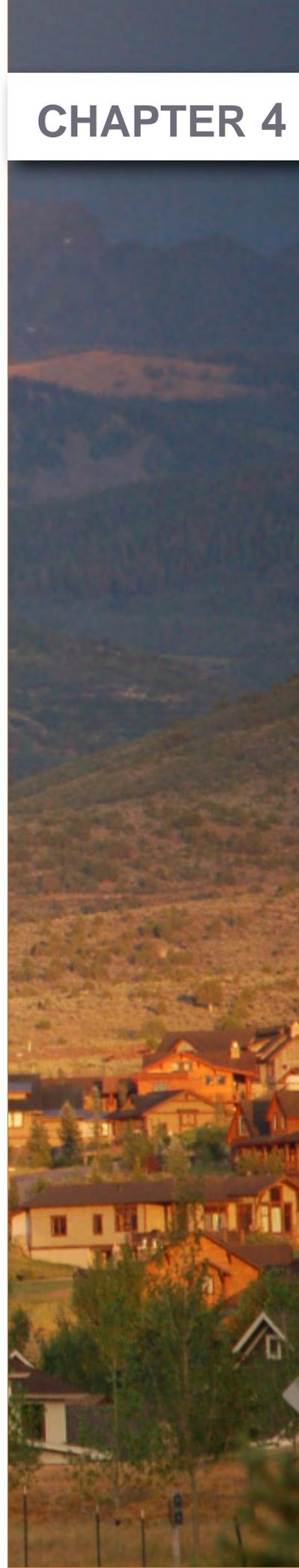


**CHAPTER 4:
Future Land Use Map**



Future Land Use Map

The Eagle Area Community Plan’s Future Land Use Map (FLUM) was developed through careful analysis of opportunities and constraints, and from input and ideas received through the public planning and review process. It is important to note that the FLUM provided by this Plan is not a substitute for Town and/or County zoning and related land use regulations.

The 2010 (FLUM) indicates desired land uses and development patterns within the entire Planning Area boundary. While fundamentally different from “zoning”, the FLUM also uses colors on a map to indicate broad land use designations. Each FLUM designation has an attendant description that provides:

- A list of appropriate land uses.
- Location criteria.
- A list of desired character traits.
- A list of general development intentions.
- The Town and County zoning districts that would be most appropriate within the designation.

As stated earlier, FLUM designations are not a substitute for nor do they supersede Town and County Zoning and associated Land Use Regulations. These regulations exist as a separate set of

documents, and more specifically prescribe the land uses allowed and the conditions which must be met for development on all properties within both Town and County jurisdictions. The 2010 Future Land Use Map reflects community values, and the purposes and intents of this master planning effort. As such, it should be used as a guiding tool for land planning and the public review of land use applications.

The 2010 Future Land Use Map was developed by:

- Analyzing existing land use conditions, opportunities and constraints;
- Analyzing social, economic and political conditions and relationships;
- Identifying lands that should be protected in order to preserve the history, heritage, character, natural resources and/or the environmental integrity of the area;
- Identifying areas where connectivity and/or infrastructure improvements should be made;
- Identifying lands relative to their capacity for higher intensities or different types of use; and
- Incorporating the issues, values and desires expressed at public meetings, Citizen Advisory Committee meetings,

Town and County Planning and Zoning Commission hearings and Town Board hearings.

The 2010 FLUM map is shown on Page 34, with an inset detail on Page 35. Descriptions of each Land Use Classification begin on Page 36.

