



AGENDA
Planning & Zoning Commission
Tuesday, September 3, 2019
6:00 PM

Public Meeting Room / Eagle Town Hall
200 Broadway
Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI - TOEG – townofeagle2019

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES

1. Approval of the minutes from the July 16th meeting of the Planning and Zoning commission.
2. Approval of the minutes from the August 6th meeting of the Planning and Zoning commission.

PUBLIC COMMENT

Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.

PUBLIC HEARINGS

1. Project: Red Mountain Ranch Preliminary and Final Plat - Request for Continuance
File # PPFP19-01
Applicant: Red Mountain Ranch Partnership LLP
Location 17500 Hwy 6
Staff Contact: Carrie McCool, Interim Town Planner
Request: Request to subdivide 106.194 acres into seven parcels.
2. Project: 700 Chambers Ave Lot 3 Development Permit
File # DR19-01
Applicant: Rick Patriacca of DR Chambers LLC
Location 700 Chambers Avenue Lot 3
Staff Contact: April Kroner, Comm Dev Dir/Town Planner
Request: Minor development permit to construct a commercial building with accessory residential in the Commercial General zone district.

3. Project: 700 Chambers Ave Lot 4 Development Permit
File # DR19-02
Applicant: Dave Dantas of Chambers 700 LLC
Location 700 Chambers Avenue, Building D, Lot 4
Staff Contact: April Kroner, Comm Dev Dir/Town Planner
Request: Minor development permit to construct a commercial building with accessory residential in the Commercial General zone district.

TOWN BOARD OF TRUSTEES MEETING REVIEW

Staff update to the Planning & Zoning Commission on recent decisions made by the Board of Trustees on various Land Use files.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Staff update to the Planning & Zoning Commission on recent work and upcoming files.

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Jessica Lake
Planning Technician



**Planning and Zoning Commission
Meeting Minutes
July 16, 2019**

PRESENT

Jason Cowles, Chair
Charlie Perkins
Kyle Hoiland
Jesse Gregg
Brent McFall
Matthew Hood
Bill Nutkins

STAFF

Carrie McCool-Interim Town Planner
Bill Shrum- Assistant to the Town Manager
Dawn Koenig- Admin Technician

ABSENT

Stephen Richards

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Jason Cowles at 6:04p.m.

APPROVAL OF MINUTES

Commissioner Perkins made a motion to approve the minutes of the May 21st, 2019 meeting. Commissioner Hoiland seconded. Commissioner McFall abstained as he was not present at the meeting. All others present voted in favor. The motion passed.

PUBLIC COMMENT

None.

PRESENTATIONS

Future Eagle County Referral - Base Camp Eagle Seasonal Dark Sky Campground

Carrie McCool introduced the project for Base Camp Eagle. She stated that the property owners are submitting an application for a special use permit to Eagle County. County staff has asked the owners to visit the Town Planning and Zoning Commission on the project due to its location, existing recommendations of the jointly adopted Eagle Area Community Plan and the general interest the Town has in developing area camping. She stated the project representatives have a threefold request:

1. A letter of support for the project when referred the Eagle County special use application;
2. Support and coordination on new trail construction so the applicant can easily connect to the town, lessen care dependence from campers and promote Eagle's goals; and
3. Support for future annexation of the property when circumstances make cost-effective connection to the Town sewer system possible (i.e., build out of Haymeadow).

Tambi Katieb with Land Planning Collaborative presented an overview of the project to construct a seasonal dark sky campground located adjacent to the Town of Eagle, on a 13.5-acre parcel of property accessed from Brush Creek Road. He said the owners of the property have submitted an application for a special use permit to Eagle County and that County staff have asked the owners to visit the Town of Eagle Planning Commission to discuss the project due to its location, existing recommendations of the jointly adopted Eagle Area Community Plan, and the general interest the Town has in developing camping areas.

Katieb said that the project provides a unique opportunity to establish a seasonal campground and is in an ideal location close to Town amenities, public land access and trailheads. He said that it would not be a typical stand-alone RV park. He noted that the first phase will build up to 32 campsites suitable for tents, trucks, and small campers or RVs, 4 group sites and vault toilet facilities and limited water and electricity. Katieb said that a future phase would add an additional 12 sites and bathhouse. He stated that water would be provided by the Town of Eagle and several wells. He said that sewer will be provided using vault toilets. Katieb mentioned that the owners would be living onsite and would manage and regulate the activities of the campground.

Q & A

Commission Chair Cowles asked about the use of wells. Katieb said that there are two existing on-site wells and they also have Town water service which may need to be upgraded. Future water would come from the Town, Katieb said.

Nutkins asked what the proposed seasonal closure dates are. Katieb said that nothing is set in stone, but the seasonal closure would likely mirror trail closure dates.

Nutkins asked if a water ditch that runs through the property was active. Property owner Shawn Colby said that it is not an active ditch and that it is overflow for irrigation on an adjacent.

Hoiland asked about how the landscaping would be irrigated. Colby said that they would be irrigating with Town water. He said they are looking at installing water efficient landscaping and working on a plan to minimize water use.

Cowles asked if he had any agricultural water rights. Colby said he is working with an attorney to research this matter.

Perkins asked if the entrance to the property off of Brush Creek Road will be gated and locked or closed when the campground is closed for the season. Katieb said that they are looking at adding a separate entrance, but they have not worked out these details yet.

Colby said that the intent is not to have the sites be long term housing, but for serving short term recreational visitors and they would limit sites to 15 consecutive days of use.

Hoiland asked if the letter of support would come from the Planning and Zoning Commission or from the Town Board of Trustees. McCool said that normally the Town would get a referral notice from the County for the special use permit application. She said the applicants are being pro-active and coming to the Town ahead of the referral. She said the feedback from the Planning and Zoning Commission would be reported to the Town Board of Trustees for consideration.

Hood said that any annexation petition would need to align with the Eagle area Community Plan. McCool mentioned that the Town is going through the process of updating this guiding document and that the future annexation petition would need to align with that guiding document.

McCool said that sometimes Towns can enter into Pre-Annexation agreements if projects aligns with the Town's goals, policies and procedures.

Hood said that he personally thinks that this sort of use is needed in the Town.

McFall said that he supports the idea and looks forward to seeing the referral so that they could make a better-informed decision at that time.

Cowles said he is in support of the project and agreed with McFall in that he would like to wait for the referral to come from the County before they would issue a formal letter of support.

Hoiland said that he loves the project and said that a campground would be very good for the Town.

Nutkins said that he thinks it is a good idea and would be a benefit to the Town.

Perkins said that he agrees and added that having a place for visitors to camp will help with Town Events.

Hoiland asked if they should make a motion of recommendation to the Town Board. McFall said that he thinks it would be better if they waited for the formal referral from the County. Cowles said that he agreed. McCool said that she would relay the feedback she heard from the Commissioners to the Town Board at their next meeting.

Elevate Eagle Staff Update - Bill Shrum

Bill Shrum gave an update on the progress on Elevate Eagle. He said that there is a Joint Committee meeting scheduled for August 5th and there will be a Presentation to the Planning and Zoning Commission on August 6th.

Shrum gave an update on the progress so far. He said the project is about 60% complete.

Shrum said that Phase 2 is finished, and the project consultants are starting the next phase of community outreach and Comprehensive Plan framework analysis. He said that they anticipate having a draft copy of the Comprehensive Plan by November. The Land Use Code would follow, Shrum said.

Shrum said the public has been continually engaged in the process through the online website and using pop-up vision boards in 5 locations in Town over the last few months. He gave an overview of the draft Vision Statements for each vision theme.

Hood asked if Shrum feels that the Town has reached a broad cross section of the community. Shrum said that he thinks that more can be done to reach the Hispanic population and other diverse groups. Hood asked

if he feels that the community is well represented on the committees. Shrum said that he could not speak to that. McFall said that he is on the code committee and that the committee members are certainly not as diverse as the community.

Shrum asked the commissioners to take time to think about what a good comprehensive plan looks like and a what good land use code looks like and make suggestions on the best way to structure the code and the plan.

Hoiland commented that he saw the visioning boards at several locations around town, but he felt like the participation was minimal.

Shrum said that he thought there were several people who have participated. He said that across all outreach modes including online, there were 350 data points.

Cowles said that he is curious about the plan for the pool and ice rink and asked about a timeline. Shrum said that the redesign process is in full swing. A design contractor has been hired and they are looking at plans for full buildout of the site, he said.

OTHER UPDATES

Shrum gave an overview and update on Project Thor and said that the project is moving along quickly.

Shrum said that the Town Board of Trustees heard a proposal to put a “parklet” outside of the Brush Creek Saloon. He said the feedback from the board was cautiously supportive. Shrum said he sent out an email survey to Broadway business owners and the feedback was generally supportive on a test case basis. Shrum described what a parklet concept is. He stated that it is used to reclaim parking spaces for more pedestrian and business use by creating inviting spaces to hangout.

Perkins asked if it was intended to be permanent or temporary. Shrum said that the intention is for the structure to be temporary.

McFall said that it is an interesting policy consideration because you are allowing private use of public space. Shrum said that one idea is to lease the parking spaces from the Town.

McCool said that staff has been researching other communities and Buena Vista has a strong framework for this type of program.

ADJOURN

Commissioner McFall made a motion to adjourn and Commissioner Hood seconded. All voted in favor. The meeting adjourned at 7:23 PM.

Date

Jason Cowles – Planning and Zoning Commission Chair

Date

Dawn Koenig- Admin Technician



**Planning and Zoning Commission
Meeting Minutes
August 6, 2019**

PRESENT

Jason Cowles, Chair
Jesse Gregg
Brent McFall

STAFF

April Kroner- Town Planner
Bill Shrum- Assistant to the Town Manager
Dawn Koenig- Admin Technician

ABSENT

Stephen Richards
Charlie Perkins
Kyle Hoiland
Matthew Hood
Bill Nutkins

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Jason Cowles at 6:04p.m.

APPROVAL OF MINUTES

Tabled to next meeting as only three commissioners were present at the meeting which is not enough for a quorum.

PUBLIC COMMENT

None.

INTRODUCTION OF TOWN COMMUNITY DEVELOPMENT DIRECTOR/TOWN PLANNER

Town manager Brandy Reitter introduced the new Community Development Director, April Kroner. Kroner gave the commissioners a brief summary of her professional background and described the experience she is bringing to the position. Commission Chair Jason Cowles welcomed Kroner and stated that he was excited to work together with her.

PRESENTATIONS

Land Use Code and Community Plan Revision Update

Jennifer Gardener introduced herself and Megan Moore as the project consultants from Logan Simpson. Gardener gave an update on the progress made on the code assessment so far. She mentioned that they are reorganizing the code and looking at streamlining the process for the development review. Gardener stated that they are also looking at zoning recommendations for identifying things such as distinct commercial areas and the creation of mixed-use zones. She said that they are evaluating reducing the need for special use permits and updating standards for consistency and flexibility.

Megan Moore presented an overview of the Comprehensive Plan framework and the different chapters that will be included with the update. She stated that the draft land use map will be focused on areas that are ripe for redevelopment such as properties that have buildings that are valued less than the land; mixed use areas; and land to be annexed.

ADJOURN

Commissioner Gregg made a motion to adjourn and Commissioner McFall seconded. All voted in favor. The meeting adjourned at 6:45 PM.

Date

Jason Cowles – Planning and Zoning Commission Chair

Date

Dawn Koenig- Admin Technician



To: Planning and Zoning Commission

From: April Kroner, Community Development Director – Town Planner
Carrie McCool, Town Planning Consultant

Date: September 3, 2019

Agenda Item: Red Mountain Ranch Preliminary Plan/Final Plat

REQUEST:

Continuance of the Red Mountain Ranch Preliminary Plan/Final Plat public hearing to September 17, 2019.

BACKGROUND:

On February 13, 2018, the Board of Trustees passed a resolution finding the Annexation Petition for Red Mountain Ranch to be in substantial compliance with Section 31-12-107(1) C.R.S. The Planning and Zoning Commission considered the Red Mountain Ranch PUD, Site-Specific Development Plan (vesting of property rights), Sketch Plan, and Community Plan Exception Requests on February 19, 2019. The Annexation, PUD, Subdivision Sketch Plan and Site-Specific Development Plan applications were noticed and heard at the March 26, 2019 Board of Trustees Public Hearing. The applicant proposed changes to their application at the March 26th public hearing. As such, the Town Board continued the applications to allow the applicant to finalize the scope of their revisions and submit an updated submittal package for Town Staff review. The Town Board continued the applications to September 24, 2019.

On July 17, 2019, the applicant, Merv Lapin on behalf of Mervyn Lapin Revocable Trust and Red Mountain Ranch Partnership, LLLP, submitted a Preliminary Plan/Final Plat application to subdivide 106.194 acres into 7 parcels.

ANALYSIS:

During the development review process, it was discovered that a portion of the property in question was previously platted. As such, the applicant is requesting a continuance of the public hearing before the Planning and Zoning Commission to allow adequate time to resolve the platting issues.

COMMUNITY INPUT:

The proposed subdivision plat was publicly noticed in accordance with the public notification requirements outlined in the Eagle Land Use and Development Code.

BUDGET:

None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This request is in alignment with Major Objective 10: Address Essential Planning and Land-Use Challenges. Specifically, the project is being reviewed according to the Town of Eagle Land Use and Development Code.

RECOMMENDED ACTION OR PROPOSED MOTION:

A motion to continue the Red Mountain Ranch Preliminary Plan/Final Plat Public Hearing for Red Mountain Ranch to September 17, 2019.



CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Department of Community Development

DATE: August 29, 2019

PROJECT: Eagle Center at 700 Chambers Ave, Lot 3

FILE NUMBER: DR19-01

APPLICANT: DR Chambers, LLC, Rick Patriacca

LOCATION: 700 Chambers Ave, Building C

ZONING: Commercial General District (CG)

EXHIBITS: A: Applicant Materials
C: Development Plan Set

PUBLIC COMMENT: None received as of 8-30-19

STAFF: April Kroner, AICP, Community Development Director

REQUEST: Minor Development Permit for a mixed-use project consisting of 1,900 square feet of commercial space and six 2- bedroom apartments, on Lot 3 of the 700 Chambers Avenue Subdivision.

DISCUSSION

The applicant is requesting a Minor Development Permit to construct a mixed-use building for which they received a Special Use Permit for in 2015, and subsequently amended in 2017. The proposed Live/Work building is to be constructed on Lot 3, located at 700 Chambers Avenue. The applicant also received Special Use Permits for Live/Work buildings on Lot 2 and Lot 4, located at 700 Chambers Avenue; the building on Lot 2 has been constructed, and the building on Lot 4 is

being proposed concurrently with this request. Lot 1, located at 700 Chambers Avenue, is the site for the Eagle Climbing & Fitness Center.

As outlined in the applicant's letter, the proposed mixed-use building is a total of 8,846 square feet and will be comprised of four commercial and six residential units. The commercial component of the units will be located on the first floor, with the residential component of the units will be located on the first floor (2 units) and second floor (4 units).

In the case of Minor Development Permits, the Planning and Zoning Commission is the final decision-making body. Therefore, the Planning and Zoning Commission's decision on this application will be final.

DEVELOPMENT PLAN FINDINGS

Land Use & Development Code

The proposed mixed-use building is located within the Town's Commercial General (CG) Zone District. Staff reviewed the application materials for compliance with the Town's Zoning Standards (setbacks, lot coverage, building height, etc.), as well as the Town's Development Standards (lighting, parking, landscaping, building materials, etc.). Based on Staff's review, Staff finds that the proposed development is in compliance with the requirements of the Town's Land Use & Development Code.

2010 Eagle Area Community Plan:

700 Chambers Avenue is located within an area designated as "Commercial" on the Future Land Use Map of the 2010 Eagle Area Community Plan (2010 EACP). In addition to being within the area designated as "Commercial," the subject property is located within the "I-70 Influence Character Area." Staff believes that the proposed mixed-use project furthers many of the objectives described in the 2010 EACP. These objectives include diversification of the Town's housing stock, creation of new, local employment opportunities, creating additional live/work opportunities in Town (especially in areas close to public transit stops) and encouraging build out of existing commercial properties within Town. Staff finds that the proposed mixed-use building is in general compliance with the 2010 EACP.

Development Standards

Chapter 4.06 of the Land Use and Development Code requires that proposed development in the Town be in conformance with the provisions of Chapter 4.07, Development Standards, as well as the Town's goals and policies.

Lighting

Site lighting will include three 25' high pole-mounted lights and seven building wall-pack light fixtures. The proposed lighting fixtures and design meet the standards as identified in the Land Use and Development Code.

Landscaping

Site landscaping meets the requirements and standards per the Land Use and Development Code. The applicant has provided both interior parking area landscaping, as more than 10 parking spaces are provided on the site, and boundary buffer plantings to screen the parking lot from adjacent lands that are not part of the overall development project. There is one area where a boundary buffer was not able to be provided for on the site due to the location of underground utilities, which is the area just east of the trash enclosure along the 4 parking spaces provided there. However, there are existing plantings located on the adjacent property which do provide screening from the location of the few parking spaces, and a trash enclosure will be provided around the dumpsters.

Erosion & Sediment Control

All requirements as set forth in the Land Use and Development Code have been met.

General Architecture – Chambers Avenue Area Standards

The architectural design of the proposed building will be complementary to the existing neighboring buildings with regards to form and aesthetics, including use of the same colors, materials, and certain design elements that existing on Lots 1 and 2 (Eagle Climbing Gym and other mixed-use building). The architecture adheres to the provisions of the Land Use and Development Code with regards to general design, and also consistency with the Chambers Avenue Area Standards.

The ground-floor residential uses are situated on the south side of the building as was discussed during the amendment to the special use permit, providing a more private environment for the residential units.

Parking

All parking standards and design requirements have been met by the applicant. Based on the uses provide, 21 parking spaces are required, and 23 have been provided, including the required number of accessible parking stalls.

Fire Protection

The building design incorporates a fire sprinkler system, even though the development site is located within 3 miles of the closest fire station. The building will also be equipped with a monitored alarm system.

ADEQUATE PUBLIC FACILITIES FINDING

Chapter 4.14 of the Land Use and Development Code requires that the Town Planner make a finding of Adequate Public Facilities for a variety of land use application types. Based on the information provided, staff recommends a **positive determination** of Adequate Public Facilities for this project.

Public Schools

Because of the nature and size of the Development, it is exempt from this requirement (Section 4.14.020)

Fire Protection

The Fire Department has reviewed the project for adequate fire flows and has given direction to the applicants of what will be required to meet Fire Codes and Building Codes for safe construction. The applicants are complying with all fire code requirements.

Emergency Medical

Due to the location of the project, Emergency Medical Service response time standards can be met.

Street Facilities

Total trips were estimated for both Lot 3 & Lot 4, resulting in approximately 134 trips per day. Both the roundabouts at Chambers Ave and Ebby Creek were analyzed during the original proposal for Eagle River Station and both were found to be adequate to handle the additional traffic volumes.

Water and Sewer

Water and sewer lines will be extended to serve both lots 3 & 4, which was guaranteed via a Subdivision Improvement Agreement which has been fulfilled for the development. All services were verified and reviewed as part of the Subdivision Improvement Agreements process.

STANDARDS FOR APPROVAL

Standards for approval of Minor Development Permits per Section 4.06.060.C.1.

1. The proposed development complies with the town's regulations, goals and policies.
-

STAFF RECOMMENDATION

Staff recommends approval of the Minor Development Permit DR19-01 with the following conditions:

1. A new 20' drainage easement shall be provided over the 24-public storm drain, via separate document. (Such easement had existed, but was vacated by the Final Plat for 700 Chambers Avenue Subdivision, A Resubdivision of Lot 1).



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
 PHONE: 970-328-9655 • FAX: 970-328-9656
 www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☒ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Lot 3 of Eagle Center at 700 Chambers Ave. Building C

PRESENT ZONE DISTRICT Commercial General **PROPOSED ZONE DISTRICT** _____
 (if applicable)

LOCATION

STREET ADDRESS 700 Chambers Avenue #C

PROPERTY DESCRIPTION

SUBDIVISION 700 Chambers Ave Subdivision, Lot 3, A resubdivision of Lot 1
 _____ **LOT(S)** _____ **BLOCK** _____
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE _____

Building on lot 3. New Building is to have the a combination of commercial and residential units. This application is fulfilling the master plan as presented in the Special Use Permit process approval for the properties on lots 1, 2, 3, and 4.

APPLICANT NAME DR Chambers LLC, Rick Patriacca **PHONE** 970-390-3225

ADDRESS PO Box 4556 Eagle CO 81631 **EMAIL** rick@pcivail.com

OWNER OF RECORD DR Chambers LLC, Rick Patriacca **PHONE** 970-390-3225

ADDRESS PO Box 4556 Eagle CO 81631 **EMAIL** rick@pcivail.com

REPRESENTATIVE* Rick Patriacca **PHONE** 970-390-3225

ADDRESS PO Box 4556 Eagle CO 81631 **EMAIL** rick@pcivail.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.


Signature

6/13/19
Date

FOR OFFICE USE ONLY			
DATE RECEIVED _____	BY _____	FILE NUMBER _____	
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____	
DATE CERTIFIED COMPLETE _____	BY _____		
P&Z HEARING DATE _____	DECISION _____		
BOT HEARING DATE _____	DECISION _____		



7-17-19 (resubmittal of document issued on 6-11-19)

Town of Eagle
Community Development Dept./Planning
C/O Jennifer Woods, AICP of McCool Development Solutions
200 Broadway
Eagle, Colorado 81631

Dear, Town of Eagle.

The project being presented for review is the remainder of the Eagle Center at 700 Chambers Avenue. The existing Climbing gym and Live Work on lot 1 and the existing Live Work units on Lot 2 will be complimented by the proposed buildings on Lots 3 and 4. Lots 3 and 4 will be a combination of commercial and residential units. The project has been considered to be fulfill the requirements across the four lots for calculating the mix of residential units in coordination with the commercial units. The residential unit for each commercial use is calculated in the following way.

Commercial uses:

Lot 1: 6 Commercial units on the grade level around the perimeter of the climbing gym +
1 Commercial use of the Climbing Gym + 1 Commercial use of a Physical Therapy within the
Climbing gym. This 2nd commercial unit has a separate entrance.
TOTAL existing Commercial uses for Lot 1 = 8 Commercial

Lot 2: 6 Commercial units are currently on the first level of the building
TOTAL existing Commercial uses for Lot 2 = 6 Commercial

Lot 3: 4 Commercial units are proposed under this proposal. All are on the front of the first level and
face the Climbing gym complex/lot 1
TOTAL PROPOSED Commercial uses for Lot 3 = 4 Commercial

Lot 4: 4 Commercial units are proposed under this proposal. All are on the front of the first level and
face the Climbing gym complex/lot 1 or to the south
TOTAL PROPOSED Commercial uses for Lot 4 = 4 Commercial

Total Commercial for the Eagle Center at 700 Chambers Ave = 22 Commercial

Residential uses:

Lot 1: 6 Residential units on the second level around the perimeter of the climbing gym +
TOTAL existing Residential uses for Lot 1 = 6 Residential

Lot 2: 4 Residential units on the second level of the building
TOTAL existing Residential I uses for Lot 2 = 4 Residential

Lot 3: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.
(1) type 'B' and (1) type 'A'
TOTAL PROPOSED Residential uses for Lot 3 = 6 Residential

Lot 4: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.
(2) type 'B'
TOTAL PROPOSED Residential uses for Lot 4 = 6 Residential

Total Residential for the Eagle Center at 700 Chambers Ave = 22 Commercial

It is important to note for the proposal is that the accessible units located on Lots 3 and 4 will satisfy the code required quantity for Eagle Center at 700 Chambers Ave (lots 1 thru 4).

Summary of unit sizes:

Lot 3 and lot 4 are identical in the size of building:

Total of 6 residential units, = a total residential space of 6,458 s.f.

unit 1 and unit 2 on the 2nd level = 1,120 s.f. each

unit 3 and unit 4 on the 2nd level = 1,051 s.f. each

unit 5 on the 1st level is a type 'A' accessible unit = 1,058 s.f.

unit 6 on the 1st level is a type 'B' accessible unit = 1,058 s.f.

Total of 4 Commercial units on the 1st level, = a total Commercial rentable area of 1,900 s.f.

Commercial unit 1 =220 s.f.

Commercial unit 2 =741 s.f.

Commercial unit 3 =236 s.f.

Commercial unit 2 =703 s.f.

Total General Common Element on the 1st level =489 s.f.

Each building total area = 8,846 s.f.

The architectural design of these buildings on Lots 3 and 4 will complement the development and help tie the complex with cohesive forms and color scheme. The building will take the colors and materials from the climbing gym and repeat them. The corner design elements and the long shed roof are repeated on the structures.

These new buildings have the commercial units fronted on the main traffic path thru the development and the residential uses are accessed from the rear. Lot 3 has good exposure to the south and we have incorporated decks and at grade patios of the residential units on this side of the building. We hope and will work toward the future development of the detention pond on the south of the property to a more park like feel. We also added patios and decks to the east facing units at Lot 4. These units will look up valley toward the red canyon.

We are pleased to present the proposed project to complete/fulfill the development as previously proposed in the early design approval meetings with the Town of Eagle and current special use permit. The Special Use permits file #SU14-05 and some information was updated within SU16-07 demonstrating continued conformance with the Town's regulations, Goals and Policies.

1. The proposed use is consistent with the provisions of this Chapter (Chapter 4.05) and with the Town's goals, policies, and plans, and

Applicant Response: The 2010 Eagle Area Community Plan sets the vision for the Town of Eagle, providing the Town's goals and policies for land use in the Town of Eagle.

The vision provided in the plan states: "Eagle will continue to be a high quality livable community through the implementation of strategies that will enhance the Town's unique identity, its economic vitality, its sense of community and the quality and character of the surrounding rural lands."

The proposed development on Lots 3 and 4 go further to complete the Eagle Center at 700 Chambers Avenue development and have direct connection with the Climbing Gym on Lot 1. This may create a draw to businesses that have like-minded goals of recreation based services. These type of businesses would add to the efforts that the Town of Eagle has embraced with their river front project.

The Eagle Area Community Plan then provides planning approaches which are integral to the Town's vision statement. While not all of these are applicable to this project, the following approaches have some level of applicability for this project:

- 1) Concentrate Urban and Infill Development: the proposed project is located within the Town's Urban Growth Boundary, within a platted commercial subdivision, surrounded by other commercial and industrial uses.
- 2) Maintain the Area's "Sense of Community": the proposed project is unique, in that it provides recreational opportunities for the community, and builds on Eagle's reputation for being an active place for residents and visitors.

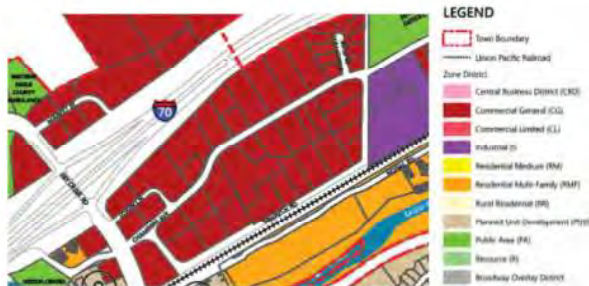
- 7) Maintain and Enhance Recreational Opportunities: recognizing that active recreational opportunities are important to Eagle residents, this project provides new opportunities for recreation.
- 8) Provide Affordable Housing: This project provides a new opportunity for housing within a major commercial center and close to employment opportunities.

