

HAYMEADOW

Town Board of Trustees

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

March 5, 2014



LAND USE SUMMARY

Parcel	Areaage	RP Units	AP/Duplex	Total
A1	37.54	443 (100%)	89 (50%)	214
A2	41.4	86 (100%)	89 (50%)	178
B	34.9	48 (100%)	147 (75%)	195
C	42.33	94 (100%)	89 (100%)	183
D	28.8	6 (10%)	39 (100%)	45
Subtotal:	235.17	545 (100%)	443 (100%)	787

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
Subtotal:	61,520	

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.
Total:	660.00 Ac.

Haymeadow

PLD DEVELOPMENT PLAN
 1000 100' SCALE
 10/10/2010
 10/10/2010

This Evening

HEARING SIX: March 5 (Wednesday)

TOPIC: 1. Annexation and Development Agreement

TOPIC: 2. Neighborhood A-1; Density Revisions Diagram

TOPIC: 3. RETA



Future Hearings

March 11

Topic: 1. PUD Guide follow up

Topic: 2. Annexation and Development Agreement

Objectives:

- a. Final comment on PUD Guide
- b. Board direction on final terms for Annexation and Development Agreement
- c. Direction to prepare necessary resolutions and ordinances

March 25

Staff Certificate of Recommendation

- a. PUD Zoning Plan and PUD Development Plan
- b. Subdivision Sketch Plan and Subdivision Preliminary Plan
- c. Rezoning
- d. Annexation

Deliberations and Vote on all Applications

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...”

Annexation and development Agreement



AN11-01; PUD13-02; S13-01; RZ13-01 Haymeadow | March 5, 2014

COMMUNITY DEVELOPMENT

Applicant Presentation



AN11-01; PUD13-02; S13-01; RZ13-01 Haymeadow | March 5, 2014

COMMUNITY DEVELOPMENT



Hagmeadow 

CONCEPTUAL REVISED NEIGHBORHOOD DEVELOPMENT PLAN
 10400 40th Street, Suite 100, Golden, CO 80601 | 303.279.0000
 10/15/2011 | 10/15/2011



UNIT COUNT SUMMARY

+ 17 SF UNITS
 + 1 TOWNHOMES
 - 2 DUPLEX (4 UNITS)
TOTAL = +14 UNITS

RELOCATED CONDOS

ADJUSTED A1 LIMITS

REPLACE (9) DUPLEX UNITS WITH (13) SINGLE FAMILY

ADD 1 TOWN HOME

RELOCATE CONDOS TO NORTHWEST CORNER AND REPLACE WITH (4) SINGLE FAMILY - RE-ALIGN ROAD

ADD 7 DUPLEX UNITS

HAYMEADOW - NEIGHBORHOOD A1 DENSITY REVISIONS DIAGRAM

02.28.2014



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
Subtotal:	252.4	345 (41%)	492 (50%)	837	38.2%	3.9
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%	
Subtotal:	407.6				61.8%	
Total:	660				100%	

- Multi-Family
- Single Family / Duplex Lots

Haymeadow

Site Design & Construction Services, Inc. • Site Design & Construction Services, Inc.
 1000 West 10th Street, Suite 100 • Fort Collins, CO 80521

Exhibit C: Zoning Plan

Project:	Date: February 25, 2016
Preparation Applications:	Sheet: 1 of 1
Final Zoning Plan & Subdivision Design Plan	

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- Public Comment