Future Land Use Map Designation Descriptions

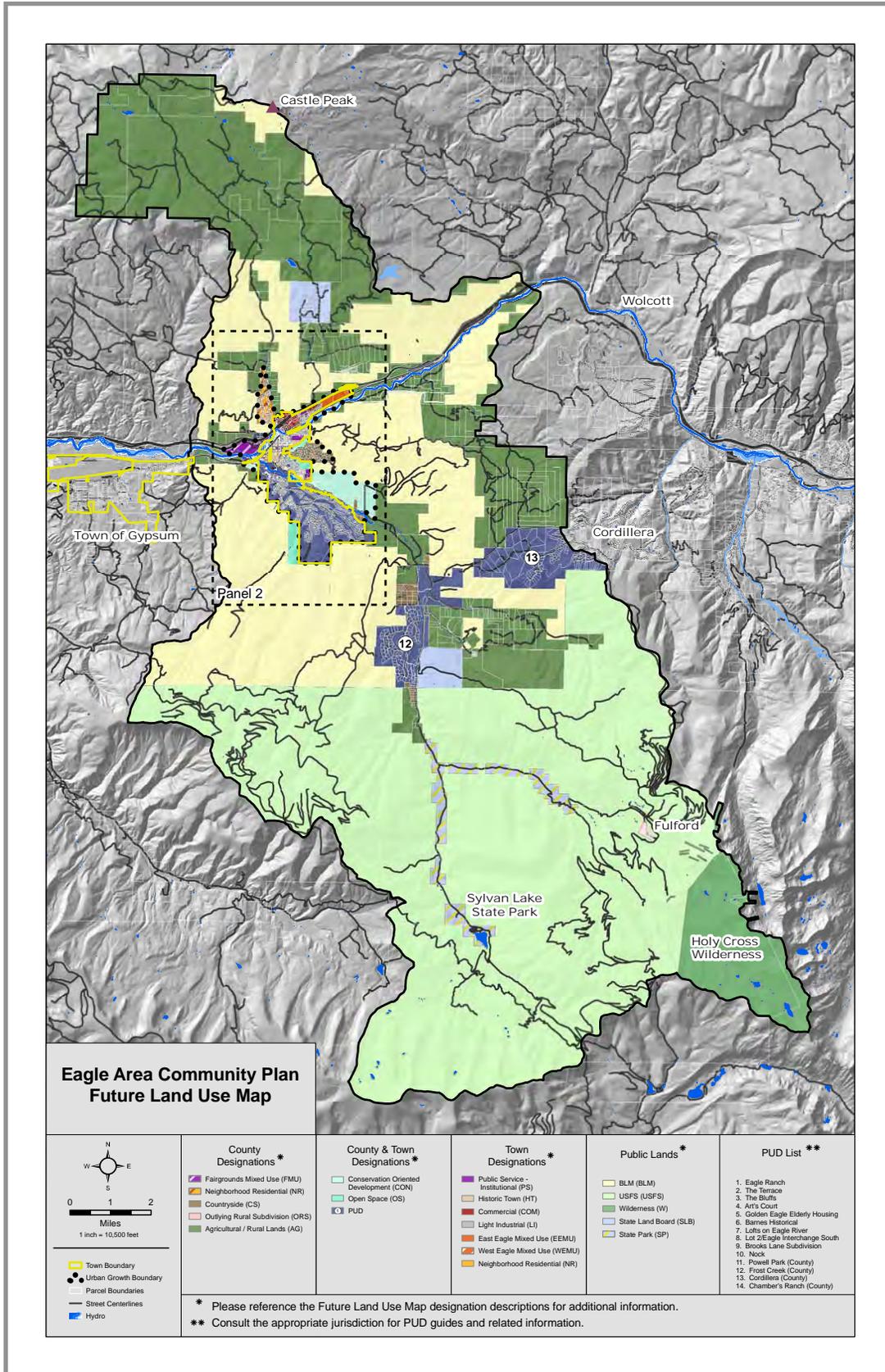
Summary List of Designations

Town Lands

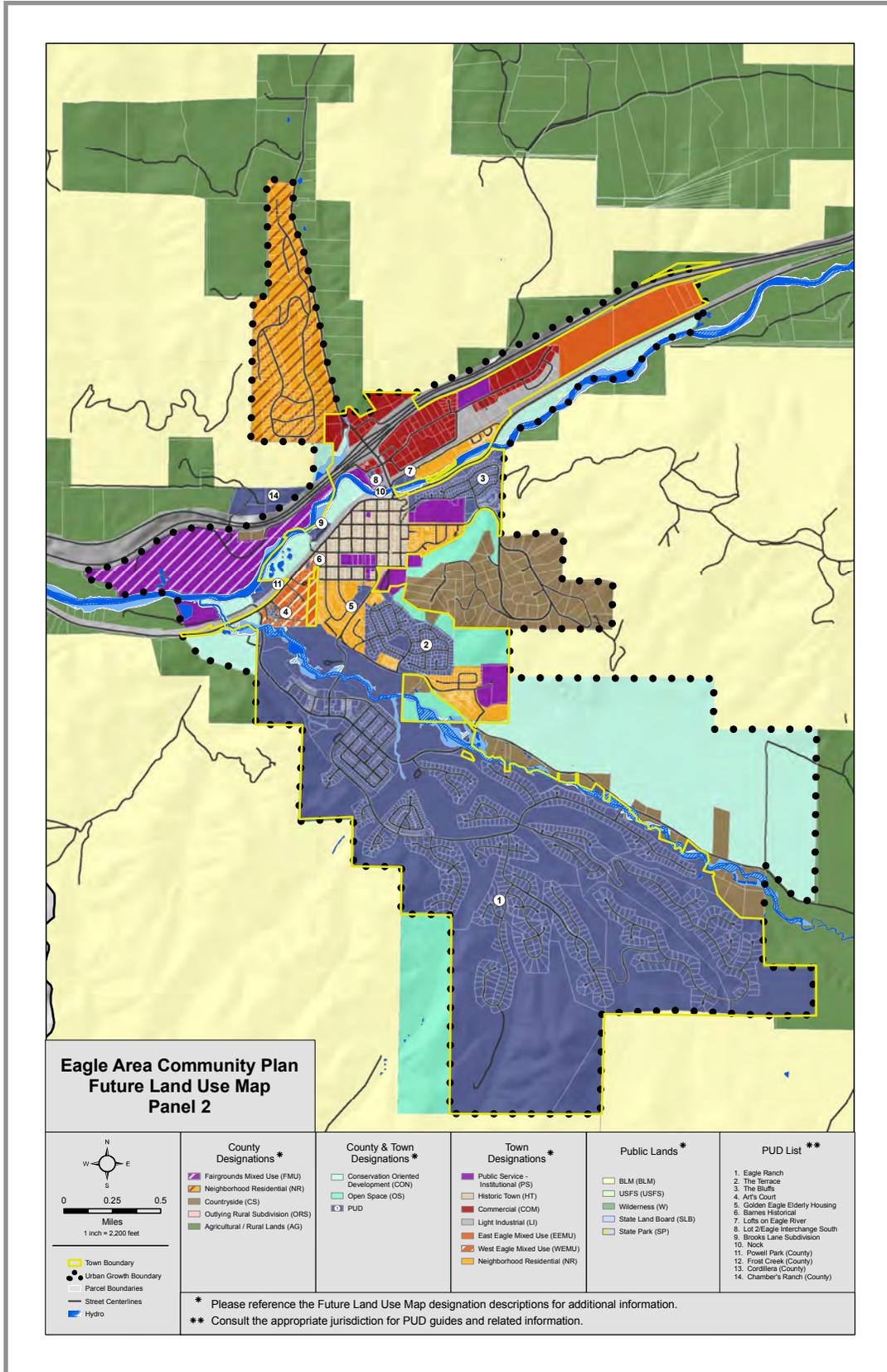
- Planned Unit Development
- Neighborhood Residential
- Historic Town
- East Eagle Mixed Use
- West Eagle Mixed Use
- Commercial
- Light Industrial
- Public Service/Institutional
- Open Space
- Conservation Oriented Development