The proposed project is consistent with and in many ways, furthers the goals and policies as provided in the 2010 Eagle Area Community Plan.

The analysis to meet conformance with the Town's Goals and Policies was already completed as part of the special use permit review.

2. The proposed use is compatible with the existing and allowed uses surrounding or affected by the proposed use, and

Applicant Response: These lots 3 and 4 three lots to the south of the Climbing gym on Lot 1 have been approved for live/work (and/or approved by the Town of Eagle Planning department to be a combination of commercial and residential uses at a 1 residential to 1 commercial ratio across the 4 building lots at 700 Chambers.) Lot 2 directly to the west of lot 3, and Lot 1 (Climbing Gym) to the north, are constructed and are successfully occupied with similar uses. The Lot 1 thru 4 properties are zoned Commercial General, and have received special use permits for these proposed uses.



The Commercial General District is intended:

For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.

Both the permitted and special uses allowed in the Commercial General zone district are in furtherance of this intent. Dwelling units accessory to permitted and approved uses are a special use in this zone district. The proposed is similar in use and in architecture of the neighboring properties.

The existing uses of the surrounding properties are provided on the following map and photos:



3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town, and

Applicant Response: The access to the property from Chambers Avenue has been designed to accommodate estimated traffic volumes for the site and the entire area. The parking provided will meet the Eagle Land Use Code requirements as provided in Chapter 4.07. Though the exact commercial uses are not known at this time, there is adequate parking to address the commercial requirements. The following parking analysis provides the parking requirements for the maximum commercial square footage and maximum number of accessory residential uses based on the current design:

Parking Calculations

Town of Eagle Parking requirements
Chapter 4.07.050 (page 53) Section C.

1. Use category Residential
 - a. Single Family Dwelling = 2 per unit for units with fewer than 3
6. Uses Not Known (**COMMERCIAL units**)
For unknown commercial space for which all or part of the space has no use designated the parking requirement shall be as follows: parking spaces shall be provided at the rate of **one per 225 square feet for the first floor** and one per 275 square feet for all other floor area, except that an indoor restaurant, bar or tavern may occupy no more than 25% of the floor area without providing for additional spaces.

Also depicted on the drawing A0.0:

Parking Requirements: calculated for each lot 3 and 4

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space = 220 s.f./225 = .97 parking spaces

unit #2 commercial/retail floor space = 740 s.f./225 = 3.28 parking spaces

unit #3 commercial/retail floor space = 703 s.f./225 = 3.24 parking spaces

unit #4 commercial/retail floor space = 236 s.f./225 = 1.04 parking spaces

Total commercial/retail parking = 8.53 or 9 parking spaces

REQUIRED PARKING FOR LOT 3 = 12+9 = 21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 3 = 23 parking spaces, including 3 accessible parking stalls
(resulting in 2 extra provided for lot 3)

(Calculations are the same as above) REQUIRED PARKING FOR LOT 4 = 12+9 = 21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 4 = 28 parking spaces, including 3 accessible parking stalls
(resulting in 7 extra provided for lot 4)

FYI: Lot's 1 and 2 parking requirements have been reviewed under other submittals and found to be satisfied. As indicated in this analysis, there is more than adequate parking available for the potential uses for this site. Plans have been provided to show that the parking and access will be safe and adequate for this use:

TRAFFIC STUDY CALCULATIONS

Traffic Impact Study based on weekday trips from trip generation rates published in the ITE (Institute of Transportation Engineers)

Land Use #814 -Specialty Retail Center for commercial portions/units

Weekday trip rate at 44.32 per 1000 s.f.

Total Area of 4 commercial spaces = 1900 trips / 1000 s.f. X 44.32 trips =

19.00 trips

Assumed Weekday rate of 8 trips for residential use for 6 units 6 units X 8 trips per day = **48.00 trips**

67 trips for Lot 3

+ 67 trips for lot 4

TOTAL TRIPS for both lots

134 trips combined lot 3 and 4.

Chambers Ave. and round-a-bouts at Ebby Creek were analyzed during the proposal for Eagle River Station by another developer and found to be adequate with their high volumes.

Additionally:

1. The proposed development is in conformance with the provisions of Chapter 4.06 and 4.07
Applicant Response: Chapter 4.06 outlines the process and requirements for Development Review. The submittal, including the architectural plans, has been provided to the Town of Eagle in accordance with the requirements for Major Development Review, and is therefore in conformance with the provisions of Chapter 4.06.

Section 4.07.022 provides guidance for development in the Chambers Avenue Commercial Area, in which the project is located. This section states: *Because of the Area's importance, the overall objectives for development and design guidelines here should be to encourage an overall continuity of commercial and industrial parcel development, to present a favorable image of the community when viewed both along I-70 and from within the Area, and to encourage long-term, quality private investment activity.*

The architect, Jeff Manley of Martin and Manley Architects, designed the building with the goals and policies in mind. As provided in the architectural plans, the proposed project meets the standards as provided in Section 4.07.022, including but not limited to the following: • Setbacks • Building Massing/Form/Orientation • Architectural Detail • Landscape/Sidewalks • Parking

Section 4.07.022 provides the following Goals and Objectives for commercial parcels for the Chambers Avenue Commercial Area:

- Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts primary streets and the interstate right-of-way.

- Provide a distinct, visual break between developed areas and rural resource districts to the east.
- Promote coordinated physical organization by enforcing setbacks and landscaped buffers.
- Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.

The architect has designed a high quality, iconic building which are compliments to the existing structures at Eagle Center at 700 Chambers Ave and the surrounding area. We believe that the character of the buildings are an improvement to the utilitarian buildings found on the street and create a statement of well-designed, quality constructed buildings, and a cohesive character with the other buildings of Eagle Center at 700 Chambers.

2. The proposed development is in conformance with the Town's goals and policies.

The proposal will meet all of the development standards of the Commercial General zone district.

Cost Estimate for All on-site/off site Public improvements:

No Improvements are being constructed.

Variances: No Variance is being requested at this time.

Note: Section of the Land Use Code 4.07.070 Chambers Ave Area, item 4. Architectural Detail, b. Roofs states that the roofs are to be a minimum of 5:12 pitch. The primary roof forms of both Lot 3 and 4 meet the 5:12 roof pitch standards. We are bringing to the attention of the review committee that the secondary roof forms are 2:12 in pitch/ This is consistent with what has been allowed for secondary roof forms on other buildings within the Chambers Avenue Area, including Lot 1 and 2 of 700 Chambers Ave. The lower pitch is used as a designed feature to mimic the Climbing Gym (lot 1) roof language and to limit the height of the building to give a more human scale to the buildings. We do not understand that a variance is required for the secondary roofs.

Utilities:

Water and sewer lines will be extended to serve Lots 2-4 and WAS guaranteed in a Subdivision Improvement Agreement, which has been fulfilled. Elec., Water and sewer have been extended to an easement serving these lots 3 and 4 with the service points/connection points already in place. Adequate water and other services were verified as part of the Subdivision Improvement Agreement/review. See civil drawings that are part of the submittal.

Fire Protection Plan:

Though the project is within the 3 mile driving distance from the fire station, the building design will incorporate a fire sprinkler system and be equipped with a monitored alarm system to serve the whole building. During the design build process/layout of sprinkler heads there shall be a review by the Fire Marshal before installation of the systems. During the Special Use Permitting process the connection of the road through the property to Sawatch was reviewed and approved by the Fire Marshal. This connection was a requirement of the, in place, minor subdivision plan. The building has exterior materials of cement fiber cement and cement stucco system, which are fire resistive materials. The trees (especially evergreens) are proposed near property lines or are a distance from the building. Planting near the building is minimal. Gravel mulch is proposed in some areas to minimize the building/landscaping interface.

Lighting Design for Parking:

The lighting design was completed by RAB lighting and is attached to this submittal. To comply with the lighting ordinance, The designer has targeted a min of 0.5 fc in the parking lot, and a max of 3 fc, with an avg: min of 4:1. This layout provides a min of 0.5 fc, a max of 4.8 fc, and an avg: min of 3.6:1

We look forward to presenting the project to the Town of Eagle and the board. Please let us know if further information is required.

Thank You,
Jeffrey P Manley AIA
Martin Manley Architects.
970-328-1299

BUILDING 'C'

Eagle Center at
700 Chambers Ave

Lot 3

Development Set 6.10.19
REVISED 7.16.19

PROJECT INFORMATION

Owner: D R CHAMBERS LLC
PO BOX 2322
AVON, CO 81620

Location: 700 Chambers Avenue #C

LOT 3

Subdivision: 700 Chamber Avenue Subdivision
Lot: 3, A RESUBDIVISION OF LOT 1
Eagle, Colorado 81631
Parcel #: 1939-332-19-003

700 Chambers Avenue #D

LOT 4

Subdivision: 700 Chamber Avenue Subdivision
Lot: 4, A RESUBDIVISION OF LOT 1
Eagle, Colorado 81631
Parcel #: 1939-332-19-004

CODE: 2015 IBC

Class of Work: New

Type of Construction: Type V-B

Type of Occupancy: B/R-2 Mixed use

Type M was used for Occupancy since it is most restrictive

Sprinkler system with alarm: yes

Levels: 2-story

Architect: Martin Manley Architects

Jeffrey P Manley AIA

PO Box 1587

Eagle, CO 81631

970.328.5151

jeff@martinmanleyarchitects.com

ZONING SUMMARY

12" = 1'-0"

ZONING INFORMATION LOT 3

Lot area: .525 acres 22,869 s.f.
Building footprint: 4,366 s.f.
Roof area: 5,036 s.f.
Building area:

First Level = 4,366 s.f.
Second Level = 4,480 s.f.
Total = 8,846 s.f.

Commercial rental Floor Area total= 1,898 s.f. + GCE

Building occupancy = persons- see sheet A0.1 for calculations
Maximum Height = 35'-0".

Proposed Max Ridge height = 27'-3"

Landscape area required: 4,573.8 (20% of total)

Landscape area provided: 4,590 s.f. (20%)

Impervious coverage: by building, sidewalks, or parking:

Maximum allowed: 18,295.2 s.f. (80% of total),

Total impervious provided: 18,279 s.f. (80%)

Parking Requirements:

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space =220 s.f./225 = .97 parking spaces

unit #2 commercial/retail floor space =740 s.f./225 = 3.28 parking spaces

unit #3 commercial/retail floor space =703 s.f./225 = 3.24 parking spaces

unit #4 commercial/retail floor space =236 s.f./225 = 1.04 parking spaces

Total comerial/retail parking = 8.53 or 9 parking spaces

REQUIRED PARKING FOR LOT 3 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 3 = 23 parking spaces (2 extra provided)

including 3 accessible parking stalls

NOTE: (2) Parking stalls in the northwest corner are used as part of the Lot 1 (Climbing Gym count)

Setbacks: Front: 17.5', Sideyard: 17.5', Back: 17.5'

ZONING INFORMATION LOT 4

Lot area: .568 acres 24,742 s.f.
Building footprint: 4,366 s.f.
Roof area: 5,036 s.f.
Building area:

First Level = 4,366 s.f.
Second Level = 4,480 s.f.
Total = 8,846 s.f.

Commercial rental Floor Area total= 1,898 s.f. + GCE

Building occupancy = persons- see sheet A0.1 for calculations

Maximum Height = 35'-0".

Proposed Max Ridge height = 27'-3"

Landscape area required: 4,948.42 s.f. (20% of total)

Landscape area provided: 6417 s.f. (26%)

Impervious coverage: by building, sidewalks, or parking:

Maximum allowed: 19,793.58 s.f. (80% of total),

Total impervious provided: 18,325 s.f. (74%)

Parking Requirements:

