

HAYMEADOW

Town Board of Trustees

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

March 25, 2014



LAND USE SUMMARY

Parcel	Average	MF Units	SF/Duplex	Total
A1	41.7	146 (64%)	82 (36%)	228
A2	46.4	86 (43%)	103 (55%)	189
B	61.0	48 (23%)	161 (77%)	209
C	47.1	64 (40%)	97 (60%)	161
D	38.6	0 (0%)	50 (100%)	50
Subtotal:	254.8	344 (41%)	493 (59%)	837

Tract	Average	Use
T.O.E Recreation/School	E 28.723	Recreation Open Space
Community Park	F 20.394	
Fire Station	G 1.675	
Subtotal:	54.82	Fire Station

Road ROW 43 Ac.

Development Parcels 254.8 Ac.
 Tracts 54.82 Ac.
 ROW 15.00 Ac.
 Open Space 235.27 Ac.
Total: 660.00 Ac.

- Multi-Family
- Single Family / Duplex Lots

Relevant Standards

Annexation

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...”

March 25, 2014

1. Staff Certificate of Recommendation:
 - a. Adequate Public Facilities
 - b. Annexation (Annexation and Development Agreement)
 - c. PUD Zoning Plan and PUD Development Plan Subdivision
 - d. Sketch Plan and Subdivision Preliminary Plan
 - e. Rezoning
2. Public Comment
3. Close Public Comment/Hearing
4. Deliberations and Vote on all Applications

Adequate Public Facilities

Recommend Conditional Positive Determination of Adequacy based on the following:

1. Developer or Metropolitan District constructing the off-site street improvements described in Section 10 of the Annexation and Development Agreement (ADA)
2. Developer paying the water plant investment fees as set forth in subsection 8.5 of the ADA;
- 3 Developer constructing the extension of Brush Creek Road (“Brush Creek Road Extension”) as set forth in subsection 10.1 of the ADA;

Adequate Public Facilities (Cont.)

4. Developer's payment to the Town of \$700,000 for planning improvements to U.S. Highway 6 as described in subsection 10.2 of the ADA;
5. Construction of the Sylvan Lake Road/Meadowlark/Brush Creek Road realignment and roundabout as set forth in subsection 10.3 of the ADA;
6. Dedication or conveyance of the fire station parcel, Tract I, to the Greater Eagle Fire Protection District as set forth in subsection 14.3 of the ADA;
7. Dedication or conveyance to the Town of the school/recreation parcel to the Town as set forth in Section 13 of the ADA;

Adequate Public Facilities (cont.)

8. The Town's completion of its Lower Basin Water Treatment Plant concurrent with the impacts generated by the Development, and having available a treated water supply capacity to serve the Development; and

9. Developer paying the Street Improvement Fee as set forth in subsection 7.1 of the ADA

3. Approval of LERP Variance:

Staff Recommendation:

Recommend Approval of Haymeadow LERP Variance and Haymeadow LERP Plan and authorize the Mayor to sign appropriate Resolution allowing non-substantive technical corrections to be made to the document.

LERP Variance

Standard:

Approval will not a substantial detriment to the public good and without substantially impairing the intent and purpose of the Guidelines if an unusual hardship or special circumstance is shown.

Staff Recommends Approval of the following Haymeadow Applications:

1. Annexation and Development Agreement
2. Annexations
3. Lerp Variance
4. Combined PUD Zoning and Development Plans,
5. Zone Change to Residential Planned Unit Development
6. Combined Subdivision Sketch and Preliminary Plans

Recommendation of Approval without Conditions:

1. Based on working out an Annexation and Development Agreement with the Applicant that addresses all concerns and or conditions

Set of All Haymeadow Applications

Compliance with Eagle Area Community Plan

1. Future Land Use Plan – Urban Growth Boundary
2. Conservation Oriented Development Designation
3. Open Space
4. Housing Diversity
5. Brush Creek Road Character
6. Wildlife
7. Pedestrian Friendly

Compliance with Eagle Area Open Lands Conservation Plan

1. Large Scale Conservation Plan
2. Growth Boundaries
3. Wildlife/Wetlands Conservation Plan

Compliance with Land Use and Development Code

1. PUD Requirements
 - a. Mixed residential unit types
 - b. Preserves unique, natural features of landscape
 - c. Achieves beneficial relationships with surrounding area
2. Preliminary Plan
3. Utility Report
4. Streets
5. Traffic Analysis
6. Environmental Analysis

Compliance with Land Use and Development Code (cont.)

7. Drainage Analysis
8. Geotechnical Report
9. Site Plans
10. Architectural Concepts
11. Landscape Plans
12. Open Space
13. Park Land
14. Adequate public Facilities

1. Annexation and Development Agreement

Staff Recommendation:

Recommend Approval of Haymeadow Annexation and Development Agreement and authorize the Mayor to sign appropriate Resolution allowing non-substantive technical corrections to be made to the document.

2. Annexation of Haymeadow; Parcels 1, 2 and 3

Staff Recommendation:

Recommend Approval of Haymeadow Annexation of Parcels A, B and C and authorize the Mayor to sign appropriate Resolutions and Ordinances allowing non-substantive technical corrections to be made to the document.

3. Conditional Positive Determination of Adequacy of Public Facilities:

Staff Recommendation:

Recommend Board of Trustees Finding of Condition Positive Determination of Adequacy of Public Facilities and authorize the Mayor to sign appropriate Resolution allowing non-substantive technical corrections to be made to the document.

4. Combined PUD Zoning Plan and Development Plan:

Staff Recommendation:

Recommend approval of Combined PUD Zoning and Development Plan subject to ADA and authorize the Mayor to sign appropriate Resolution allowing non-substantive technical corrections to be made to the document.

5. Zone Change to Residential Planned Unit Development:

Staff Recommendation:

Recommend approval of zone change to Residential Planned Unit Development and authorize the Mayor to sign appropriate Ordinance allowing non-substantive technical corrections to be made to the document.

6. Combined Subdivision Sketch and Preliminary Plan Application:

Staff Recommendation:

Recommend approval of combined subdivision sketch and preliminary plans and authorize the Mayor to sign appropriate Resolution allowing non-substantive technical corrections to be made to the document.

Board of Trustees

- Public Comment



Board of Trustees

- Questions of Applicant
- Questions of Staff
- Commence Deliberations