

# HAYMEADOW



Development Permit Application  
for  
Haymeadow Cabin Parcel  
Application Narrative  
September 12, 2022

ABRIKA Properties, LLC  
8250 Southwest 27th Avenue  
Ocala FL 34476

## Haymeadow Project Team

### **Property Owner:**

Abrika Properties, LLC  
8250 Southwest 27<sup>th</sup> Avenue  
Ocala Fl 34476

### **Owner's Contact**

Scott Schlosser  
PO Box 5607  
Eagle, CO 81631

### **Planner:**

Range Resources, LLC  
PO Box 9091  
Avon, CO 81620

### **Land Use Attorney:**

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### **Ecological**

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### **Surveyor**

SGM  
18 W. Sixth Street, Suite 200  
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### **Construction Management**

Range Resources, LLC  
PO Box 9091  
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### **Engineer:**

Alpine Engineering, Inc.  
PO Box 93  
Edwards, Colorado 81632

### **Traffic Engineer:**

McDowell Engineering  
PO Box 4259  
Eagle CO 81631

### **Site Planning**

DHM  
311 Main Street, Suite 102  
Carbondale, CO 81623

### **Architect**

Maggie Fitzgerald  
Vail, CO 81657

## Background

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review. There have been two major PUD amendments in 2021. On May 22, 2021 the Town of Eagle approved Ordinance No. 7, Series of 2021, authorizing an amendment to the Haymeadow PUD. This amendment included a change in use and a designation of a new parcel for the existing cabin located in the east end of the property, within Tract Z.

The development plan for Haymeadow evolved out of a careful analysis of many factors, including the [2010 Eagle Area Community Plan](#), existing growth and land use patterns, anticipated long term residential housing needs, existing and desired recreational amenities, existing and planned traffic circulation patterns and the landforms and environmental sensitivities of the property.

The approval of the Haymeadow PUD found the overall plan to be in compliance and compatible with the Town's goals and policies. This Development Permit application for the Cabin Parcel is in full compliance with the approved PUD and therefore is compatible with the Town's goals and policies.

The approved plan consists of five distinct neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The plan features extensive setbacks from Brush Creek Road and a diminishing level of density as the property transitions up Brush Creek Road. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces.

The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Multi-family units are distributed throughout Neighborhoods A1, A2, B and C. Multi-family housing opportunities have always been envisioned as a variety of home sizes that will range from entry level condominiums to larger family oriented townhomes and flats.

In 2022 the Town of Eagle approved, via Resolution No. 34, Series of 2022, a Minor Subdivision of Haymeadow Tract Z. This subdivision created the cabin parcel boundaries. This section of the PUD Guide lists the development standards for these parcels including the uses, setbacks, height, lot coverage and allowable densities.

The Haymeadow PUD plan and the 2010 Eagle Area Community Plan (EACP) evolved together. Important considerations in each were "maintaining the country lane feel of Brush Creek Road" and consideration of Eagle and the Brush Creek Valley's ranching history in future planning and development. Also important in each was the clustering of higher density neighborhoods nearer Town core and sustainable building practices that incorporate low maintenance design types that are clean, have a sense of place and are functional in a mountain environment.

Since the adoption of the 2010 EACP and the 2014 Haymeadow PUD approval and annexation, much of the new construction in the Brush Creek Valley and town core have been built in what could be characterized as a contemporary Western/Mountain architectural style. It's evidenced in the clean and modern lines of luxury custom homes built and being built at Frost Creek, recent builds in the Ouzel Lane area of Eagle Ranch, new custom homes at the bottom of Brush Creek Road and in newly finished residential and commercial developments in the town core and downtown. The Haymeadow project has been designed to hold larger events weddings outside on the lawn in a tent as well as host smaller events in and around the cabin. The architectural style is to maintain

the style of the existing cabin while renovating it. This is inline with historical architectural lines used in the Brush Creek Valley and throughout the Western United States.

The site has been designed based on 3) principal elements; 1) existing topography and drainage, 2) venue locations and view corridors, 3) pedestrian circulation.

1) The venue locations split across the site to fit into the hillside and the existing topography depending on event size. The site slopes from the north-east toward the south-west, venues are oriented toward the south and west with access through the middle of the site and the even lawn located on the east of the parcel (high side). This allows the site to keep its natural drainage.

2) The southern venue site works very well for larger groups with large existing cottonwood trees as its backdrop and views to the East of New York Mountains and west of brush creek valley. The western venue below the cabin is designed for smaller groups and has long views to the West of brush creek valley and Castle Peak. The open space between venues is very generous.

3) A network of pedestrian paths has been arranged to connect each building with the sidewalk system adjacent to proposed and existing roads. Proposed pathways/trails also connect buildings to open space and park systems.

## **Proposed Plans**

The Cabin parcel is 5.80 acres in size and the address is being assigned by Eagle County. The parcel is designated as a venue for special events by the PUD Guide. The cabin plan includes a complete renovation of the cabin adding a bedroom and prep kitchen. The outdoor space has been designed to accommodate small and large events with a maximum capacity of 170 attendees. There is a small parking lot for 20 vehicles and is in compliance with the PUD Guide. The plan includes a trash enclosure, fire pit area, event lawn and two venues.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested.

The water supply will be serviced by the existing well until the future water tank is built. The well will be converted from residential exempt well permit to a commercial exempt well permit. Power will be run underground along the cabin access road. The cabin septic will remain and be tested with Eagle County prior to building permit application.. For all outdoor events portable restrooms will be brought in to meet the requirements of the specific events.

The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. A fire suppression water holding tank has been added to the water system.

## **General Information**

The attached submittal information includes an Alpine Engineering site development plan set, a Maggie Fitzgerald architectural plan set, a DHM Design landscape set and the additional submittal requirements as checked in the attached application checklist.

The primary Haymeadow design team for this application includes Range Resources, LLC, Alpine Engineering, Inc., Maggie Fitzgerald architecture and DHM Design. The primary contact for this application will be Michael Hood, Range Resources, LLC.

Contact information for Range Resources:

Michael Hood  
Phone: 970-331-4492  
Email: [michael@rangeconsultingllc.com](mailto:michael@rangeconsultingllc.com)

### **Utility & Access Service Plan**

Access infrastructure for the cabin parcel is accessed off of Brush Creek Road. New turn lanes and acceleration and deceleration lanes will be added to Brush Creek Road and permitted through Eagle County. The current cabin road will be widened and will have pull-outs added every 500' of road.

There are no drainage improvements included, all stormwater will sheet flow into the hay fields.

Shallow utilities for the cabin connect to infrastructure installed at Brush Creek Road. The water supply will be serviced by the existing well until the future water tank is built. The well will be converted from residential exempt well permit to a commercial exempt well permit. Power will be run underground along the cabin access road. The cabin septic will remain and be tested with Eagle County prior to building permit application.. For all outdoor events portable restrooms will be brought in to meet the requirements of the specific events.

A new non-potable irrigation system will be installed with tank and pump installed off of Love and White ditch.

### **Schedule and Phasing**

The Haymeadow development team plans to immediately start the permitting process with Eagle County for the turn lanes. The civil and landscaping package will happen under a grading permit and the building permit will follow.