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space =236 s.f./225 = 1.04 parking spaces

unit #2 commercial/retail floor space =703 s.f./225 = 3.12 parking spaces

unit #3 commercial/retail floor space =740 s.f./225 = 3.28 parking spaces

unit #4 commercial/retail floor space =220s.f./225 = .97 parking spaces

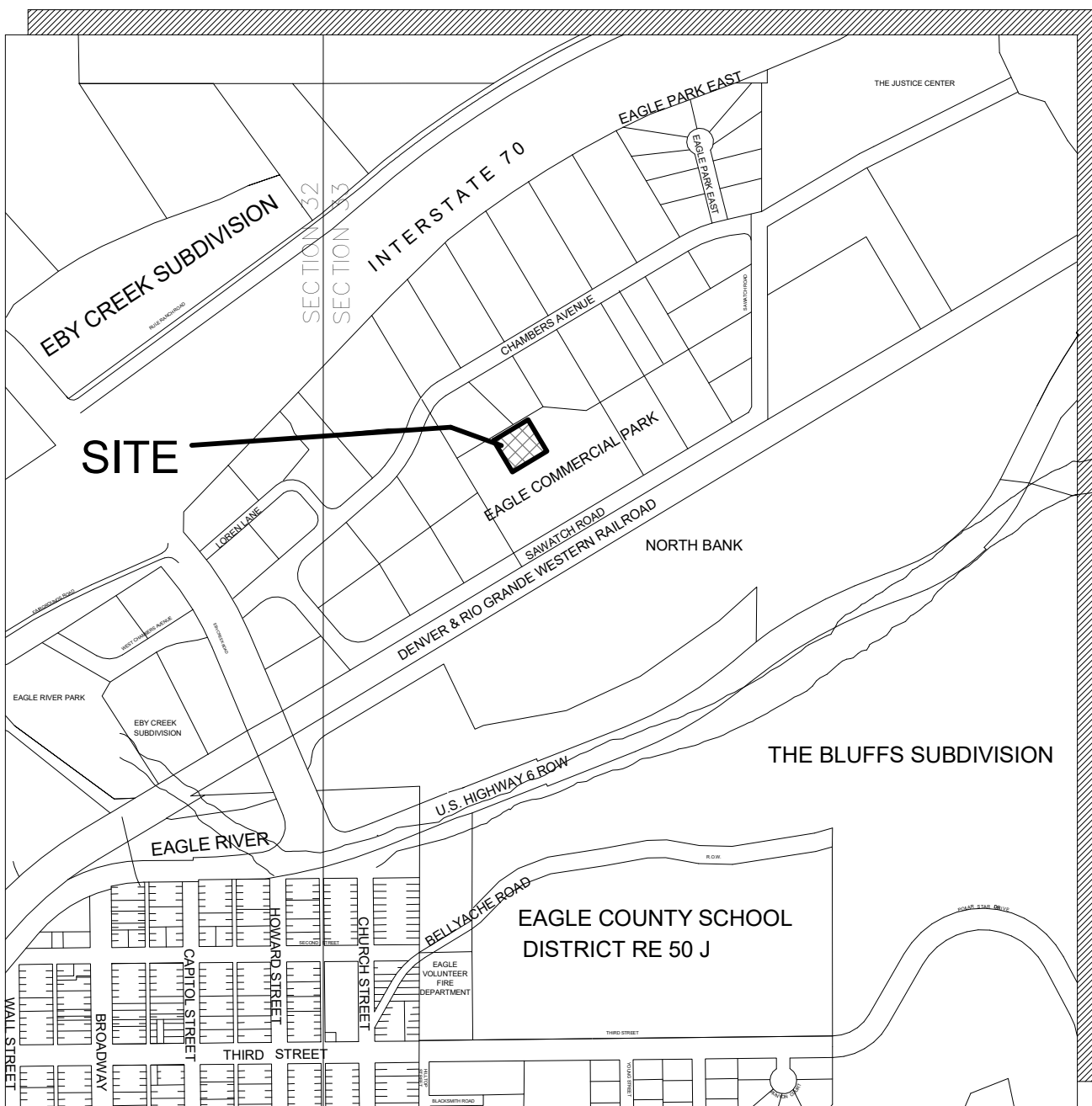
Total comerial/retail parking = 8.41 or 9 parking spaces

REQUIRED PARKING FOR LOT 4 = 12+9 =21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 4 = 28 parking spaces (7 extra provided)

including 3 accessible parking stalls

Setbacks: Front: 17.5', Sideyard: 17.5', Back: 17.5'



VICINITY MAP SCALE 1" = 1000'
Section 33, T4S, R84W

Vicinity Map
1/4" = 1'-0"

EXTERIOR FINISHES

Roofing: ASPHALT SHINGLES, ELK-GAF
Color: BARKWOOD

Flashing and Gutters:
Paint lock aluminum
Color: DARK BRONZE

CEMENT STUCCO SYSTEM
LIGHT SAND TEXTURE (1.5 MEDIUM)
COLOR: STO
LTV= 32

Horizontal Siding system at corner bump-outs
10" Cement board lap siding (Hardie plank or sim.)

MATCHING COLORS OF LOT 1 CLIMBING GYM
confirm before application of any paint/finish
Country Red, Sand/tan, and LP Cedar
COLOR: Benjamin Moore

Sidewalks, curbs, and Entry walk:
Concrete, broom finish

Drive:
Asphalt parking lot and drive

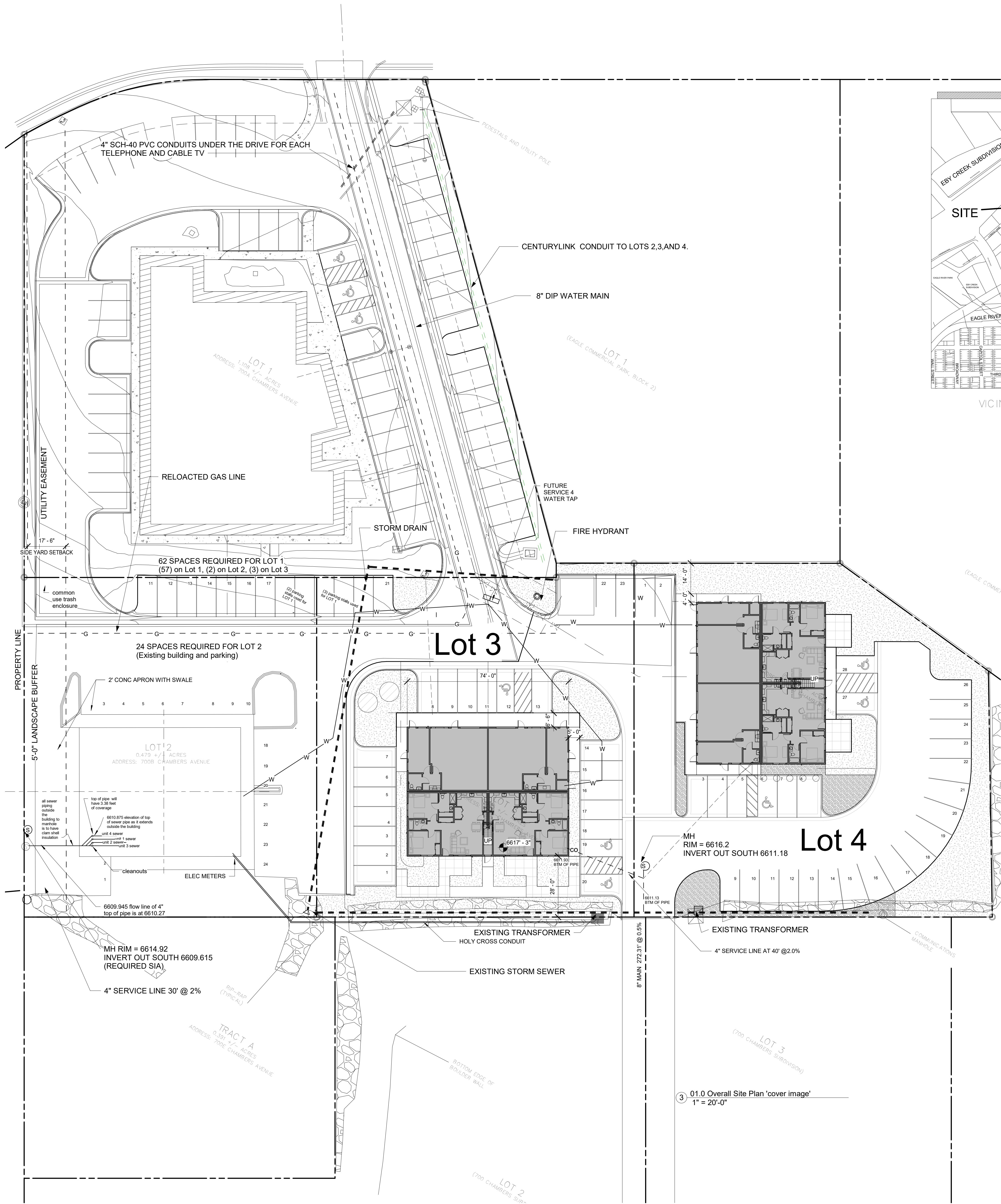
Windows and doors:
Fiberglass windows and doors
Color: Brown

Fascia and Timbers roof supports
2X6 and 2x10 Fascia
8X8 Timbers
Rough sawn texture
COLOR: Benjamin Moore Fairview Taupe HC-85

Drawing List

Sheet Number	Sheet Name
A0.0	Cover Sheet
A0.1	Area Plans
A0.2	Accessible route
A1.1	Site Plan
A1.2	Landscape Plan
A2.1	First Level Plan
A2.2	Second Level Plan
A2.3	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations

Grand total: 10



MARTIN MANLEY
ARCHITECTS

970.328.5151 OFFICE
PO Box 1587, Eagle, CO 81631
www.martinmanleyarchitects.com

No.	Description	Date

Consultant
Address
Phone
e-mail

Consultant
Address
Phone
e-mail

Consultant
Address
Phone
e-mail

Consultant
Address
Phone
e-mail

BUILDING 'C'

LOT 3 DEVELOPMENT of Eagle Center

700 Chambers Avenue

Development Permit Set

Date 07.17.19

Project number 1990

Cover Sheet

A0.0

Occupancy Calc. based on Table 1004.1:

Residential	200 gross per person
2nd Level unit 1	1120 s.f. / 200 s.f.per person= 5.6 persons per unit
2nd Level unit 2	1120 s.f. / 200 s.f.per person= 5.6 persons per unit
2nd Level unit 3	1151s.f. / 200 s.f.per person= 5.755 persons per unit
2nd Level unit 4	1151 s.f. / 200 s.f.per person= 5.755 persons per unit
2nd floor occupancy	= 22.71 persons
1st Level unit 5	1158 s.f. / 200 s.f.per person= 5.79 persons per unit
1st Level unit 6	1158 s.f. / 200 s.f.per person= 5.79 persons per unit
1st floor Residential occupancy	= 11.58 persons
Occupants	34.29 persons total Residential for building

Occupancy review

Business Area	100 gross per person
Mercantile Area at grade	30 gross
Mercantile Storage/Stock	300 gross

Most restrictive is Mercantile at grade @ 30 gross per person

1st Level Commercial unit 1 floor area	220 s.f.
1st Level Commercial unit 2 floor area	741 s.f.
1st floor Commercial areas sharing toilet facility=	961 s.f.
Commercial unit 1 and 2=	961 s.f. / 30 persons= 32.03 persons
1st Level Commercial unit 3 floor area	703 s.f.
1st Level Commercial unit 4 floor area	236 s.f.
1st floor Commercial areas sharing toilet facility=	939 s.f.
Commercial unit 1 and 2=	939 s.f. / 30 persons= 31.30 persons

Building Occupancy= 97.62 persons or 98 persons total for building

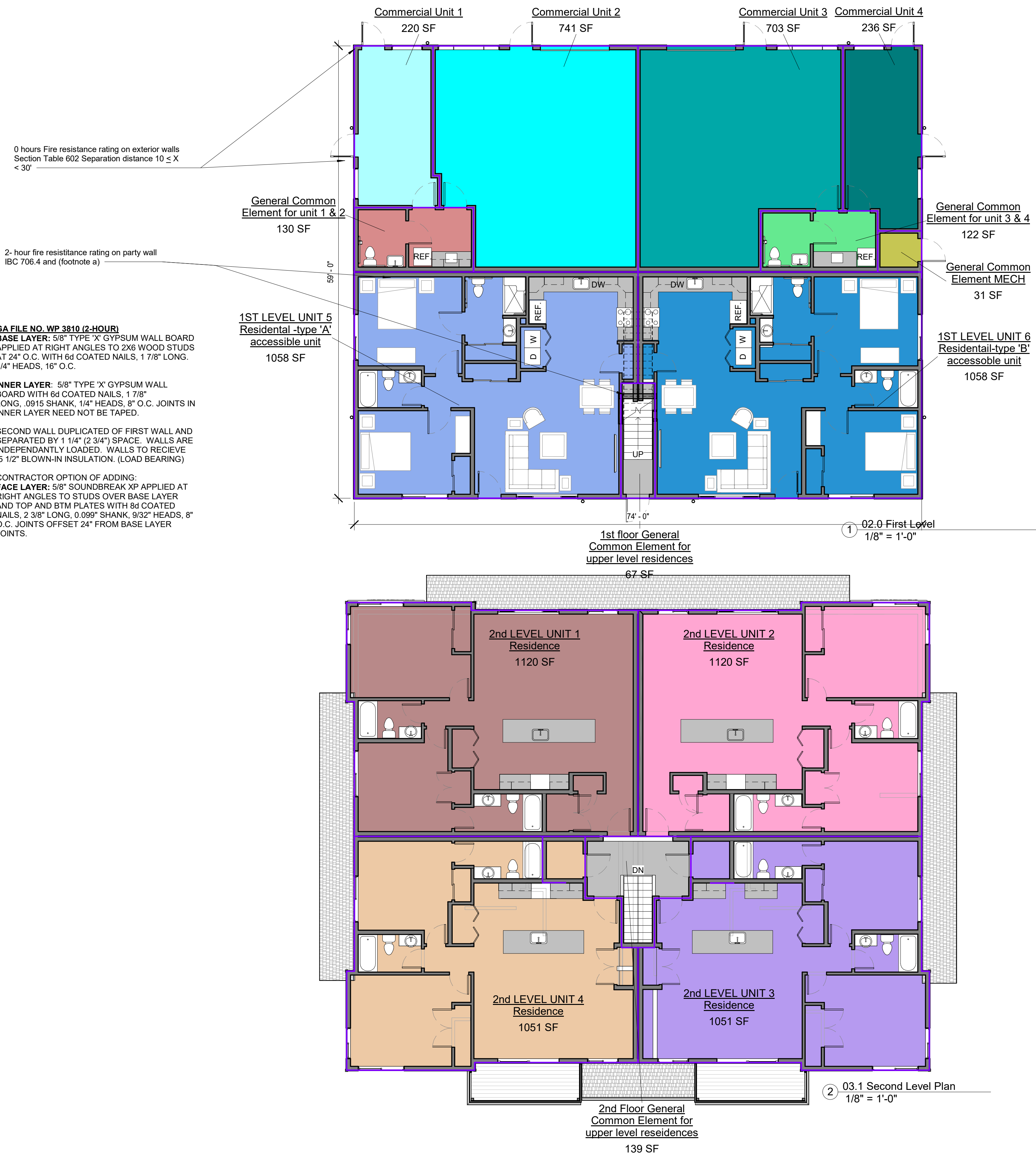
Unit occupancy=64 persons for Commercial use

Plumbing fixture calc: table 2902.1 for M occupancy

Total =	32.03 persons for Commercial unit 1 and 2
Total =	31.30 persons for Commercial unit 3 and 4
29.02.2 Separate Facilities, Exception #3 occupant load of 50 or less.	

