

tres birds

Date: 04.16.2026

Project: Red Mountain Ranch (RMR) – Parcel 1

Submittal: PUD Amendment

PUD Amendment Narrative for Red Mountain Ranch – Parcel 1

Kyle Brotherton,

This project was approved unanimously at public hearings with both the Planning & Zoning Commission and Town Council on 3/17/26 and 3/24/26 respectively. Both groups identified a need to resolve a discrepancy between the PUD and Design Guidelines as a condition of approval. This submittal seeks to address that concern via an amendment to the RMR PUD.

The amendment relates to the setbacks established in the PUD. While the PUD addresses multiple parcels in the Red Mountain Ranch property, the amendment would only apply to Parcel 1 (R/PUD-1). The amendment is further limited in that it only applies to the front setback of single family and two-family buildings, which represent 24 of the 66 proposed units (36%).

The PUD amendment being proposed is to section 4.1.A.5.b (Page 7) which currently reads:

- ***"Front: The front building setback shall be 10 feet from the front property line."***

Our proposed revision would read:

- ***"Front: The front building setback for single family homes and two-family dwelling buildings shall be 2.5 feet. The front building setback for multi-family buildings shall be 10 feet."***

As part of this narrative, I have included that section of the PUD marked up for reference ("01b – Proposed Amendment") as well as a detailed description of the proposed amendment addressing the need and justification for this amendment to achieve the development approved by the Town of Eagle ("01c – Amendment Narrative"). Please feel free to reach out to me directly with any questions or concerns.

Thank You,



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