting in a desirable living environment that meets modern needs while respecting the natural surroundings.

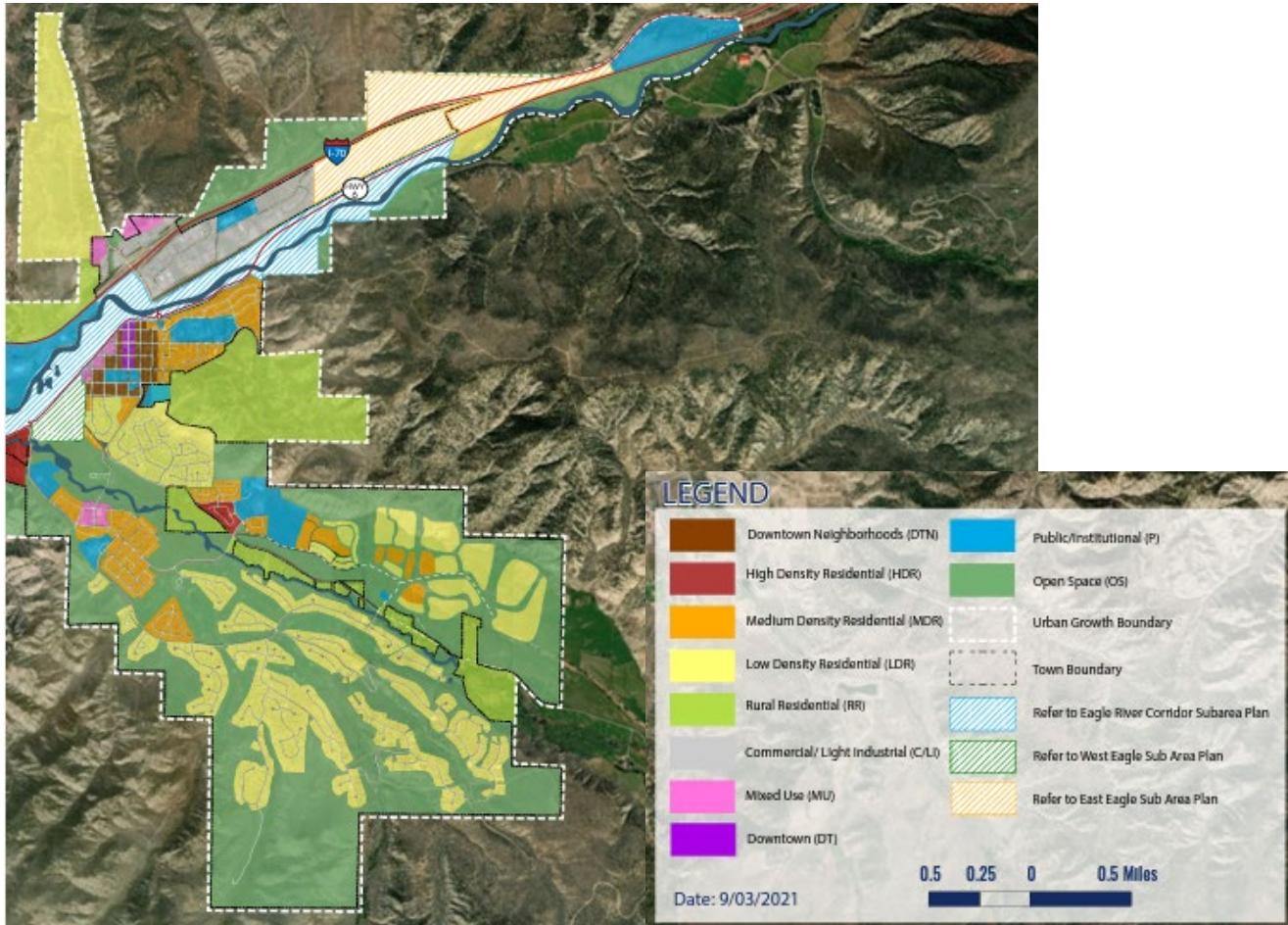
The neighborhood's design responds to and complies with the requirements set forth in the Haymeadow PUD and Design Review Guidelines and provides a desirable solution to a moderate-density housing development.

ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

The primary design influence for the Haymeadow community has been the Eagle Area Community Plan. The PUD closely aligns with the applicable goals of the 2010 EACP. Specifically, the chapters on Vision, Land Use, and Conservation Oriented Development provided very specific guidance for the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment, and compact walkable neighborhoods are all reflected in the approved plan. Preserving the character of Brush Creek Road is also a key objective of the PUD design, which is achieved by providing significant setbacks and open space buffers from the road and transitioning to lower density, more rural residential development, moving east up Brush Creek Road.

The 2014 approved Haymeadow PUD Development Plan was designed to a very high level of compliance with the 2010 Eagle Area Community Plan. In 2021, Elevate Eagle was amended. The updated Plan outlines a larger vision with five core themes (page 10): inclusive culture, unique character, adventurous lifestyle, relationship with the environment, and connections. These values apply well to the overall Haymeadow PUD, and the Major Development Plan and Resubdivision of RMF 4-A and RMF-5 continues to maintain overall compliance with the current edition of the Elevate Eagle Comprehensive Plan.