County Lands

- Planned Unit Development
- Neighborhood Residential
- Fairgrounds Mixed Use
- Countryside
- Outlying Rural Subdivision
- Agricultural/Rural
- Public Lands



Future Land Use within Eagle Area Plan Boundaries



Future Land Use within the Urban Growth Boundary

FLUM Designations for Lands within the Town’s Urban Growth Boundary:

PLANNED UNIT DEVELOPMENT

<p>INTENT</p>	<p>A. The use of PUD zoning is encouraged for development on properties that contain amenities of high conservation value, or for projects that incorporate a mix of desirable uses. Variations from established standards, codes and design guidelines should be minimized except in those instances where variations work to achieve desired outcomes for Planned Unit Development zoning (reference Chapter 4.11 of the Town of Eagle Land Use and Development Code, Section 4.11.020, <i>Purposes</i>).</p> <p>B. Future changes to existing PUD’s in the Town of Eagle should satisfactorily address all standards established through the Town of Eagle PUD Amendment process, which includes a demonstration of conformance to the goals and policies of this master plan document.</p>
<p>CHARACTER</p>	<p>A. Lands with the Planned Unit Development (PUD) designation have been provided Planned Unit Development zoning through a public entitlement process conducted by the Town. By their nature, PUD’s allow a specific mix of uses and/or a specific layout of uses that generally would not be accommodated by a single traditional zone district. They are typically accompanied by PUD Guides and Site Plans that provide considerable detail regarding allowed use, layout, design and intent. The reader is directed to consult the Town of Eagle Planning Department for information regarding Planned Unit Developments approved within the Town’s jurisdiction.</p>
<p>LOCATION CRITERIA</p>	<p>A. Scattered in areas served by Town infrastructure within the Town’s incorporated boundary.</p>
<p>LAND USES</p>	<p>A. Vary based on PUD purpose. Consult project specific PUD Guide.</p>
<p>ZONE DISTRICTS</p>	<p>A. PUD - Planned Unit Development</p>

NEIGHBORHOOD RESIDENTIAL

INTENT	<ul style="list-style-type: none"> A. Provide safe, functional living environments. B. Provide full pedestrian connectivity within developed areas. C. Provide multimodal access from developed areas to local goods and services as well as regional destinations, reducing reliance on the personal automobile. D. Provide layouts that preserve views, promote energy efficiency, protect sensitive lands and encourage social interaction. E. Provide architecture and landscape design elements that build on/enhance the Town of Eagle’s unique sense of place. F. Provide adequate and easily accessed recreational amenities, including quality parks, open spaces and playfields.
CHARACTER	<ul style="list-style-type: none"> A. Buildings, streets, public spaces and landscape improvements are pedestrian in scale. B. Design elements create a sense of time and place unique to the Town of Eagle community. C. Parks, trail corridors and other public spaces are well maintained. D. Open space areas work in harmony with natural landforms and features.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Located in areas served by Town infrastructure within reasonable proximity to public services, job centers and daily shopping needs. B. Located to foster compatibility and avoid conflicts with adjacent uses.
LAND USES	<ul style="list-style-type: none"> A. Single family homes, duplexes or multifamily units with ancillary uses, as provided by zoning. B. Neighborhood recreational fields, parks and trails. C. Public services like schools, daycare, churches, transit stops, postal substations, consistent with zoning. D. Natural open space.
ZONE DISTRICTS	<ul style="list-style-type: none"> A. RM - Residential Medium Density B. RMF - Residential Multi-family C. PUD - Planned Unit Development (note that PUD has its own FLUM designation)

HISTORIC TOWN

<p>INTENT</p>	<ul style="list-style-type: none"> A. Preserve Eagle’s commercial and old town residential neighborhood character. New structures should be of appropriate scale, design and architecture to “blend in” with existing character. B. Maintain residential uses in close proximity to shopping and business locations to enhance local retail and business success. C. Provide a safe, attractive living and business environments, with multimodal connectivity to local and regional destinations. D. Create a network of trails and sidewalks that improve pedestrian connectivity, working within the confines of established rights of way, setbacks, yard improvements, parking requirements and points of access in the Historic Town area. E. Encourage mixed use in commercial areas, as practical. F. Avoid user conflicts, incompatible uses. G. Reduce reliance on the personal automobile by providing multi-modal transit options. H. Encourage infill and redevelopment of underutilized lots. As the need for additional commercial space arises, retail and commercial uses should expand incrementally out from the Broadway Central Business District. I. Develop additional design guidelines for the Historic Town area through the implementation of a more detailed Historic Town Sub Area Plan.
<p>CHARACTER</p>	<ul style="list-style-type: none"> A. Improvements reflect the Town’s rich history and maintain a small town feel, with form, setbacks, architecture and landscaping typical to historic agricultural communities on Colorado’s western slope. B. The street pattern is generally a traditional grid extending from a central main street/commercial core. Businesses and homes are commonly served by back alleys. C. Residential areas are pedestrian oriented and adequately buffered from commercial uses. Uses may intermingle on the margins of residential neighborhoods. D. Sidewalks are provided in commercial areas, may or may not be present in residential areas. E. Landscaping is of urban character in commercial areas. Residential streets and home fronts are shaded by large trees.

