

Haymeadow



**PUD Zoning Plan
Subdivision Sketch Plan
&
PUD Development Plan
Subdivision Preliminary Plan**

Application

December 2013

Haymeadow

Combined
PUD Zoning Plan
Subdivision Concept Plan
&
PUD Development Plan
Subdivision Preliminary Plan
Application

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HAYMEADOW
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*Alpine Engineering Inc, Drainage Report available under separate cover

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

The purpose of this report is to provide information relative to a request for the combined approval of a combined PUD Zoning/Development Plan and a combined Subdivision Sketch/Preliminary Plan for the Haymeadow property.

These applications represent the initial two steps in the two stage Planned Unit Development review process and the three stage Subdivision review process as outlined in the Town of Eagle Land Use and Development Code.

The purpose of the PUD Zoning Plan and Subdivision Sketch Plan level of review is to establish the permissible type, location and densities of land uses, to determine compatibility of the PUD proposal with the Town's goals, policies and plans, and to provide a basis for PUD Zoning. The Subdivision Sketch Plan is a review of the general layout of the proposed development patterns.

Information detailing the PUD Zoning Plan and Subdivision Sketch Plan applications has been submitted to the Town of Eagle under the title Haymeadow PUD Zoning Plan & Subdivision Sketch Plan Application dated June 2011. This document is available for public review at Town Hall. The PUD Zoning Plan is provided at the end of Chapter 2 of this 2013 application.

A formal petition for annexation has been previously submitted and is currently under Town of Eagle review.

The second formal stage of the Town of Eagle review process includes the PUD Development Plan, the Subdivision Preliminary Plan and in this case, the formal annexation of the property. These three review processes will occur simultaneously as the second stage of review. The information contained in this report details the submittal requirements and information appurtenant to the PUD Development Plan and the Subdivision Preliminary Plan.

The PUD Development Plan encompasses the entire Haymeadow Property as described within this document. The Preliminary Subdivision Plan covers in detail the area identified as Phase I, which includes Neighborhood A-1, and the infrastructure required to serve Neighborhood A-1, including water and sanitary sewer infrastructure that extends beyond Neighborhood A, the first phase of Sylvan Lake Road and Ouzel Lane, and extensive areas of park and open space. The remainder of the Preliminary Subdivision Plan identifies large neighborhood parcels and tracts for future development and open space.

It is the intent of this applicant to submit future Preliminary Plan Applications to show specific roads, open space tracts, lots and multi-family tracts in the Neighborhood Parcels other than Neighborhood A-1.

The annexation of the entire Haymeadow parcel will occur with this review stage.

The third stage of review will be the initial subdivision final plat. Information included within this submittal includes:

- A thorough description of the PUD Development Plan for the entire Haymeadow parcel,
- A comprehensive analysis of existing conditions, environmental site conditions and an evaluation of compliance with the Eagle Area Community Plan and other pertinent master planning documents.

Specifically, this report addresses all information required by Chapter 4.06 Development Review, Chapter 4.11 Planned Unit Development, Chapter 4.12 Subdivision Review of the Town of Eagle Land Use and Development Code.