

# HAYMEADOW

Town Board of Trustees

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

February 25, 2014



**LAND USE SUMMARY**

Parcel	Areaage	RP Units	AP/Duplex	Total
A1	27.54	443 (100%)	89 (50%)	214
A2	41.4	86 (100%)	89 (50%)	178
B	34.9	48 (100%)	147 (75%)	195
C	42.33	64 (100%)	89 (100%)	153
D	28.8	6 (10%)	39 (100%)	39
<b>Subtotal:</b>	<b>235.17</b>	<b>545 (100%)</b>	<b>443 (100%)</b>	<b>787</b>

Tract	Areaage	Use
T.O.E. Recreation	17,224	Recreation/Open Space
School	18,277	School
Community Park	379,295	Recreation/Open Space
Fire Station	3,949	Fire Station
Maintenance Parcel	1,875	Maintenance
<b>Subtotal:</b>	<b>61,520</b>	

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

Development Parcels	235.17 Ac.
Tracts	86,503 Ac.
ROW	15,000 Ac.
Open Space	348,317 Ac.
<b>Total:</b>	<b>669.00 Ac.</b>

# This Evening

## HEARING FIVE: FEBRUARY 11 (TUESDAY)

- TOPIC: 1. Deliberation and Vote:
- a. PUD Zoning Plan
  - b. Subdivision Sketch Plan
- TOPIC: 2. Adequate Public Facilities
- TOPIC: 3. Applicant Proposal:
- a. LERP
  - b. RETA
- TOPIC: 4. Phasing Plan

# Future Hearings

## HEARING SEVEN: MARCH 5 (WEDNESDAY) BOARD OF TRUSTEES

TOPIC:                   Annexation and Development Agreement



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COMMUNITY DEVELOPMENT

# Further Scheduled Hearings

Hearing Eight: March 11, 2014

- General Follow Up
- Development Agreement

Hearing Eight: March 25, 2014

- Deliberations and Vote
  - Annexation
  - PUD Development Plan
  - Subdivision Preliminary Plan
  - Zone Change
  - Vesting

# 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...”



**Hagmeadow** 

CONCEPTUAL REVISED NEIGHBORHOOD DEVELOPMENT PLAN  
 10400 42 Street / 10400 42 Street / 10400 42 Street  
 10400 42 Street / 10400 42 Street / 10400 42 Street

Scale: 1" = 100'      North



**LAND USE SUMMARY**

Parcel	Average	SF Units	SF/ Duplex	Total	%Coverage	Density
A	87.6	233 (56%)	164 (44%)	497	613.3%	4.8
B	61.0	48 (23%)	164 (77%)	209	29.2%	3.4
C	45.2	64 (100%)	0	64	6.8%	3.6
D	58.6	0 (0%)	50 (100%)	50	8.0%	0.9
<b>Subtotal:</b>	<b>252.4</b>	<b>345 (41%)</b>	<b>492 (50%)</b>	<b>837</b>	<b>18.2%</b>	<b>3.9</b>
Fire Station	3				4.3%	
Road ROW	14				42.1%	
Wetlands	10				43.5%	
School/						
Town Park	31.1				24.7%	
Trailhead						
Park	22.2				21.8%	
Open Space	317.3				151.2%	
<b>Subtotal:</b>	<b>407.6</b>				<b>61.8%</b>	
<b>Total:</b>	<b>660</b>				<b>100%</b>	

- Multi-Family
- Single Family / Duplex Lots

**Haymeadow**

Site Design & Construction Services, Inc. | Site Design & Construction Services, Inc.  
 Scale: 1" = 300' | Revised: 02.28.24

**Exhibit C: Zoning Plan**

Project:	Date: February 23, 2024
Preparation Applications:	Sheet: 1 of 1
Final Zoning Plan & Subdivision Design Plan	

# PUD Zoning Plan

PUD Zoning Plan: Recommend Approval of with same 49 conditions from 2012 review. *(See Staff report for detailed list of standards and compliance with standards)*

Conditions attached as Exhibit G

Subdivision Sketch Plan: Recommend Applicant proceed to Subdivision Preliminary Plan.

Suggested Motions: Provided under separate cover.

# Planning and Zoning Commission Recommendation

## Recommend Approval with Conditions

In Town Planner opinion, the proposed revisions are not a material change to the application and complies with Municipal Code and Towns Goals and Policies.

# Adequate Public Facilities

1. Roadways:  
Development Agreement Commitments
2. Schools:  
Revise Regulations/Dedication of Land
3. Fire:  
Land Dedication and Impact Fees
4. Emergency Medical  
Development Agreement Commitments
5. Water  
Pre-Payment of Taps
6. Sewer  
OK

# Applicant Presentation



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COMMUNITY DEVELOPMENT