HISTORIC TOWN, continued

LOCATION CRITERIA	A. Located within the Town Center Character Area, the Historic Town Future Land Use designation is bordered by Hilltop Street to the east, Grand Avenue (US Highway 6) to the north, McIntire Street to the west and Seventh Street to the south.
LAND USES	A. Residential B. Commercial retail C. Commercial office D. Commercial restaurant/entertainment E. Civic/educational/institutional F. Parks and playgrounds.
ZONE DISTRICTS	A. CBD - Central Business District B. CL - Commercial Limited C. RM – Residential medium Density D. RMF – residential Multi-Family E. PUD – Planned Unit Development

EAST EAGLE MIXED-USE

INTENT	<ul style="list-style-type: none"> A. Plans for development of the East Eagle Area should be submitted as a single Planned Unit Development. B. Development of any significant intensity in the East Eagle Mixed Use Area should at a minimum be contingent on the extension of Chambers Avenue to Highway 6, the construction of a new water tank, the extension adequately sized water and sewer mains and pedestrian connections into the area. C. Promote a street system and distribution of land uses east of Chambers that minimizes impacts to traffic on Chambers Avenue and Eby Creek Road. Depending on the level of development, the construction of the East Eagle Interchange may be required. D. Use the visibility and accessibility of the area to I-70 to draw new businesses to town which cater to/rely on broader regional markets. Regional retailing is encouraged to be located in this area. E. Allow for the development of larger lots and larger buildings than those typical to other commercial zone districts in the Town of Eagle. F. Work to improve connectivity and more pedestrian-friendly access in areas where pedestrian movement is desirable. G. Provide added goods, services and housing for local residents. H. Provide an attractive and architecturally appropriate eastern front door to the Town of Eagle. Design guidelines for this area are required as part of a development application. I. Ancillary residential units in combination with other uses may be appropriate in order to: <ul style="list-style-type: none"> 1) provide a mix of housing units in close proximity to jobs, 2) reduce reliance on /use of personal automobiles, and 3) increase pedestrian activity within commercial and retail environments, adding vibrancy and vitality to the area. J. Group retail/entertainment destinations to encourage one-stop shopping. Provide site designs that maximize opportunities for shared parking. K. Building arrangements should minimize user conflicts with an emphasis on avoiding negative impacts to residential units.
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EAST EAGLE MIXED-USE, continued

INTENT , continued	<p>L. Signs, trails, transit stops, road markings, pavement patterns, bollards and nighttime lighting ensure safe pedestrian and vehicular movement.</p> <p>M. The design and function of the East Eagle Mixed Use Area should strive to make it part of the larger Eagle community rather than a stand alone neighborhood. This can be accomplished through signage, tenant mix, open space, vehicular and pedestrian connections, marketing and streetscape elements.</p>
CHARACTER	<p>A. A variety of building sizes and styles incorporate modern construction techniques to create an attractive, inviting environment that contributes positively to the Town of Eagle’s unique character and sense of place.</p> <p>B. Extensive landscaping further unifies development, reducing the perceived scale and mass of larger buildings and mitigating or screening the visual impacts of parking and loading areas.</p> <p>C. Signs, trails, transit stops, road markings, pavement patterns, bollards and nighttime lighting incorporate a uniform design theme, further enhancing the area’s identity.</p> <p>D. Residential units and/or neighborhoods are appropriately integrated into the site plan and noise from I-70 is attenuated through landscaping and building design.</p> <p>E. Open space and active recreational amenities are positioned on the landscape to serve the residents, enhance buffering, create exceptional internal views and to add to the overall visual quality of the area.</p>
LOCATION CRITERIA	<p>A. Applies to all lands located south of I-70 and north of US Highway 6, between the east end of Chambers Avenue and the Town’s eastern boundary.</p>
LAND USES	<p>A. Commercial retail</p> <p>B. Commercial office</p> <p>C. Commercial service</p> <p>D. Restaurant, entertainment</p> <p>E. Civic/educational/institutional</p> <p>F. Lodging</p> <p>G. Residential</p> <p>H. Parks, trails and open space</p>
ZONE DISTRICTS	<p>A. PUD - Planned Unit Development</p>