REQUIRED BY CODE

vc/Men and wc/Women	lav/Men and lav/Women	Drinking fountain	mop sink
1	1	1 (bottled water)	1



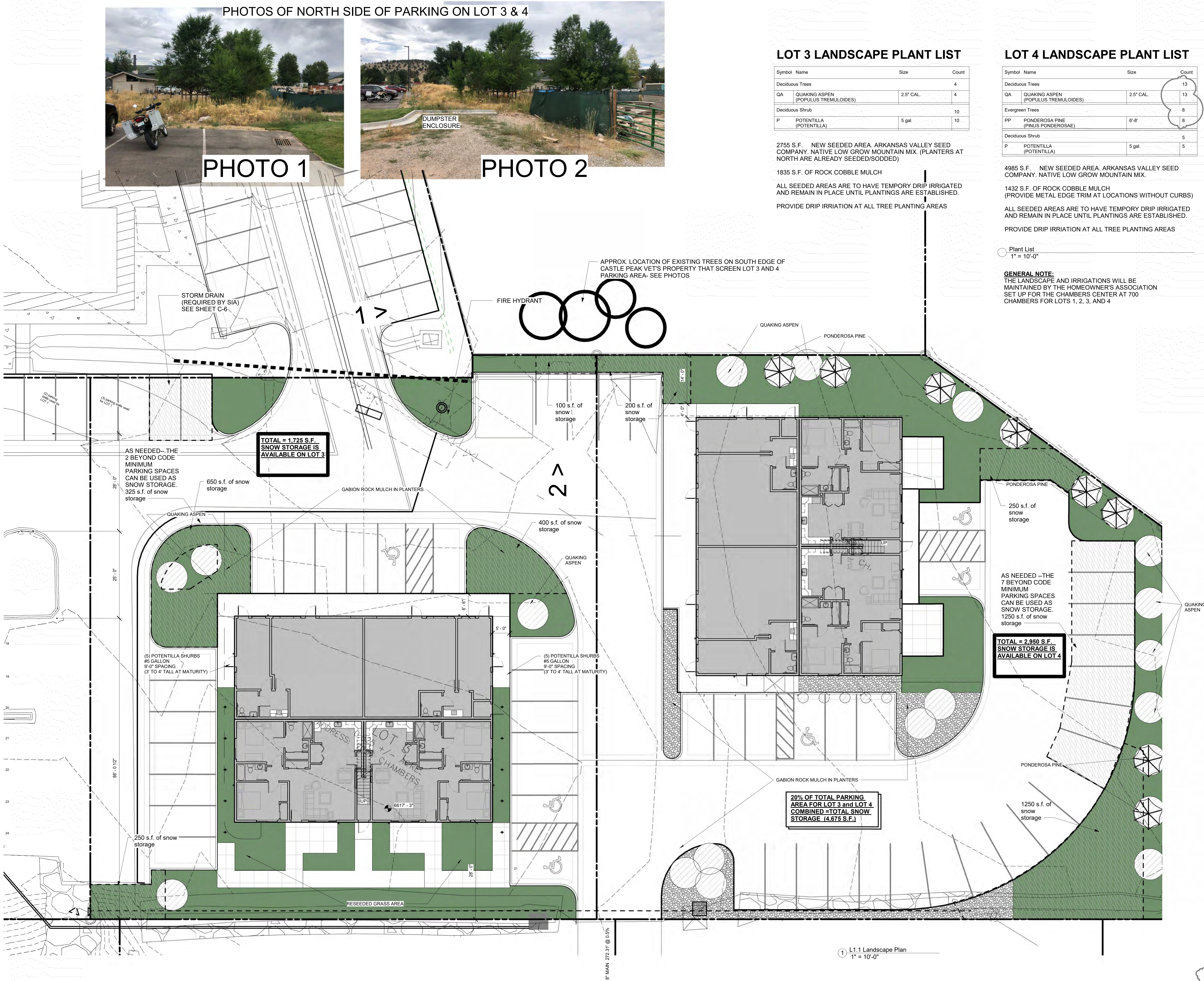
REVISIONS	Date
No.	Description

Consultant Address	Consultant Address
Phone	Phone
Fax	Fax
e-mail	e-mail
Consultant Address	Consultant Address
Phone	Phone
Fax	Fax
e-mail	e-mail

BUILDING 'C' AND 'D'
LOT 3 & LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Area Plans	A0.1



LOT 3 LANDSCAPE PLANT LIST

Symbol	Name	Size	Count
Deciduous Trees			
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	4
Deciduous Shrub			
P	POTENTILLA (POTENTILLA)	5 gal.	10

2755 S.F. NEW SEEDED AREA. ARKANSAS VALLEY SEED COMPANY. NATIVE LOW GROW MOUNTAIN MIX. (PLANTERS AT NORTH ARE ALREADY SEEDED/SODDED)

1835 S.F. OF ROCK COBBLE MULCH

ALL SEEDED AREAS ARE TO HAVE TEMPORY DRIP IRRIGATED AND REMAIN IN PLACE UNTIL PLANTINGS ARE ESTABLISHED.

PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

LOT 4 LANDSCAPE PLANT LIST

Symbol	Name	Size	Count
Deciduous Trees			
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	13
Evergreen Trees			
PP	PONDEROSA PINE (PINUS PONDEROSAE)	6"-8"	8
Deciduous Shrub			
P	POTENTILLA (POTENTILLA)	5 gal.	5

4985 S.F. NEW SEEDED AREA. ARKANSAS VALLEY SEED COMPANY. NATIVE LOW GROW MOUNTAIN MIX.

1432 S.F. OF ROCK COBBLE MULCH (PROVIDE METAL EDGE TRIM AT LOCATIONS WITHOUT CURBS)

ALL SEEDED AREAS ARE TO HAVE TEMPORY DRIP IRRIGATED AND REMAIN IN PLACE UNTIL PLANTINGS ARE ESTABLISHED.

PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

Plant List
1" = 10'-0"

GENERAL NOTE:
THE LANDSCAPE AND IRRIGATIONS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION SET UP FOR THE CHAMBERS CENTER AT 700 CHAMBERS FOR LOTS 1, 2, 3, AND 4

MARTIN MANLEY ARCHITECTS

970.328.5151 OFFICE
PO Box 1587 Eagle, CO 81631
www.martinmanleyarchitects.com

No.	Description	Date
1	LANDSCAPE PLAN AND SNOW STORAGE	8/29/19

Consultant	Address	Phone	e-mail
Jeffrey P. Manley	700 Chambers Avenue	970.328.5151	jeffrey@martinmanleyarchitects.com

BUILDING 'C'
LOT 3 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set

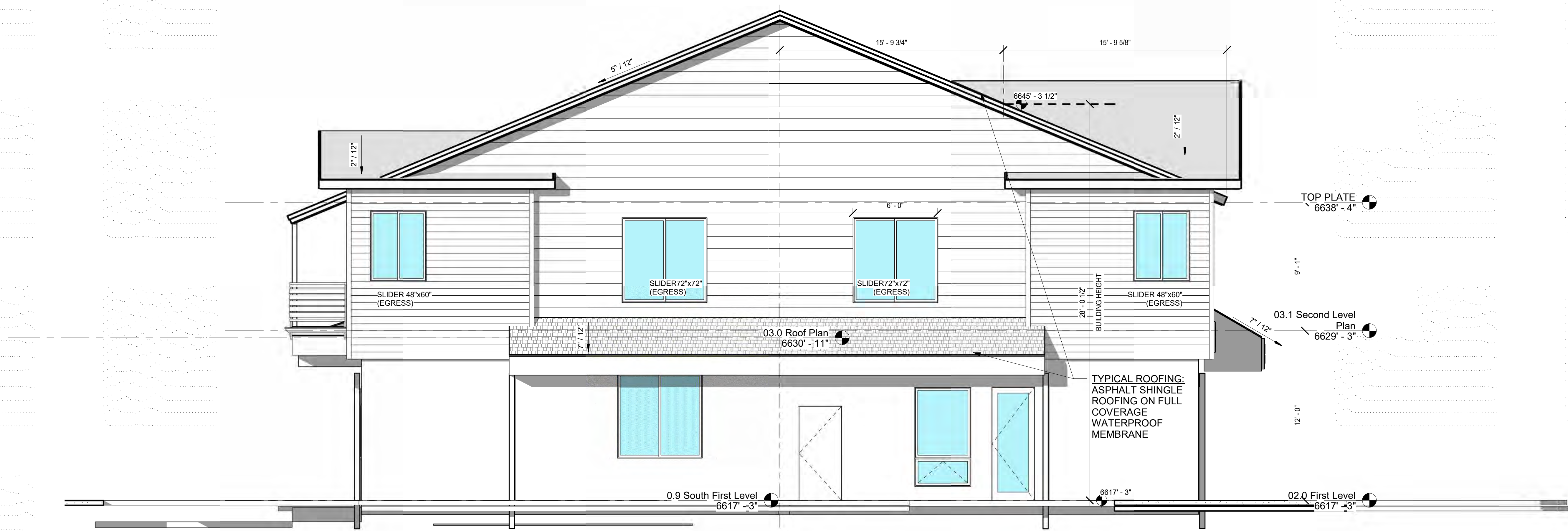
STATE OF COLORADO
JEFFREY P. MANLEY
400519
LICENSED ARCHITECT

Date	07.17.19
Project number	1990
Landscape Plan	

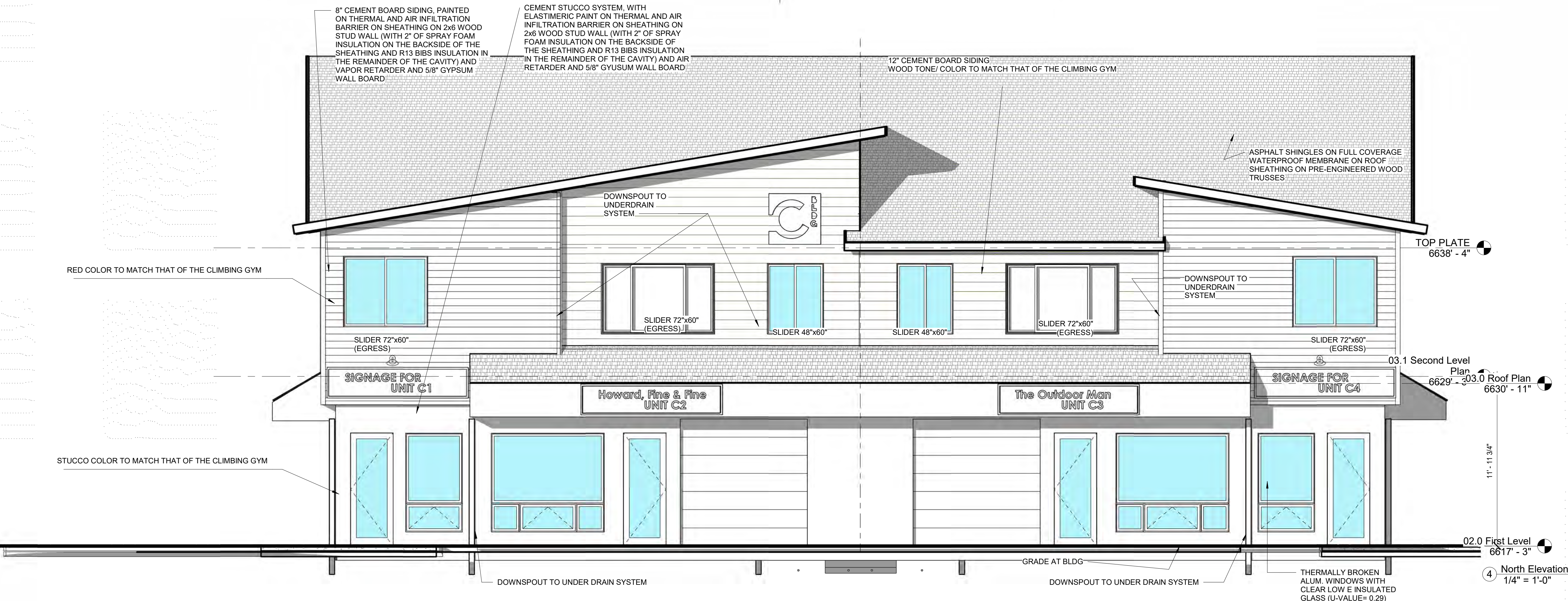
A1.2



② 3D lot 3 from northeast



③ East Elevation
1/4" = 1'-0"



④ North Elevation
1/4" = 1'-0"

