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Peyton Heitzman  
Planner  
Town of Eagle  
PO Box 609  
Eagle, CO 81631

April 18, 2022

Re: Lot 1, Eagle Interchange East Zone Change Narrative

Dear Peyton,

This 7.576-acre property (Lot 1, Eagle Interchange Filing 2) is located on the north side of City Market with access to Rule Road from an easement located on the western side of Lot 3 (see attached Final Plat). Lot 2, the site of the Quality Inn is west of the easement. The Town of Eagle Comprehensive Plan's Future Land Use Map identifies this property in the Mixed-Use Designation. Zone Districts identified as appropriate in the Mixed-Use Designation includes Residential Multi Family. All utilities were stubbed out for this property as part of the East Eagle Interchange Subdivision.

The topography of the property and its location are significant constraints to its commercial development potential.

The property is currently located within the larger Commercial General Zone District which encompasses the properties on Market Street on the north side of the Eagle

Interchange. Given the location of the property offset approximately 300 feet to the north of Market Street/Rule Road, the large inventory of undeveloped commercial property within the Town of Eagle and the strong demand for residential development within the Town of Eagle, the applicant is requesting a zone change to the Residential Multi- Family District. Lot 1 of the East Eagle Interchange Subdivision is a south facing sloping lot with a modestly sloping bench located approximately 110 feet north of the City Market Lot and approximately 50 feet higher in elevation.

The property's location on the north side of I-70 reduces its traffic impacts on the more congested portions of Eby Creek Road south of I-70 and Grand Avenue during morning and afternoon peak hours. The property is also located less than one half mile from the Eco Bus Stop on Eby Creek Road which provides future residents an option to use public transit. The pedestrian bridge over I-70 and the light activated pedestrian crossing of Eby Creek Road provides convenient access to the Bus Stop, Visitor Center Park, and the Eagle Whitewater Park.

Please let me know if you have any questions. I have included a copy of a parking and access easement on the east side of the adjacent lot to the west Lot 220 c, Eby Creek Subdivision that is used to provide a turn around and some parking.

Sincerely,

Tom Boni

Land Planner

Cc: Mike Dantas, Tim Hennum