

HAYMEADOW

Town Board of Trustees

File #: AN11-01 (Annexation); PUD13-02 (ZP/DP); S13-01 (S/PP); RZ13-01

January 28, 2014



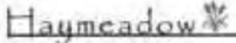
LAND USE SUMMARY

Parcel	Average	RF Units	RF/Tracts	Total
A1	21.64	445 (100%)	86 (100%)	214
A2	41.4	86 (100%)	86 (100%)	176
B	24.9	48 (100%)	147 (100%)	86
C	12.28	44 (100%)	86 (100%)	124
D	28.8	6 (100%)	20 (100%)	20
Subtotal	135.17	545 (100%)	443 (100%)	787

	Tract	Average	Use
E.O. E. Recreation	F	17,208	Recreation/Open Space
School	G	48,217	School
Community Park	H	40,201	Recreation/Open Space
Fire Station	I	3,000	Fire Station
Multi-use Plaza	J	1,676	Multi-use Plaza
Subtotal:		61,102	

Road ROW	15 Ac.
Open Space	348,317 Ac.

Development Parcels	655.17 Ac.
Tracts	86,203 Ac.
ROW	15,000 Ac.
Open Space	348,317 Ac.
Total	660.00 Ac.



PLD DEVELOPMENT PLAN
 1000 10th St., Suite 100, Boulder, CO 80502
 (303) 440-1000

This Evening

HEARING FOUR: JANUARY 28 (TUESDAY)

- TOPIC: 1. Fiscal Analysis
- TOPIC: 2. Consolidated Metropolitan District (Informal)
- TOPIC: 3. Follow-Up Off-Site Roadway Improvements

HEARING STRUCTURE:

1. Staff Overview
2. Applicant Presentation
3. Dialogue with Board
 - a. Direction requested on Topics

Future Hearings

HEARING FIVE: FEBRUARY 11 (TUESDAY) BOARD OF TRUSTEES

TOPIC: 1. WATER (PHYSICAL AND LEGAL)

TOPIC: 2. PUD GUIDE

TOPIC: 3. OVERALL ADEQUATE PUBLIC FACILITES

TOPIC: 4. STAFF CERTIFICATE OF RECOMMENDATION

a. PUD Zoning Plan

b. Subdivision Sketch Plan

TOPIC: 5. DELIBERATIONS AND VOTE ON PUD ZONING
PLAN/SUBDIVISION SKETCH PLAN

TOPIC: 6. PRELIMINARY DEVELOPMENT AGREEMENT ONE
Obtain Direction



Relevant Standards

Annexation /Subdivision/PUD

No specific “*standard for evaluation of whether or not to annex*”

Eagle Area Community Plan (EACP) provides general guidelines.

EACP - Public Service and Infrastructure Policy 1.3:

“Ensure that new growth *pays its own way* to the extent possible. Evaluate all new development proposals for the impacts they create on both infrastructure and services.”

Land Use Code

“...insure compliance with the Town;’s regulations, goals, policies, and plans and that any adverse impacts resulting from the proposed subdivision will be reasonably and adequately mitigated...”

Planning and Zoning Commission Recommendation

N/A



Applicant Presentation

- Fiscal Analysis
 - Trustee Dialogue
- Consolidated Metropolitan District
 - Trustee Dialogue
- Off-Site Road Improvements
 - Trustee Dialogue