REVISIONS		Date
No.	Description	

Consultant
Address
Phone
e-mail

Consultant
Address
Phone
e-mail

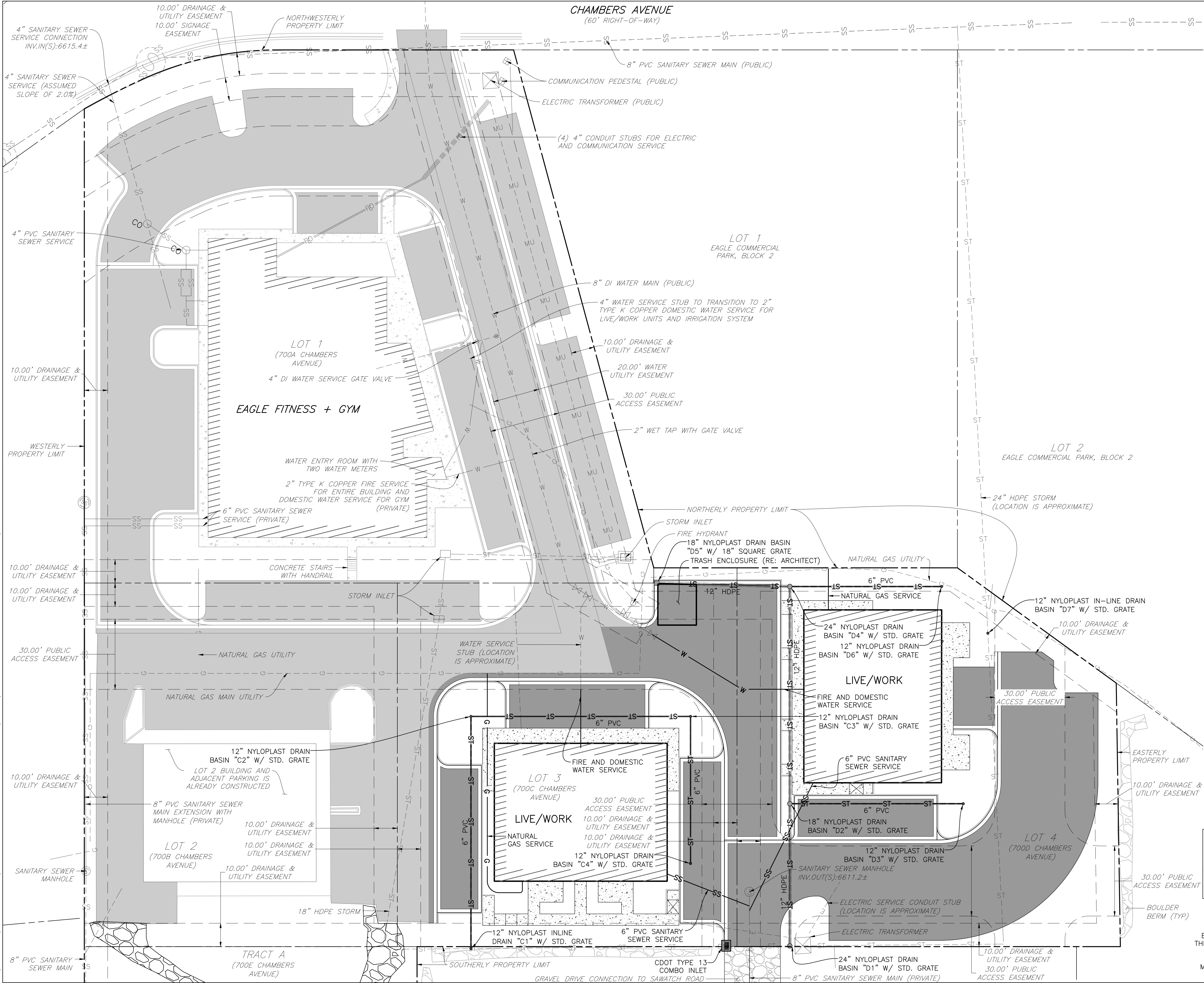
BUILDING 'C'
LOT 3 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



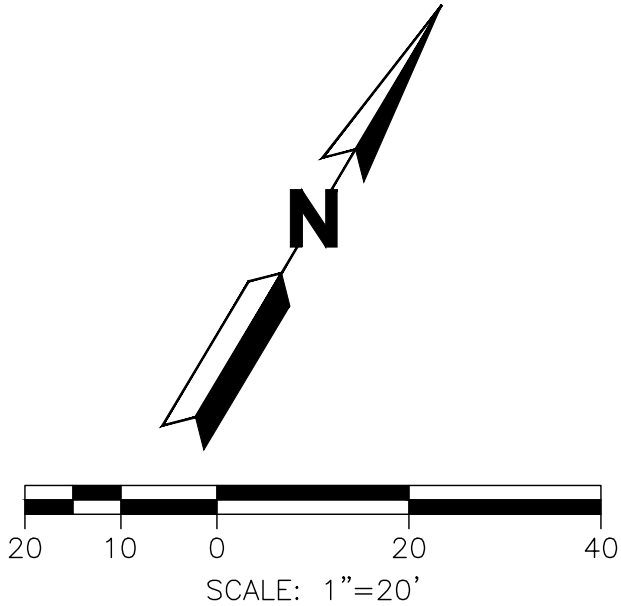
Date	07.17.19
Project number	1990
Exterior Elevations	
A3.2	



D:\DROPBOX\PROJECT FILES\17.006-700 CHAMBERS AVENUE, EAGLE\PLANS\LOTS 3 & 4 - CONSTRUCTION DOCUMENTS\C5.0 OVERALL UTILITY PLAN



FOR ALL UTILITY NOTES, RE: SHEET C5.1



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM YARNELL CONSULTING & CIVIL DESIGN, LLC.					LIVE / WORK 700C & 700D CHAMBERS AVENUE LOTS 3 & 4, 700 CHAMBERS SUBDIVISION EAGLE, COLORADO				
NAME	DATE	ISSUE / REVISION	NO. CONST.	DESIGN DEVELOPMENT	NO. CONST.	DESIGN DEVELOPMENT	NO. CONST.	DESIGN DEVELOPMENT	NO. CONST.
J. YARNELL	7/11/19	1. DESIGN DEVELOPMENT	1.	DESIGN DEVELOPMENT	1.	DESIGN DEVELOPMENT	1.	DESIGN DEVELOPMENT	1.
J. YARNELL	7/17/19	2. DEVELOPMENT PERMIT REVIEW	2.	DEVELOPMENT PERMIT REVIEW	2.	DEVELOPMENT PERMIT REVIEW	2.	DEVELOPMENT PERMIT REVIEW	2.
J. YARNELL		3.	3.		3.		3.		3.
J. YARNELL		4.	4.		4.		4.		4.
J. YARNELL		5.	5.		5.		5.		5.
DESIGN BY: J. YARNELL	DATE: 7/10/2019	DRAWN BY: J. YARNELL	PROJECT NO: 17.006	REVIEWED BY: J. YARNELL					
SHEET TITLE OVERALL UTILITY PLAN					SHEET NO. C5.0				



CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Department of Community Development

DATE: August 29, 2019

PROJECT: Eagle Center at 700 Chambers Ave, Lot 4

FILE NUMBER: DR19-02

APPLICANT: Chambers 700, LLC, Dave Dantas

LOCATION: 700 Chambers Ave, Building D

ZONING: Commercial General District (CG)

EXHIBITS: A: Applicant Materials
C: Development Plan Set

PUBLIC COMMENT: None received as of 8-30-19

STAFF: April Kroner, AICP, Community Development Director

REQUEST: Minor Development Permit for a mixed-use project consisting of 1,900 square feet of commercial space and six 2- bedroom apartments, on Lot 4 of the 700 Chambers Avenue Subdivision.

DISCUSSION

The applicant is requesting a Minor Development Permit to construct a mixed-use building for which they received a Special Use Permit for in 2015, and subsequently amended in 2017. The proposed Live/Work building is to be constructed on Lot 4, located at 700 Chambers Avenue. The applicant also received Special Use Permits for Live/Work buildings on Lot 2 and Lot 3, located at 700 Chambers Avenue; the building on Lot 2 has been constructed, and the building on Lot 3 is

being proposed concurrently with this request. Lot 1, located at 700 Chambers Avenue, is the site for the Eagle Climbing & Fitness Center.

As outlined in the applicant's letter, the proposed mixed-use building is a total of 8,846 square feet and will be comprised of four commercial and six residential units. The commercial component of the units will be located on the first floor, with the residential component of the units will be located on the first floor (2 units) and second floor (4 units).

In the case of Minor Development Permits, the Planning and Zoning Commission is the final decision-making body. Therefore, the Planning and Zoning Commission's decision on this application will be final.

DEVELOPMENT PLAN FINDINGS

Land Use & Development Code

The proposed mixed-use building is located within the Town's Commercial General (CG) Zone District. Staff reviewed the application materials for compliance with the Town's Zoning Standards (setbacks, lot coverage, building height, etc.), as well as the Town's Development Standards (lighting, parking, landscaping, building materials, etc.). Based on Staff's review, Staff finds that the proposed development is in compliance with the requirements of the Town's Land Use & Development Code.

2010 Eagle Area Community Plan:

700 Chambers Avenue is located within an area designated as "Commercial" on the Future Land Use Map of the 2010 Eagle Area Community Plan (2010 EACP). In addition to being within the area designated as "Commercial," the subject property is located within the "I-70 Influence Character Area." Staff believes that the proposed mixed-use project furthers many of the objectives described in the 2010 EACP. These objectives include diversification of the Town's housing stock, creation of new, local employment opportunities, creating additional live/work opportunities in Town (especially in areas close to public transit stops) and encouraging build out of existing commercial properties within Town. Staff finds that the proposed mixed-use building is in general compliance with the 2010 EACP.

Development Standards

Chapter 4.06 of the Land Use and Development Code requires that proposed development in the Town be in conformance with the provisions of Chapter 4.07, Development Standards, as well as the Town's goals and policies.

Lighting

Site lighting will include four 25' high pole-mounted lights and nine building wall-pack light fixtures. The proposed lighting fixtures and design meet the standards as identified in the Land Use and Development Code.

Landscaping

Site landscaping meets the requirements and standards per the Land Use and Development Code. The applicant has provided both interior parking area landscaping, as more than 10 parking spaces are provided on the site, and boundary buffer plantings to screen the parking lot from adjacent lands that are not part of the overall development project. There is one area where a boundary buffer was not able to be provided for on the site due to the location of underground utilities, which is the area just east of the trash enclosure along the 4 parking spaces provided there. However, there are existing plantings located on the adjacent property which do provide screening from the location of the few parking spaces, and a trash enclosure will be provided around the dumpsters.

Erosion & Sediment Control

All requirements as set forth in the Land Use and Development Code have been met.

General Architecture – Chambers Avenue Area Standards

The architectural design of the proposed building will be complementary to the existing neighboring buildings with regards to form and aesthetics, including use of the same colors, materials, and certain design elements that existing on Lots 1 and 2 (Eagle Climbing Gym and other mixed-use building). The architecture adheres to the provisions of the Land Use and Development Code with regards to general design, and also consistency with the Chambers Avenue Area Standards.

The ground-floor residential uses are situated on the south side of the building as was discussed during the amendment to the special use permit, providing a more private environment for the residential units.

Parking

All parking standards and design requirements have been met by the applicant. Based on the uses provide, 21 parking spaces are required, and 28 have been provided, including the required number of accessible parking stalls.

Fire Protection

The building design incorporates a fire sprinkler system, even though the development site is located within 3 miles of the closest fire station. The building will also be equipped with a monitored alarm system.

ADEQUATE PUBLIC FACILITIES FINDING

Chapter 4.14 of the Land Use and Development Code requires that the Town Planner make a finding of Adequate Public Facilities for a variety of land use application types. Based on the information provided, staff recommends a **positive determination** of Adequate Public Facilities for this project.

Public Schools

Because of the nature and size of the Development, it is exempt from this requirement (Section 4.14.020)

Fire Protection

The Fire Department has reviewed the project for adequate fire flows and has given direction to the applicants of what will be required to meet Fire Codes and Building Codes for safe construction. The applicants are complying with all fire code requirements.

Emergency Medical

Due to the location of the project, Emergency Medical Service response time standards can be met.

Street Facilities

Total trips were estimated for both Lot 3 & Lot 4, resulting in approximately 134 trips per day. Both the roundabouts at Chambers Ave and Ebby Creek were analyzed during the original proposal for Eagle River Station and both were found to be adequate to handle the additional traffic volumes.

Water and Sewer

Water and sewer lines will be extended to serve both lots 3 & 4, which was guaranteed via a Subdivision Improvement Agreement which has been fulfilled for the development. All services were verified and reviewed as part of the Subdivision Improvement Agreements process.

STANDARDS FOR APPROVAL

Standards for approval of Minor Development Permits per Section 4.06.060.C.1.

1. The proposed development complies with the town's regulations, goals and policies.
-

STAFF RECOMMENDATION

Staff recommends approval of the Minor Development Permit DR19-02 with the following conditions:

1. A new 20' drainage easement shall be provided over the 24-public storm drain, via separate document. (Such easement had existed, but was vacated by the Final Plat for 700 Chambers Avenue Subdivision, A Resubdivision of Lot 1).



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
 200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
 PHONE: 970-328-9655 • FAX: 970-328-9656
 www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☒ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Lot 4 of Eagle Center at 700 Chambers Ave. Building D

PRESENT ZONE DISTRICT Commercial General **PROPOSED ZONE DISTRICT** _____
 (if applicable)

LOCATION

STREET ADDRESS 700 Chambers Avenue #D

PROPERTY DESCRIPTION

SUBDIVISION 700 Chambers Ave Subdivision, Lot 4, A resubdivision of Lot 1
LOT(S) _____ **BLOCK** _____
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE

Building on lot 4. New Building is to have the a combination of commercial and residential units. This application is fulfilling the master plan as presented in the Special Use Permit process approval for the properties on lots 1, 2, 3, and 4.

APPLICANT NAME Chambers 700 LLC, Dave Dantas **PHONE** 970-376-6111

ADDRESS PO Box 2322, Avon CO 81620 **EMAIL** Dave@dwdantas.com

OWNER OF RECORD Chambers 700 LLC, Dave Dantas **PHONE** 970-376-6111

ADDRESS PO Box 2322, Avon CO 81620 **EMAIL** Dave@dwdantas.com

REPRESENTATIVE* Dave Dantas **PHONE** 970-376-6111

ADDRESS PO Box 2322, Avon CO 81620 **EMAIL** Dave@dwdantas.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.