WEST EAGLE MIXED-USE

<p>INTENT</p>	<ul style="list-style-type: none"> A. Provide an attractive and architecturally appropriate western front door to the Town of Eagle. B. Phase out unattractive and/or non-compatible uses as opportunity allows. C. Draw business from commuters on US Highway 6 that might not otherwise stop and contribute to the local economy. Provide added incentive for commuters on I-70 to visit Eagle’s original downtown area. D. Provide added goods and services for local residents. E. Provide site designs that maximize opportunities for shared parking, and one-stop shopping. F. Provide residential units in close proximity to commercial areas to reduce reliance on /use of the personal automobile, and to increase human activity within downtown commercial and retail environments. G. Minimize user conflicts through careful planning, with an emphasis on avoiding negative impacts to residential units. H. Provide strong movement, land use and character connections between the West Eagle Area and Eagle’s Historic Town. I. Provide a direct vehicular travel route through the area that connects the intersection of Capitol Street and Brush Creek Road with Grand Avenue. J. Develop additional design guidelines through the implementation of a more detailed West Eagle Sub Area Plan.
<p>CHARACTER</p>	<ul style="list-style-type: none"> A. A variety of building sizes and styles incorporate modern construction techniques while reflecting the historic character of the Town, especially where development fronts US Highway 6 (Grand Avenue). Architectural features and exterior materials provide a unified appearance and unique sense of place. B. Landscaping helps reduce the perceived scale and mass of larger buildings and mitigates or screens the visual impact of parking and loading areas. C. Streets and buildings are pedestrian in scale. Shop fronts, sidewalks, trails, signs, parks, transit stops and nighttime lighting are designed and located to enhance the pedestrian experience. D. Residential units and/or neighborhoods are appropriately integrated and/or buffered from noise and commercial uses.

WEST EAGLE MIXED-USE, continued

LOCATION CRITERIA	A. Applies to all lands located between the intersection of 5 th Street and Grand Avenue and the Sylvan Lake Road roundabout south of Grand. Its eastern boundary is the eastern boundary of the former Forest Service Horse Pasture Parcel.
LAND USES	A. Residential (including institutional residential) B. Commercial retail C. Commercial office D. Commercial service E. Restaurant, entertainment F. Lodging G. Parks, trails and open space
ZONE DISTRICTS	A. PUD - Planned Unit Development B. CG - Commercial General C. CL - Commercial Limited D. RMF - Residential Multifamily E. RM - Residential Medium Density

COMMERCIAL

INTENT	<ul style="list-style-type: none"> A. Provide opportunity for a broad variety of commercial uses important to the local and regional economy. B. Concentrate commercial uses in areas easily accessed by automobiles and trucks. C. Concentrate retail outlets within commercial areas to promote opportunities for one stop shopping. D. Commercial uses are generally not compatible with residential units. A limited number of live work arrangements may be appropriate, per zoning.
CHARACTER	<ul style="list-style-type: none"> A. Generally auto oriented land uses, with shop and business entrances highly visible from adjacent travel routes and fronted by appropriately sized parking lots. B. Outdoor storage areas and loading bays are located on the back or sides of properties, and are generally screened from view. C. Similar architectural features and exterior materials should reflect Eagle’s unique identity providing a unified appearance and strong sense of place. D. Landscaping provides an added unifying element, helps to reduce the perceived scale and mass of buildings.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Located between I-70 and the Union Pacific Rail Road in the vicinity of the Eagle I-70 interchange.
LAND USES	<ul style="list-style-type: none"> A. Office B. Business park C. Distribution centers/warehousing D. Retail E. Lodging F. Entertainment
ZONE DISTRICTS	<ul style="list-style-type: none"> A. CG - Commercial General B. CL - Commercial Limited C. PUD - Planned Unit Development

LIGHT INDUSTRIAL

INTENT	<ul style="list-style-type: none"> A. Provide opportunity for a broad variety of light industrial, uses important to the local and regional economy. B. Concentrate light industrial uses in areas easily accessed by automobiles and trucks. C. Light industrial uses may be compatible with certain commercial uses, but are generally not compatible with residential units. A limited number of live work arrangements may be appropriate, per zoning.
CHARACTER	<ul style="list-style-type: none"> A. Buildings appropriately scaled and sited on the landscape. B. Auto and delivery truck oriented site designs, with larger parking lots for loading, delivery and truck turn-arounds. C. Outdoor storage areas and loading bays are well organized and screened to the extent practicable. D. Similar architectural features and exterior materials should reflect Eagle's unique identity providing a unified appearance and strong sense of place.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Generally sited on the perimeter of Town or adjacent to other compatible uses, in single use (not mixed use) areas.
LAND USES	<ul style="list-style-type: none"> A. Repair shops B. Equipment storage C. Light manufacturing, D. Distribution centers/warehousing E. Service oriented businesses
ZONE DISTRICTS	<ul style="list-style-type: none"> A. I - Industrial

PUBLIC SERVICE/INSTITUTIONAL

INTENT	<p>A. Provide sites for necessary public facilities and services. B. Avoid user conflicts and compatibility issues.</p>
CHARACTER	<p>A. Buildings appropriately scaled and sited on the landscape. Outdoor storage and delivery areas are screened from public view. B. Government office buildings, schools, churches, libraries, medical facilities and information centers showcase the variety of desired architectural themes for the Town, unifying and enhancing the Town’s identity and sense of place.</p>
LOCATION CRITERIA	<p>A. Sited within or near town and neighborhood centers. Services that generate high traffic volumes should be located to avoid impacts to residential neighborhoods. B. Wastewater treatment facilities and busy service maintenance yards should be located an appropriate distance from residential neighborhoods.</p>
LAND USES	<p>A. Educational facilities B. Government offices C. Public service offices, maintenance yards D. Public infrastructure facilities E. Libraries F. Cemeteries G. Church sites H. Information centers I. Recreation centers J. Health care offices, facilities</p>
ZONE DISTRICTS	<p>A. PA - Public Area B. CBD – Central Business District C. R – Resource (County)</p>