An important component of Elevate Eagle is the Future Land Use Chapter. The proposed development plan and resubdivision is consistent with the Future Land Use map on pages 30-31, also depicted below.



The Development Plan and Resubdivision are aligned with the following relevant goals and policies set forth to implement the community vision.

Inclusive Culture

- ✓ Ensure a healthy mix of housing types and densities (e.g., Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
 - i. Low and medium density residential options are provided offering a range of housing in line with the PUD.
 - ii. Maintaining increased density in the earliest neighborhood to allow expedited speed to delivery on housing, more accessible price points, and wide range of products, while being most proximate to Town.

Unique Character

- ✓ Preserve and enhance Eagle's unique Brush Creek Area.
 - i. Existing enhanced wetlands and future community park are provided adjacent to Brush Creek. No changes to the approved PUD are proposed.
- ✓ Maintain the Town's identity and sense of place.
 - i. Haymeadow will have a small-town feel with community amenities incorporated into the stunning natural landscape.
- ✓ Preserve viewsheds and view corridors in key areas throughout Town.



- i. No changes are proposed affecting viewsheds and view corridors, key wetland, and wildlife corridors.
- ✓ Large setbacks from Brush Creek Road for rural, county lane experience.
 - i. Maintained a minimum setback of 250' from Brush Creek Road per the PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
 - i. Outdoor amenities and neighborhood offerings are proposed in Trailhead Park, with recreational community amenities and interconnected trails throughout the community.
- ✓ Interconnect and expand upon the unparalleled trail and park system.
 - i. Spine Trail retained with four linkages to the greater Eagle network.
- ✓ Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.
 - i. The small neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) for a variety of users.
- ✓ Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town via Brush Creek Road extension vision.
 - i. Attached and detached sidewalks are provided along the main collector as previously approved.

Relationship with the Environment

- ✓ Protect open space lands with high conservation or recreation value.
 - i. No changes are proposed to the dedicated or future identified open space lands.
 - ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- ✓ Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
 - i. All wetland and wildlife areas left intact with continuity to open space.
- ✓ Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.
 - i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- ✓ Strike balance between recreation and preservation along riparian areas.
- ✓ Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Connections

- ✓ Expand the transportation network.
 - i. Roundabouts and collector roads for ease of circulation and transit.
- ✓ Improve circulation on US Highway 6/Grand Avenue.
 - i. Partnership approach and view with Brush Creek Road Extension access point.
- ✓ Expand the network of safe and convenient pedestrian and bicycle circulation.
 - i. Multi-modal street cross-sections to facilitate all modes of vehicular and pedestrian transportation.
- ✓ Enhance multi-modal and pedestrian connectivity.
 - i. New paved and natural pathways throughout the property.
- ✓ Create connections to existing trails and pedestrian areas within the Brush Creek character area.
 - i. Key Haymaker linkage as well as future trailhead interfaces with existing network.

INFRASTRUCTURE AND SERVICES:

The Development Plan and Resubdivision provides public water and sewer system connections to serve all development areas within RMF-4-A and RMF-5, in accordance with the approved provisions for the water



and sewer systems, which are addressed in the annexation development agreement (ADA). Commitment to serve letters have been provided from all utility providers, and the application materials include plans for extension of the street system, utilities, landscaping, and irrigation within the public and private rights-of-way.

The units will be individually metered, and the utilities will be looped through the development with public utilities extending to the front of Unit 151 and private utilities then extending into the development from this point. All proposed utilities will be placed underground within the existing utility easements and rights-of-way platted on the approved Preliminary Plan and Final Plat for Haymeadow Filing 2.

Water

Evidence of adequate water supply and adequate water rights have also been provided, as defined in the annexation development agreement. The water main distribution system is designed to connect with the Town's water system, to be compatible with the existing system, and to make water available to each lot in the proposed development. Fire hydrants have been proposed to ensure protection to each lot, as reviewed and approved by the Greater Eagle Fire Protection District. Design of the system meets all Town specifications and water distribution regulations.

Wastewater

The wastewater collection system is designed to connect with the Town system and to provide service to each proposed lot, in accordance with all Town specifications, as reviewed and approved by the Town Engineer.

OPEN SPACE AND TRAILS

The Development Plan includes shared private common open space within each cottage courtyard development, which complies with the minimum 10% open space requirement for cottage court developments set forth in Section 4.09.050.B. of the Town Code. As shown on the Haymeadow PUD Trails Plan, the primary Spine Trail (A1 Core Trail), which runs east-west through the Haymeadow community, is located along the northern edge of this development, providing trail connectivity through the Haymeadow community and connecting into the surrounding Town of Eagle trail network. The Neighborhood A1 Core Trail has been constructed with the infrastructure of Filing 2 of this development, in accordance with the Haymeadow PUD. The A1 Core Trail was designed and built in conformance with the Haymeadow PUD Trails Plan.