Signature

6-13-19
Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



7-17-19 (resubmittal of document issued on 6-11-19)

Town of Eagle
Community Development Dept./Planning
C/O Jennifer Woods, AICP of McCool Development Solutions
200 Broadway
Eagle, Colorado 81631

Dear, Town of Eagle.

The project being presented for review is the remainder of the Eagle Center at 700 Chambers Avenue. The existing Climbing gym and Live Work on lot 1 and the existing Live Work units on Lot 2 will be complimented by the proposed buildings on Lots 3 and 4. Lots 3 and 4 will be a combination of commercial and residential units. The project has been considered to be fulfill the requirements across the four lots for calculating the mix of residential units in coordination with the commercial units. The residential unit for each commercial use is calculated in the following way.

Commercial uses:

Lot 1: 6 Commercial units on the grade level around the perimeter of the climbing gym +
1 Commercial use of the Climbing Gym + 1 Commercial use of a Physical Therapy within the Climbing gym. This 2nd commercial unit has a separate entrance.
TOTAL existing Commercial uses for Lot 1 = 8 Commercial

Lot 2: 6 Commercial units are currently on the first level of the building
TOTAL existing Commercial uses for Lot 2 = 6 Commercial

Lot 3: 4 Commercial units are proposed under this proposal. All are on the front of the first level and face the Climbing gym complex/lot 1
TOTAL PROPOSED Commercial uses for Lot 3 = 4 Commercial

Lot 4: 4 Commercial units are proposed under this proposal. All are on the front of the first level and face the Climbing gym complex/lot 1 or to the south
TOTAL PROPOSED Commercial uses for Lot 4 = 4 Commercial

Total Commercial for the Eagle Center at 700 Chambers Ave = 22 Commercial

Residential uses:

Lot 1: 6 Residential units on the second level around the perimeter of the climbing gym +
TOTAL existing Residential uses for Lot 1 = 6 Residential

Lot 2: 4 Residential units on the second level of the building
TOTAL existing Residential I uses for Lot 2 = 4 Residential

Lot 3: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.
(1) type 'B' and (1) type 'A'
TOTAL PROPOSED Residential uses for Lot 3 = 6 Residential

Lot 4: 6 Residential units are proposed under this proposal. 2 of the units will be accessible units.
(2) type 'B'
TOTAL PROPOSED Residential uses for Lot 4 = 6 Residential

Total Residential for the Eagle Center at 700 Chambers Ave = 22 Commercial

It is important to note for the proposal is that the accessible units located on Lots 3 and 4 will satisfy the code required quantity for Eagle Center at 700 Chambers Ave (lots 1 thru 4).

Summary of unit sizes:

Lot 3 and lot 4 are identical in the size of building:

Total of 6 residential units, = a total residential space of 6,458 s.f.

unit 1 and unit 2 on the 2nd level = 1,120 s.f. each

unit 3 and unit 4 on the 2nd level = 1,051 s.f. each

unit 5 on the 1st level is a type 'A' accessible unit = 1,058 s.f.

unit 6 on the 1st level is a type 'B' accessible unit = 1,058 s.f.

Total of 4 Commercial units on the 1st level, = a total Commercial rentable area of 1,900 s.f.

Commercial unit 1 =220 s.f.

Commercial unit 2 =741 s.f.

Commercial unit 3 =236 s.f.

Commercial unit 2 =703 s.f.

Total General Common Element on the 1st level =489 s.f.

Each building total area = 8,846 s.f.

The architectural design of these buildings on Lots 3 and 4 will complement the development and help tie the complex with cohesive forms and color scheme. The building will take the colors and materials from the climbing gym and repeat them. The corner design elements and the long shed roof are repeated on the structures.

These new buildings have the commercial units fronted on the main traffic path thru the development and the residential uses are accessed from the rear. Lot 3 has good exposure to the south and we have incorporated decks and at grade patios of the residential units on this side of the building. We hope and will work toward the future development of the detention pond on the south of the property to a more park like feel. We also added patios and decks to the east facing units at Lot 4. These units will look up valley toward the red canyon.

We are pleased to present the proposed project to complete/fulfill the development as previously proposed in the early design approval meetings with the Town of Eagle and current special use permit. The Special Use permits file #SU14-05 and some information was updated within SU16-07 demonstrating continued conformance with the Town's regulations, Goals and Policies.

1. The proposed use is consistent with the provisions of this Chapter (Chapter 4.05) and with the Town's goals, policies, and plans, and

Applicant Response: The 2010 Eagle Area Community Plan sets the vision for the Town of Eagle, providing the Town's goals and policies for land use in the Town of Eagle.

The vision provided in the plan states: "Eagle will continue to be a high quality livable community through the implementation of strategies that will enhance the Town's unique identity, its economic vitality, its sense of community and the quality and character of the surrounding rural lands."

The proposed development on Lots 3 and 4 go further to complete the Eagle Center at 700 Chambers Avenue development and have direct connection with the Climbing Gym on Lot 1. This may create a draw to businesses that have like-minded goals of recreation based services. These type of businesses would add to the efforts that the Town of Eagle has embraced with their river front project.

The Eagle Area Community Plan then provides planning approaches which are integral to the Town's vision statement. While not all of these are applicable to this project, the following approaches have some level of applicability for this project:

- 1) Concentrate Urban and Infill Development: the proposed project is located within the Town's Urban Growth Boundary, within a platted commercial subdivision, surrounded by other commercial and industrial uses.
- 2) Maintain the Area's "Sense of Community": the proposed project is unique, in that it provides recreational opportunities for the community, and builds on Eagle's reputation for being an active place for residents and visitors.

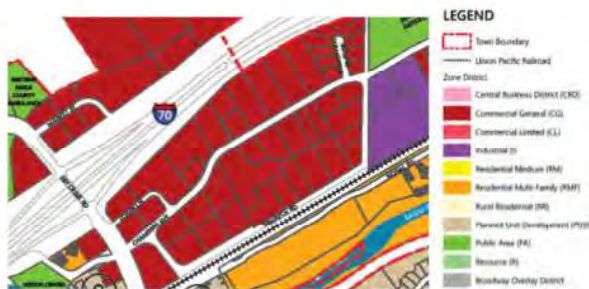
- 7) Maintain and Enhance Recreational Opportunities: recognizing that active recreational opportunities are important to Eagle residents, this project provides new opportunities for recreation.
- 8) Provide Affordable Housing: This project provides a new opportunity for housing within a major commercial center and close to employment opportunities.

The proposed project is consistent with and in many ways, furthers the goals and policies as provided in the 2010 Eagle Area Community Plan.

The analysis to meet conformance with the Town's Goals and Policies was already completed as part of the special use permit review.

2. The proposed use is compatible with the existing and allowed uses surrounding or affected by the proposed use, and

Applicant Response: These lots 3 and 4 three lots to the south of the Climbing gym on Lot 1 have been approved for live/work (and/or approved by the Town of Eagle Planning department to be a combination of commercial and residential uses at a 1 residential to 1 commercial ratio across the 4 building lots at 700 Chambers.) Lot 2 directly to the west of lot 3, and Lot 1 (Climbing Gym) to the north, are constructed and are successfully occupied with similar uses. The Lot 1 thru 4 properties are zoned Commercial General, and have received special use permits for these proposed uses.



The Commercial General District is intended:

For commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.

Both the permitted and special uses allowed in the Commercial General zone district are in furtherance of this intent. Dwelling units accessory to permitted and approved uses are a special use in this zone district. The proposed is similar in use and in architecture of the neighboring properties.

The existing uses of the surrounding properties are provided on the following map and photos:



3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town, and

Applicant Response: The access to the property from Chambers Avenue has been designed to accommodate estimated traffic volumes for the site and the entire area. The parking provided will meet the Eagle Land Use Code requirements as provided in Chapter 4.07. Though the exact commercial uses are not known at this time, there is adequate parking to address the commercial requirements. The following parking analysis provides the parking requirements for the maximum commercial square footage and maximum number of accessory residential uses based on the current design:

Parking Calculations

Town of Eagle Parking requirements

Chapter 4.07.050 (page 53) Section C.

1. Use category Residential

a. Single Family Dwelling = 2 per unit for units with fewer than 3

6. Uses Not Known (**COMMERCIAL units**)

For unknown commercial space for which all or part of the space has no use designated the parking requirement shall be as follows: parking spaces shall be provided at the rate of **one per 225 square feet for the first floor** and one per 275 square feet for all other floor area, except that an indoor restaurant, bar or tavern may occupy no more than 25% of the floor area without providing for additional spaces.

Also depicted on the drawing A0.0:

Parking Requirements: calculated for each lot 3 and 4

Parking 2 for each residential unit

2X6 units = 12 parking spaces

1 per 225 s.f. Rate per town code (Section 6)

unit #1 commercial/retail floor space = 220 s.f./225 = .97 parking spaces

unit #2 commercial/retail floor space = 740 s.f./225 = 3.28 parking spaces

unit #3 commercial/retail floor space = 703 s.f./225 = 3.24 parking spaces

unit #4 commercial/retail floor space = 236 s.f./225 = 1.04 parking spaces

Total commercial/retail parking = 8.53 or 9 parking spaces

REQUIRED PARKING FOR LOT 3 = 12+9 = 21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 3 = 23 parking spaces, including 3 accessible parking stalls
(resulting in 2 extra provided for lot 3)

(Calculations are the same as above) REQUIRED PARKING FOR LOT 4 = 12+9 = 21 parking spaces

TOTAL PARKING PROVIDED FOR LOT 4 = 28 parking spaces, including 3 accessible parking stalls
(resulting in 7 extra provided for lot 4)

FYI: Lot's 1 and 2 parking requirements have been reviewed under other submittals and found to be satisfied.
As indicated in this analysis, there is more than adequate parking available for the potential uses for this site.
Plans have been provided to show that the parking and access will be safe and adequate for this use:

TRAFFIC STUDY CALCULATIONS

Traffic Impact Study based on weekday trips from trip generation rates published in the
ITE (Institute of Transportation Engineers)

Land Use #814 -Specialty Retail Center for commercial portions/units

Weekday trip rate at 44.32 per 1000 s.f.

Total Area of 4 commercial spaces = 1900 trips / 1000 s.f. X 44.32 trips =

19.00 trips

Assumed Weekday rate of 8 trips for residential use for 6 units 6 units X 8 trips per day = **48.00 trips**

67 trips for Lot 3

+ 67 trips for lot 4

TOTAL TRIPS for both lots

134 trips combined lot 3 and 4.

Chambers Ave. and round-a-bouts at Ebby Creek were analyzed during the proposal for Eagle River Station by another developer and found to be adequate with their high volumes.

Additionally:

1. The proposed development is in conformance with the provisions of Chapter 4.06 and 4.07
Applicant Response: Chapter 4.06 outlines the process and requirements for Development Review. The submittal, including the architectural plans, has been provided to the Town of Eagle in accordance with the requirements for Major Development Review, and is therefore in conformance with the provisions of Chapter 4.06.

Section 4.07.022 provides guidance for development in the Chambers Avenue Commercial Area, in which the project is located. This section states: *Because of the Area's importance, the overall objectives for development and design guidelines here should be to encourage an overall continuity of commercial and industrial parcel development, to present a favorable image of the community when viewed both along I-70 and from within the Area, and to encourage long-term, quality private investment activity.*

The architect, Jeff Manley of Martin and Manley Architects, designed the building with the goals and policies in mind. As provided in the architectural plans, the proposed project meets the standards as provided in Section 4.07.022, including but not limited to the following: • Setbacks • Building Massing/Form/Orientation • Architectural Detail • Landscape/Sidewalks • Parking

Section 4.07.022 provides the following Goals and Objectives for commercial parcels for the Chambers Avenue Commercial Area:

- Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts primary streets and the interstate right-of-way.

- Provide a distinct, visual break between developed areas and rural resource districts to the east.
- Promote coordinated physical organization by enforcing setbacks and landscaped buffers.
- Encourage high quality of individual development by utilizing a palette of materials and architectural details, which reflect traditional building forms of the region.

The architect has designed a high quality, iconic building which are compliments to the existing structures at Eagle Center at 700 Chambers Ave and the surrounding area. We believe that the character of the buildings are an improvement to the utilitarian buildings found on the street and create a statement of well-designed, quality constructed buildings, and a cohesive character with the other buildings of Eagle Center at 700 Chambers.

2. The proposed development is in conformance with the Town's goals and policies.

The proposal will meet all of the development standards of the Commercial General zone district.

Cost Estimate for All on-site/off site Public improvements:

No Improvements are being constructed.

Variances: No Variance is being requested at this time.

Note: Section of the Land Use Code 4.07.070 Chambers Ave Area, item 4. Architectural Detail, b. Roofs states that the roofs are to be a minimum of 5:12 pitch. The primary roof forms of both Lot 3 and 4 meet the 5:12 roof pitch standards. We are bringing to the attention of the review committee that the secondary roof forms are 2:12 in pitch/ This is consistent with what has been allowed for secondary roof forms on other buildings within the Chambers Avenue Area, including Lot 1 and 2 of 700 Chambers Ave. The lower pitch is used as a designed feature to mimic the Climbing Gym (lot 1) roof language and to limit the height of the building to give a more human scale to the buildings. We do not understand that a variance is required for the secondary roofs.

Utilities:

Water and sewer lines will be extended to serve Lots 2-4 and WAS guaranteed in a Subdivision Improvement Agreement, which has been fulfilled. Elec., Water and sewer have been extended to an easement serving these lots 3 and 4 with the service points/connection points already in place. Adequate water and other services were verified as part of the Subdivision Improvement Agreement/review. See civil drawings that are part of the submittal.