OPEN SPACE

INTENT	<ul style="list-style-type: none"> A. Preserve wildlife habitat, wildlife migration corridors, riparian areas, view corridors, agricultural uses and areas of natural vegetation. B. Provide buffers between communities, between different land uses, between developed areas and natural areas. C. Protect steep hillsides and areas of geologic hazard. D. Provide quality passive recreation.
CHARACTER	<ul style="list-style-type: none"> A. Open, undeveloped and unaltered lands that are in a generally natural condition, or that are managed to establish and maintain a healthy natural condition. B. May contain agricultural fields, pastures, fences and other structures.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Appropriate throughout the Planning Area. Often contains lands of high conservation value or hazard areas. B. Maybe especially important on the margins of development. C. Should be buffered where possible from adjacent land uses that would diminish the value of the property for passive recreation.
LAND USES	<ul style="list-style-type: none"> A. Trails, trail heads B. Passive recreation C. Resource protection and other land management activities
ZONE DISTRICTS	<ul style="list-style-type: none"> A. PA – Public Area B. R – Resource (County) C. PUD – Planned Unit Development

CONSERVATION ORIENTED DEVELOPMENT

<p>INTENT</p>	<ul style="list-style-type: none"> A. Development over and above that allowed by existing zoning on properties with this designation predicated on annexation to the Town of Eagle. B. Balance conservation and development objectives. C. Preserve attributes of high conservation value as determined practicable and appropriate on site by site basis. Attributes of high conservation value include, but are not limited to stream and river corridors, wetlands and riparian areas, viewsheds, wildlife habitat and movement corridors, significant, unique or endangered vegetation, historic sites or structures, productive agricultural lands, steep slopes and geologic hazard areas. D. Set aside an appropriate amount of land as open space to foster compact development, provide quality recreation, provide adequate setbacks from major roads and highways and to otherwise facilitate the preservation of attributes of high conservation value on the property. E. Avoid disconnected, sprawling development by locating higher densities and intensities of land use close to existing developed areas. F. Minimize variations allowed from established standards, codes and design guidelines except in those instances where variations work to achieve desired outcomes for Planned Unit. Development zoning (reference Chapter 4.11 of the Town of Eagle Land Use and Development Code, Section 4.11.020, Purposes). G. Within residential areas, conform to the “Intentions” listed under the FLUM designation description listed in this section for NEIGHBORHOOD RESIDENTIAL. H. If the property is within an identified character area, adhere to the planning principles provided in Chapter 5 related to that character area. I. Incorporate small scale commercial use areas (if determined appropriate and necessary) to serve the needs of the immediate neighborhood (e.g. a small general store). Locate commercial uses in areas easily accessed by automobiles and trucks.
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CONSERVATION ORIENTED DEVELOPMENT, continued

CHARACTER	<ul style="list-style-type: none"> A. Development is clustered, providing walkable neighborhoods, functional and interconnected open spaces and easily accessed public facilities. B. Developed areas are compact and well connected with multimodal road, path and trail systems. C. Architecture is compatible with identified conservation values, with the natural landscape and/or with adjacent developed areas, building upon and enhancing Eagle's unique identity and sense of place.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Located in areas that can be efficiently served by town infrastructure, within reasonable proximity to public services, job centers and shopping, where environmentally or aesthetically valuable lands also exist. B. Suitable for locations on the perimeter of Town, where a diminishing density transition to rural lands is desired
LAND USES	<ul style="list-style-type: none"> A. Residential and uses ancillary to residential B. Neighborhood Commercial (limited) C. Agricultural D. Active and passive recreation E. Civic/educational facilities F. Open space
ZONE DISTRICTS	<ul style="list-style-type: none"> A. PUD – Planned Unit Development

FLUM Designations for Lands in Unincorporated Eagle County:

PLANNED UNIT DEVELOPMENT (County)

INTENT	<p>A. No additional areas have been identified on the 2010 Eagle Area community Plan FLUM where this designation would be appropriate.</p> <p>B. Future changes to existing PUDs in unincorporated areas should satisfactorily address all standards established through the County’s PUD Amendment process, which includes a demonstration of conformance to the goals and policies of this master plan document.</p>
CHARACTER	<p>A. Lands with the Planned Unit Development (PUD) designation have been provided Planned Unit Development zoning through a public entitlement process conducted by Eagle County. By their nature, PUDs allow a specific mix of uses and/or a specific layout of uses that generally would not be accommodated by a single traditional County zone district. They are typically accompanied by PUD Guides and Site Plans that provide considerable detail regarding allowed use, layout, design and intent. The reader is directed to consult Eagle County’s Department of Community Development for additional information on PUD’s approved on unincorporated lands.</p>
LOCATION CRITERIA	<p>A. Adams Rib PUD is located approximately 6 miles south of Eagle on Brush Creek. Red Mountain Ranch PUD is located 1.5 miles east of Eagle on US Highway 6.</p> <p>B. Located to foster compatibility and avoid conflicts with natural resources and adjacent uses.</p>
LAND USES	<p>A. Vary based on PUD purpose. Consult project-specific PUD Guide.</p>
ZONE DISTRICTS (COUNTY)	<p>A. PUD – Planned Unit Development</p>

FAIRGROUNDS MIXED USE (County)

