



November 18, 2021

Jessica Lake
Planner 1
Town of Eagle
200 Broadway
Eagle, Colorado 81631

Re: Eagle Ranch PUD Amendment

Dear Jessica:

Included with this letter is a revised PUD Guide reflecting changes based on comments/recommendations from the public and the Planning and Zoning Commission on November 16, 2021.

Below are a list of changes that we made and the reasons for the changes.

Page 1. Definition of Accessory Apartment

Two modifications were made to requirements for an accessory apartment. Requirement 3 was revised to reference the definition of floor area included in the PUD Guide. Requirement 4 was changed from a limitation on the length of an allowed lease period, based on the recommendation of the staff and the P&Z, to the following language: 4. The Executive Board of the Eagle Ranch Property Owners Association may adopt additional rules, regulations, and guidelines regulating accessory apartments.

Reasoning: The change to reference the definition of floor area is due to another change being proposed that provides a more clear definition of floor area that reflects exclusions to the floor area calculation that the P&Z is recommending for the Town Code definition of floor area for accessory dwelling units. Provision 4 was recommended to be removed by the P&Z and the proposed language allows the POA to adopt its own additional restrictions related to accessory apartments.

Page 3. Definition of Floor Area

The definition of floor area is being changed to the following: The floor area within the inside perimeter of the exterior walls of the building under consideration, without deduction for corridors, ramps, closets, the thickness of interior walls, columns, or other features. Floor area shall not include shafts with no openings, interior courts, stairs, mechanical rooms, garages, and decks and porches that are not enclosed.

Reasoning: There was public testimony regarding the definition of floor area that suggested that the definition be changed to allow adequate floor area for accessory apartments based on historical

precedent within Eagle Ranch. The P&Z agreed with this advice when recommending approval of the proposed ADU requirements by allowing for the same exclusions. The applicant agrees with the public testimony and the actions of the P&Z and is therefore proposing a new definition that is easy to understand and implement for Eagle Ranch and the Town.

Page 4. Reference to Community Development Director

The reference to the Town Manager in Section 3 was replaced with Community Development Director.

Reasoning: The P&Z recommended this change.

Page 16. Residential Lot Consolidation

The provisions related to residential lot consolidation were revised to: Lots may be consolidated from two or more lots, into a single lot through the Lot Line Adjustment or similar process, as may be amended from time to time, with the Town of Eagle. The consolidation of lots may be restored to the previous subdivision with the original lot sizes through the same process used to create the consolidation. The Executive Board of the Eagle Ranch Property Owners Association may adopt additional rules, regulations, and guidelines regulating the consolidation of lots.

Reasoning: This was done as clean-up issue based on legal advice to the POA.

Page 22. Special Events

Special Events was removed as a use in the Open Space District.

Reasoning: This was recommended as an option by staff. The applicant had originally proposed adding special events to be consistent with the Recreation Open Space District. The majority of the land within this district is owned by the Town and the Town already has procedures for regulating activities on its open space parcels.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Dominic F. Mauriello, AICP
Principal

cc: Marc Ruh, Eagle Ranch POA Manager