



To: Mayor and Town Council

From: Jessica Lake, Planner I, Community Development Department

Date: February 8, 2022

Agenda Item: Resolution 13, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Haymeadow Design Guidelines"

REQUEST:

ABRIKA Properties is requesting a Major Development Permit to establish the Design Guidelines and create a Design Review Committee in the Haymeadow Planned Unit Development (PUD).

INTRODUCTION:

Section 1.10. of the Haymeadow Annexation and Development Agreement (ADA) requires Haymeadow to submit *Design Guidelines to the Town for review and approval by the Town Board using the process identified in Section 4.06.060 of the Municipal Code for Major Development Permit Review*. Haymeadow submitted an application to the Town on October 29, 2021 for review of the Design Guidelines (Guidelines) according to the process as determined by the ADA.

The Guidelines include general architectural requirements for both single family/duplex and multifamily homes. Section 4 establishes specific architectural design requirements and includes foundations and retaining walls, exterior walls and finishes, doors and windows, garages and doors, balconies, porches, stairs and railings, exterior colors, exterior light fixtures, exterior equipment, utilities, meters, ac units, and fireplaces and fire pits. Section 5 includes elements related to site planning and landscape design. Section 6 establishes the design review process and Section 7 outlines the organization, duties, responsibilities and authority of the Design Review Committee (DRC). Section 8 is the final section and speaks to construction regulations, inspections, and changes.

The applicant reviewed design guidelines from other PUD's and developments throughout the Valley and used those as a template for Haymeadow. The PUD Guide, approved by the Town in 2014, also provided general architectural guidance that has been incorporated into the Guidelines. Once these have been approved by Council, the Town will not have the responsibility of enforcement for the Guidelines. Enforcement will be by the Haymeadow DRC.

ANALYSIS:

In reviewing this application, staff primarily looked to the PUD Guide and the Comprehensive Plan. As noted above, the ADA required that the Guidelines follow the process of a Major Development Permit, however the standards are not fully applicable to this specific application. Staff worked with the applicant to ensure that the Guidelines were fully in alignment with the PUD Guide, in order to minimize future issues between the Design Review Committee and Town Staff. The primary purpose to reviewing the Guidelines as a Major Development Permit was to allow for Planning & Zoning Commission review as well

as Town Council review. A full analysis of the application and Code standards was provided in the Staff Report to the Planning & Zoning Commission (attached).

The Planning & Zoning Commission reviewed this application on January 18, 2022 and had the following comments:

- Design Guidelines Section 3.3 – revised to include Eagle’s Energy Codes and include the Water Efficiency and Conservation Plan.
 - Section 3.3 – *All homes at Haymeadow are required to be constructed in compliance with Town of Eagle’s adopted energy, building, and water conservation ordinances.*
- The Commission also discussed including a maximum percentage of irrigation for the lots in Haymeadow, this did not have full Commission support and they weren’t able to decide what should be an appropriate maximum. Irrigation maximums have not been added to the Design Guidelines. The Haymeadow Metro District and DRC will have a variety of tools, similar to the Town’s, to enforce and encourage water conservation. Imposing a tiered fee system that increases the rates as water consumption increases is one way that the Metro District might look to conserve water.
- The Commission noted that the PUD Guide did not seem to be updated to include some of the information provided in the Design Guidelines – primarily building height. The definition for Building Height was updated in the PUD Guide through the minor amendment process, which includes staff level review and approval as well as taking public comment. The PUD Guide has not been updated yet to reflect these changes, but staff is working with the applicant, and we believe that it will be ready to be recorded very soon. Once the PUD Guide has been updated, the Design Guidelines will be fully compliant with the Guide.

Staff has reviewed the updated Guidelines and believes that all of the Commission’s comments have been addressed.

COMMUNITY INPUT:

Staff has not received any letters of public comment as of February 4, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

BUDGET / STAFF IMPACT:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This application does not align with any strategies.

RECOMMENDED ACTION OR PROPOSED MOTION:

APPROVAL of Resolution 13, Series 2022, “A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Haymeadow Design Guidelines.”

ATTACHMENTS:

- Resolution 13, Series 2022
- Staff Report – Planning & Zoning Commission

- Minutes – Planning & Zoning Commission dated January 18, 2022
- Project Narrative ([LINK](#))
- Design Guidelines updated February 1, 2022
- Haymeadow PUD Guide ([LINK](#))
- Streetscape Design Guidelines ([LINK](#))
- Resolution 12-2014 Annexation and Development Agreement ([LINK](#))