<p>INTENT</p>	<ul style="list-style-type: none"> A. Preserve the quality of the Eagle River ecosystem and habitats. B. Provide quality dispersed recreational experiences. C. Provide quality active recreational experiences. D. Establish better pedestrian connection with the Historic Town and West Eagle Mixed Use area. E. Provide a second point of vehicular access to the Fairgrounds site. F. Encourage complementary, high quality architecture. G. Provide unique, high quality local and regional events. H. Support educational programs. I. Provide space for public agency facilities, as determined appropriate. J. Reduce and/or manage impacts to the night sky from recreational field and community events lighting. K. Encourage continuing agricultural uses complementary to the site. L. Preserve elements of Eagle County’s history and heritage. M. In the event that it can be found mutually beneficial to the Town and the County, the incorporation of the Fairground property into the Town of Eagle should be considered. N. New infrastructure improvements on the Fairgrounds property should be installed to Town of Eagle standards.
<p>CHARACTER</p> <p><i>(Gravel and rock extraction is a temporary influence)</i></p>	<ul style="list-style-type: none"> A. A well managed and appropriately used river environment with healthy wetlands and riparian areas. B. Irrigated pastures that complement pastoral settings and agricultural uses. C. Attractive rodeo and community event facilities and structures. Buildings are appropriately scaled and sited on the landscape. D. Outdoor storage areas are well screened. E. Architectural features and exterior materials should reflect Eagle’s unique identity providing a unified appearance and strong sense of place. F. Festive rodeo and event center activities. G. A well designed regional recreational sports complex with related amenities, events H. Quiet, secluded areas devoted to hiking, nature viewing and fishing.

FAIRGROUNDS MIXED USE (County), continued

LOCATION CRITERIA	A. Located on the north side of the Eagle River west of the Town of Eagle I-70 Rest Stop.
LAND USES	<ul style="list-style-type: none"> A. Agriculture B. Fairs, rodeos and other community events C. Public agency offices, facilities D. Educational/institutional facilities and programs E. Play fields and parks for active recreation F. Open space and trails for dispersed/passive recreation
ZONE DISTRICTS (COUNTY)	<ul style="list-style-type: none"> A. R - Resource B. PUD – Planned Unit Development

NEIGHBORHOOD RESIDENTIAL (County)

INTENT	<ul style="list-style-type: none"> A. Provide a high quality, safe, suburban-like living environment with town services in unincorporated Eagle County. B. Provide layouts that preserve views, promote energy efficiency, protect sensitive lands and encourage social interaction. C. Provide architecture and landscape design elements that build on/enhance the Eagle Planning Area's unique sense of place. D. Provide multimodal access to local goods and services as well as regional destinations, reducing reliance on the personal automobile. E. Provide adequate and easily accessed recreational amenities and opportunities, including access to natural open space areas as determined appropriate. F. Maintain existing densities and intensities of use. G. Incorporate these areas into the Town of Eagle as circumstances allow.
CHARACTER	<ul style="list-style-type: none"> A. A suburban-like neighborhood, with residential lots located along local streets and around cul-de-sacs. B. Building scale, architectural features, exterior materials, color schemes and landscaping unify the neighborhood and create a sense of place. C. Access is by rural roads, paved without curbs or sidewalks. D. Yards or portions of yards may be fenced. E. Paths, parks and open space areas provide connectivity and outdoor recreation. F. Home sites and public spaces enjoy outstanding views.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. The Eby Creek Mesa Subdivision is located just north of the Town of Eagle.
LAND USES	<ul style="list-style-type: none"> A. Residential and uses ancillary to residential, per zoning B. Neighborhood parks and trails C. Open space
ZONE DISTRICTS (COUNTY)	<ul style="list-style-type: none"> A. RSM – Residential Suburban Medium Density

COUNTRYSIDE (County)

<p>INTENT</p>	<ul style="list-style-type: none"> A. Enhance viewsheds and retain agricultural heritage, rural character and sense of place within the Planning Area by encouraging/retaining a combination of residential and small scale agricultural uses. B. Maintain existing densities and intensities of use, and avoid up-zoning in these areas. C. No additional areas have been identified on the 2010 Eagle Area Community Plan FLUM where this designation would be appropriate. The further subdivision of land over and above that which presently exists is not anticipated or encouraged. D. Town services, where reasonably available, should be provided. Future annexation of properties receiving Town services is a possibility. E. Eliminate non-conforming and illegal uses (per existing zoning). F. Preserve and protect sensitive lands, habitats and other natural resources. G. Preserve elements of local and regional history. H. Encourage/enforce appropriate land use management practices.
<p>CHARACTER</p>	<ul style="list-style-type: none"> A. Low density (larger lot) residential sites with small scale (family) agricultural uses. B. A variety of home sizes and architectural styles exist. Out buildings supporting agricultural uses are common. C. Rural roads, paved without curbs or sidewalks. D. Fences line roads, define pastures and fields. E. Public lands, large ranch lands or conservation oriented developments provide backdrops and enhance visual quality, views.
<p>LOCATION CRITERIA</p>	<ul style="list-style-type: none"> A. The Kaibab Subdivision is accessed from Third Street on the Town’s eastern perimeter. B. “Countryside” properties are also located along Brush Creek Road south of town.
<p>LAND USES</p>	<ul style="list-style-type: none"> A. Residential and uses ancillary to residential, as allowed by zoning B. Small scale agricultural C. Open space
<p>ZONE DISTRICTS (COUNTY)</p>	<ul style="list-style-type: none"> A. A mix of zone districts exist within areas provided this designation.