PHASING:

The developer intends to develop the Development Plan in two (2) phases, as shown on the attached phasing plan. The developer intends to start construction of Phase 1 in Spring 2026 and complete Phase 2 in Summer/Fall 2027. The improvement guarantees will be phased in accordance with the phasing plan provided. A utility phasing plan is provided, showing the proposed phasing of the utilities. As proposed, we will be looping the water in the first phase, unlocking two (2) cottage courtyard development sites in the first phase. It should be noted that the surface parking for the cottage courtyard sites (and adjacent landscaping) will be phased to ensure each individual parking area is fully built with the initial courtyard phase, and portions of parking areas are not left unbuilt until the subsequent courtyard phase is initiated.

SUBDIVISION IMPROVEMENT PLAN:

The proposed Subdivision Improvement Plan "SIA" has been submitted with this application as well as a cost estimate. These documents have been included concurrently with this application to establish terms regarding the perimeters of construction and maintenance costs, fees, and responsibilities.

CONFORMANCE WITH PRELIMINARY PLAN / FINAL PLAT FOR HAYMEADOW FILING 2:

The proposed Development Plan and Resubdivision comply with the approved Preliminary Plan and Final Plat for Haymeadow Filing 2 and all relevant goals, policies, and regulations of the Town, as evaluated and



confirmed during the PUD Amendment and Preliminary Plan / Final Plat reviews. The proposed civil plans demonstrate compliance with the current Preliminary Plan for Haymeadow Filing 2, including the approved plans for roads, utilities and drainage design. As discussed during the pre-submittal meeting, the application complies with the traffic study previously prepared and approved in conjunction with the Haymeadow PUD and referenced during Town review and approval of the Preliminary Plan and Final Plat for Haymeadow Filing 2, as this application proposes less density than is currently permitted by the PUD.

Section 4.15.060. Municipal and park land dedication:

The school land dedication requirements and municipal and park land dedication requirements set forth in Section 4.15.060 of the Town of Eagle Land Use and Development Code have been met with Filing 1 through the dedication of Tract E to the Town of Eagle. In Filing 1, Tract H is also parkland dedication. Lastly, the Annexation Development Agreement notes that the next large municipal park land dedication will be “Trailhead Park”, which is going to be dedicated to the Town of Eagle with the sub-division of Neighborhood A2.

Addressing:

We will work with the Town and County GIS Department to establish the addressing in accordance with all Town and County requirements, prior to recordation of the plat. A final, clean plat for addressing of the single family and duplex lots will be provided concurrently with the resubmittal / response to comments for this application, and a final, clean plat for addressing of the cottages will be submitted concurrently with the townhome plat for each cottage courtyard.

COMPLIANCE WITH CRITERIA FOR APPROVAL:

As demonstrated in the above narrative, the proposal complies with all criteria for approval, for both a Major Development Plan and Resubdivision, including:

Major Development Plan Criteria for Approval:

- a. **Land Use and Development LUDC Requirements:** The development plan is consistent with all applicable standards of the LUDC.
- b. **Previous Approvals:** The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD.
- c. **Comprehensive Plan:** The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.

Resubdivision Criteria for Approval:

- i. **Comprehensive Plan:** The resulting development will be consistent with the Comprehensive Plan.
- ii. **Land Use and Development LUDC Standards:** The approved lots will be consistent with the intent of the underlying zone district and the applicable standards of the LUDC.
- iii. **Easements, Facilities, and Services:** The proposed lot changes: (a) Do not affect a recorded easement without approval from the easement holder; and (b) Will not limit the Town's ability to effectively provide facilities or services.



ATTACHED APPLICATION MATERIALS:

The following application materials are provided with this submittal:

1. Application Form (*New version submitted*)
2. Project Narrative (*New version submitted*)
3. Existing Subdivision Plat
4. Filing 2, First Amendment Plat (*New version submitted*)
5. Development Plan Set (*New version submitted*)
6. Civil Plan Set (*New version submitted*)
7. Landscape Plan Set (*New version submitted*)
 - a. Response to Plan Set Redlines
8. Lighting Plan Set (*New version submitted*)
9. Architectural Plan Set (*New version submitted*)
10. Phasing Plan Responses (*New version of Phasing Plan is included in Civil Plan Set*)
11. LERP and RO Unit Table
12. DRB Approval Letter
13. Drainage Conformance Letter
 - a. Drainage Conformance Letter Responses
14. Cost Estimate (*New version submitted*)
15. Title Commitment (*New version submitted*)
16. APO List
17. Subdivision Improvement Agreement
18. Water Demand
19. Representative Authorization
20. PUD Density Transfer Table
21. Setback Exhibit
22. Closure Report
23. Buffer Landscaping Exhibit
24. Utility Plan – Proposed Ownership Markup
25. Irrigation Plan Set
26. Response to Comments Letter
27. Response to Comments Letter- Civil