OUTLYING RURAL SUBDIVISION (County)

INTENT	<ul style="list-style-type: none"> A. Provide safe, functional neighborhood environment. B. Preserve rural character, views and sense of openness. C. Protect quality natural areas and other sensitive lands. D. Maintain densities and intensities of use provided by existing zoning. E. These subdivisions were approved prior to the adoption of this plan and constitute spot zoning, which is discouraged by County Land Use Regulations. No additional areas have been identified on the 2009 Eagle Area Community Plan FLUM where this designation would be appropriate.
CHARACTER	<ul style="list-style-type: none"> A. Historic mining town lots or clustered small lot residential neighborhoods surrounded by large ranches or public lands. B. Developed areas are significantly separated from and clearly not integrated with the Town of Eagle. C. A variety of home sizes and architectural styles exist. D. Rural access roads may be paved or unpaved. E. Home sites and public spaces enjoy outstanding views.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. The historic mining town of Fulford is located 16 miles south of Eagle in the East Brush Creek drainage. B. Red Canyon Acres residential subdivision is located 1.5 miles east of Eagle on US Highway 6.
LAND USES	<ul style="list-style-type: none"> A. Residential and uses ancillary to residential, per zoning B. Neighborhood parks and trails C. Open space
ZONE DISTRICTS (COUNTY)	<ul style="list-style-type: none"> A. FH – Fulford Historical B. RSL – Residential Suburban Low Density

AGRICULTURAL/RURAL (County)

INTENT	<ul style="list-style-type: none"> A. Preserve the rural, open character (see definitions) of Eagle County’s hinterlands. Retain large tracts of private land. Encourage continued agricultural uses and traditional rural lifestyles. B. Avoid up-zoning (retain Resource zoning) and promote owner-initiated down zoning. C. Where 35 acre subdivision is proposed on properties with Resource zoning, encourage the use of the County’s Conservation Subdivision process. D. Limit “density bonuses” via the County’s Conservation Subdivision process to lands with Resource zoning. E. Support lot size restrictions provided by subdivision covenants where they exist, and promote the preservation of these covenants in perpetuity. F. Preserve and/or appropriately manage the quality of natural resources, including wildlife habitat, vegetation, viewsheds and sensitive lands. The protection of critical wildlife habitat should supersede development goals on these lands. G. Avoid high and extreme wildfire hazard areas, and satisfy all requirements for wildfire mitigation around structures. H. Avoid development that would exacerbate or create non-compliance with established level of service standards on roads and/or at intersections within the Planning Area. I. Work to ensure that road standards and provisions for dual access are satisfactorily addressed in these areas. J. Utilize and/or implement appropriate strategies from the Eagle River Watershed Plan to protect ground and surface water resources. K. Support Town ordinances related to water service in these areas. L. Support and encourage efforts by the Town of Eagle and Eagle County to maintain adequate stream flows in local streams and rivers. M. Preserve elements of Eagle County’s history and heritage.
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AGRICULTURAL/RURAL (County), continued

CHARACTER	<ul style="list-style-type: none"> A. Generally undeveloped, open and rural. B. Agricultural uses and activities are prominent. C. Buildings are clustered, typically ranch oriented and are secondary to the natural landscape. D. Fences line roads, define pastures and fields. E. High quality views are prominent from local roadways. F. Dark night sky. G. Remnants of local history exist.
LOCATION CRITERIA	<ul style="list-style-type: none"> A. Located on private lands outside the Town's growth boundary
LAND USES	<ul style="list-style-type: none"> A. Agricultural B. Residential and uses ancillary to residential C. Undeveloped lands in a natural condition D. Access points/easements to public lands
ZONE DISTRICTS (COUNTY)	<ul style="list-style-type: none"> A. Predominantly Resource, however a variety of zone districts exist within areas provided this designation.

PUBLIC LANDS (COUNTY): BLM, USFS, Wilderness, State Land Board, State Park

<p>INTENT</p>	<ul style="list-style-type: none"> A. These lands should continue to be administered by the Bureau of Land Management, the United States Forest Service, or the State of Colorado, unless the benefits to the Town and the residents of Eagle County from a land trade significantly outweigh any resulting negative impacts. B. Preserve visual quality. C. Preserve and protect sensitive lands and habitats. D. Preserve elements of Eagle County’s history and heritage. E. Appropriately manage wildlife, vegetation, water quality and other natural resources. F. Work to preserve/enhance the quality of camping, fishing, hunting and sight seeing. G. Appropriately manage travel routes and recreational uses. H. Convert private in-holdings to public lands, as opportunity allows. I. Avoid negative impacts from resource extraction operations. J. Support grazing permits where appropriate.
<p>CHARACTER</p>	<ul style="list-style-type: none"> A. Open and undeveloped with expansive views. B. Meadows, streams, lakes, slopes, ridgelines, mountains and vegetation in a natural, unaltered condition. C. Campgrounds, travel routes and public access points are dispersed, well kept. D. Rustic architectural theme present on signs, fences and structures. E. Remnants of local history are well preserved.
<p>LOCATION CRITERIA</p>	<ul style="list-style-type: none"> A. Located on public lands outside of the Town’s urban growth boundary.

PUBLIC LANDS (COUNTY), continued

LAND USES	<ul style="list-style-type: none"> A. Motorized or mechanical off road recreation (except in wilderness areas or as disallowed by applicable travel management/land management plans) B. Dispersed/passive recreation C. Camping and campground facilities D. Backcountry huts E. Trailheads and associated parking areas F. Public information centers G. Land management agency offices, maintenance facilities H. Grazing I. Resource extraction J. Land and resource management activities/programs
ZONE DISTRICTS (COUNTY)	<ul style="list-style-type: none"> A. RP - Resource Preservation