Fire Protection Plan:

Though the project is within the 3 mile driving distance from the fire station, the building design will incorporate a fire sprinkler system and be equipped with a monitored alarm system to serve the whole building. During the design build process/layout of sprinkler heads there shall be a review by the Fire Marshal before installation of the systems. During the Special Use Permitting process the connection of the road through the property to Sawatch was reviewed and approved by the Fire Marshal. This connection was a requirement of the, in place, minor subdivision plan. The building has exterior materials of cement fiber cement and cement stucco system, which are fire resistive materials. The trees (especially evergreens) are proposed near property lines or are a distance from the building. Planting near the building is minimal. Gravel mulch is proposed in some areas to minimize the building/landscaping interface.

Lighting Design for Parking:

The lighting design was completed by RAB lighting and is attached to this submittal. To comply with the lighting ordinance, The designer has targeted a min of 0.5 fc in the parking lot, and a max of 3 fc, with an avg: min of 4:1. This layout provides a min of 0.5 fc, a max of 4.8 fc, and an avg: min of 3.6:1

We look forward to presenting the project to the Town of Eagle and the board. Please let us know if further information is required.

Thank You,
Jeffrey P Manley AIA
Martin Manley Architects.
970-328-1299

Lot 4
Development Set 6.10.19
REVISED 7.16.19

Occupancy Calc. based on Table 1004.1:

Residential	200 gross per person
2nd Level unit 1	1120 s.f. / 200 s.f.per person= 5.6 persons per unit
2nd Level unit 2	1120 s.f. / 200 s.f.per person= 5.6 persons per unit
2nd Level unit 3	1151s.f. / 200 s.f.per person= 5.755 persons per unit
2nd Level unit 4	1151 s.f. / 200 s.f.per person= 5.755 persons per unit
2nd floor occupancy	= 22.71 persons
1st Level unit 5	1158 s.f. / 200 s.f.per person= 5.79 persons per unit
1st Level unit 6	1158 s.f. / 200 s.f.per person= 5.79 persons per unit
1st floor Residential occupancy	= 11.58 persons
Occupants	34.29 persons total Residential for building

Occupancy review

Business Area	100 gross per person
Mercantile Area at grade	30 gross
Mercantile Storage/Stock	300 gross

Most restrictive is Mercantile at grade @ 30 gross per person

1st Level Commercial unit 1 floor area	220 s.f.
1st Level Commercial unit 2 floor area	741 s.f.
1st floor Commercial areas sharing toilet facility=	961 s.f.
Commercial unit 1 and 2=	961 s.f. / 30 persons= 32.03 persons
1st Level Commercial unit 3 floor area	703 s.f.
1st Level Commercial unit 4 floor area	236 s.f.
1st floor Commercial areas sharing toilet facility=	939 s.f.
Commercial unit 1 and 2=	939 s.f. / 30 persons= 31.30 persons

Building Occupancy= 97.62 persons or 98 persons total for building

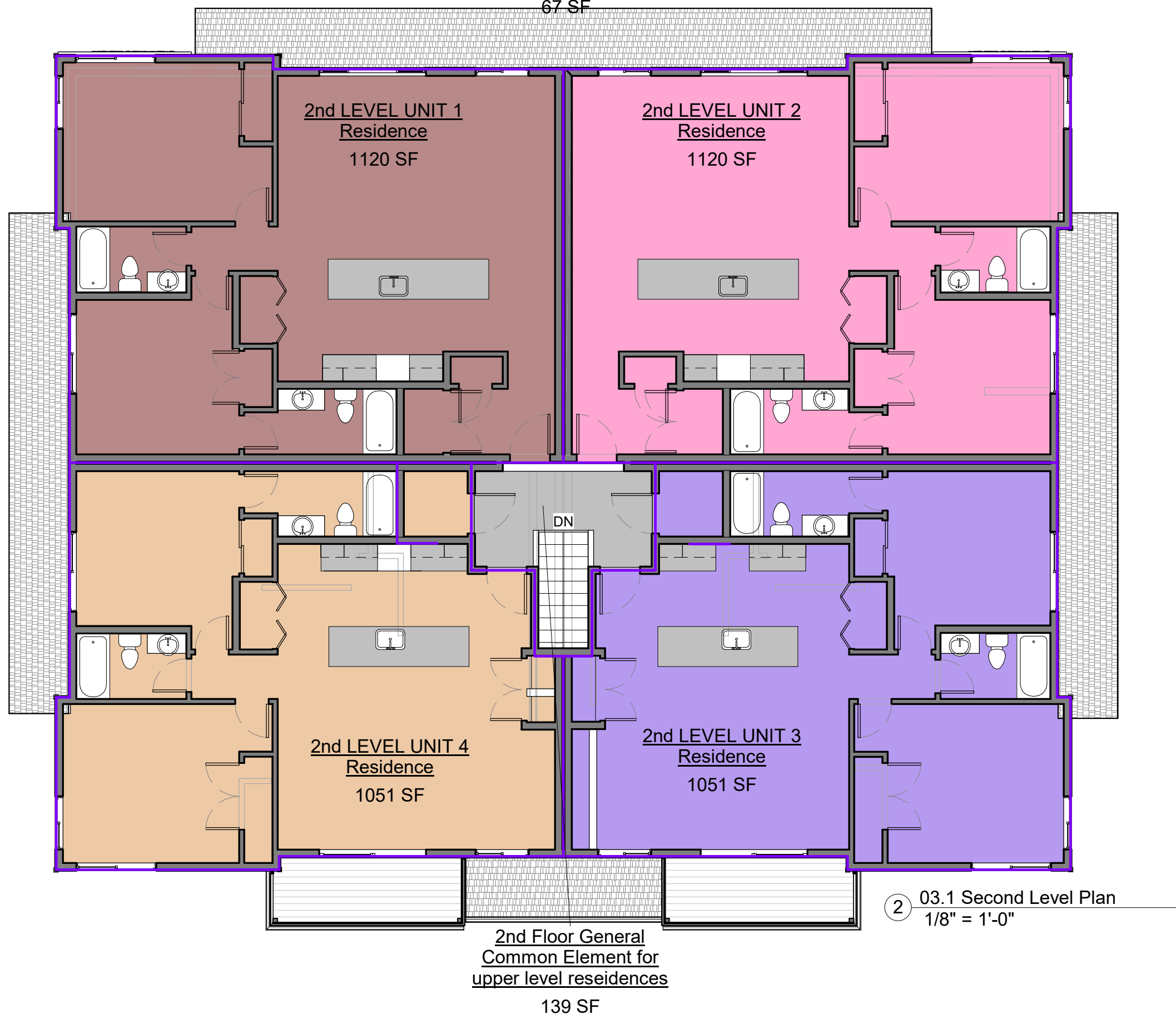
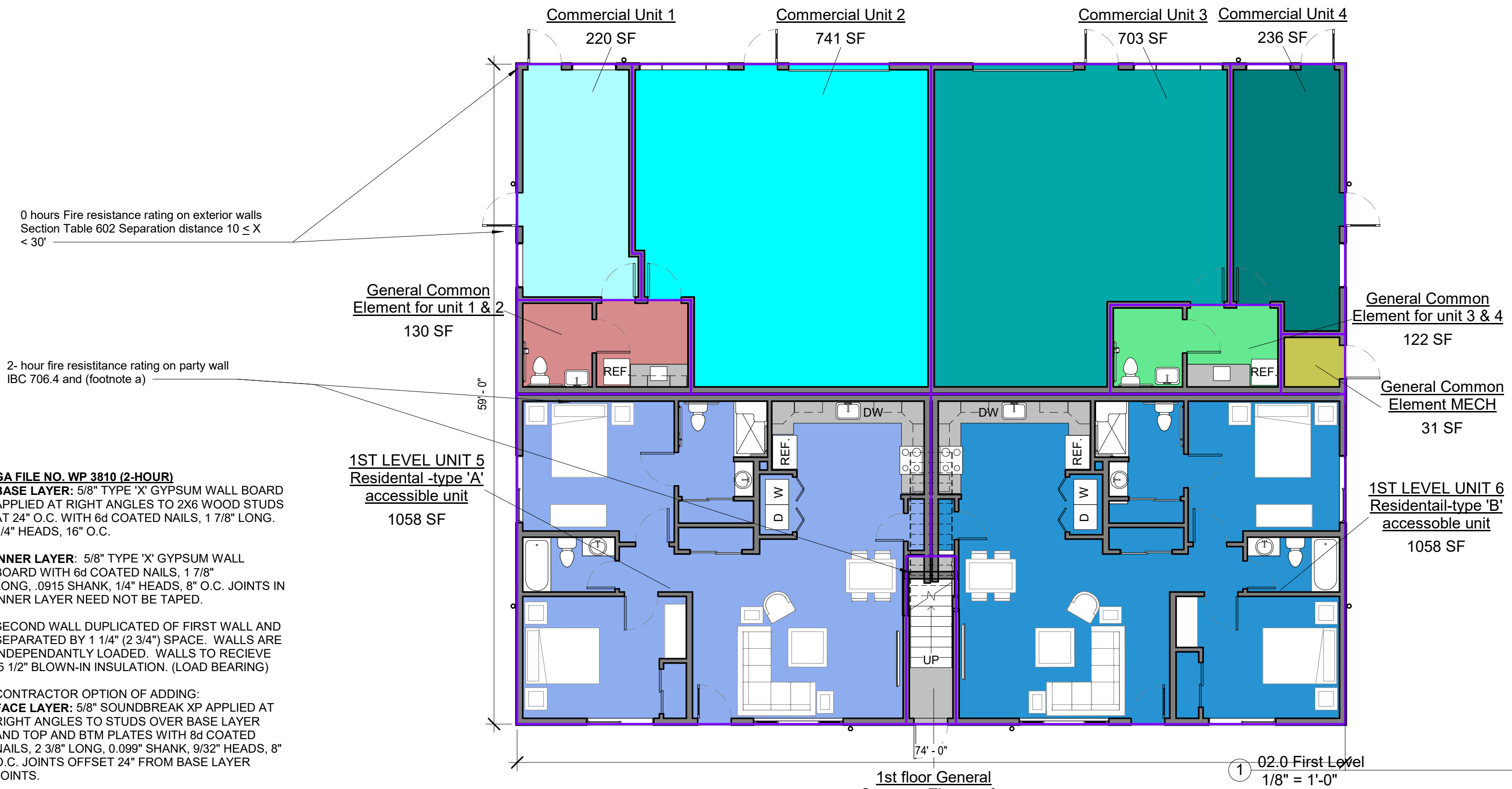
Unit occupancy=64 persons for Commercial use

Plumbing fixture calc: table 2902.1 for M occupancy

Total =	32.03 persons for Commercial unit 1 and 2
Total =	31.30 persons for Commercial unit 3 and 4
29.02.2 Separate Facilities, Exception #3 occupant load of 50 or less.	

REQUIRED BY CODE

vc/Men and wc/Women	lav/Men and lav/Women	Drinking fountain	mop sink
1	1	1 (bottled water)	1



TOTAL AREA OF BUILDING = 8,846 S.F.

Area Schedule (UNIT 1)	
Name	Area
2nd LEVEL UNIT 1 Residence	1120 SF
Grand total: 1	1120 SF

Area Schedule (UNIT 2)	
Name	Area
2nd LEVEL UNIT 2 Residence	1120 SF
Grand total: 1	1120 SF

Area Schedule (UNIT 3)	
Name	Area
2nd LEVEL UNIT 3 Residence	1051 SF
Grand total: 1	1051 SF

Area Schedule (UNIT 4)	
Name	Area
2nd LEVEL UNIT 4 Residence	1051 SF
Grand total: 1	1051 SF

Area Schedule (Common general element/Mech Closet)	
Name	Area
General Common Element MECH	31 SF
1st floor General Common Element for upper level residences	67 SF
General Common Element for unit 3 & 4	122 SF
General Common Element for unit 1 & 2	130 SF
2nd Floor General Common Element for upper level residences	139 SF
Grand total: 5	489 SF

Area Schedule (UNIT 5)	
Name	Area
1ST LEVEL UNIT 5 Residential -type 'A' accessible unit	1058 SF
Grand total: 1	1058 SF

Area Schedule (UNIT 6)	
Name	Area
1ST LEVEL UNIT 6 Residential-type 'B' accessible unit	1058 SF
Grand total: 1	1058 SF

Area Schedule (commercial 1st level)	
Name	Area
Commercial Unit 1	220 SF
Commercial Unit 4	236 SF
Commercial Unit 3	703 SF
Commercial Unit 2	741 SF
Grand total: 4	1900 SF

REVISIONS	
No.	Description

Consultant	Address	Phone	Fax	e-mail

Consultant	Address	Phone	Fax	e-mail

Consultant	Address	Phone	Fax	e-mail

BUILDING 'C' AND 'D'
LOT 3 & LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Area Plans	A0.1



Symbol Name		Size	Count
Deciduous Trees			4
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	4
Deciduous Shrub			10
P	POTENTILLA (POTENTILLA)	5 gal.	10

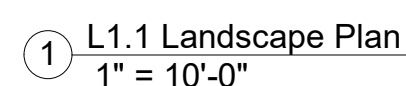
PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

Symbol	Name	Size	Count
Deciduous Trees			13
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" CAL.	13
Evergreen Trees			8
PP	PONDEROSA PINE (PINUS PONDEROSAE)	6'-8"	8
Deciduous Shrub			5
P	POTENTILLA (POTENTILLA)	5 gal.	5

PROVIDE DRIP IRRIGATION AT ALL TREE PLANTING AREAS

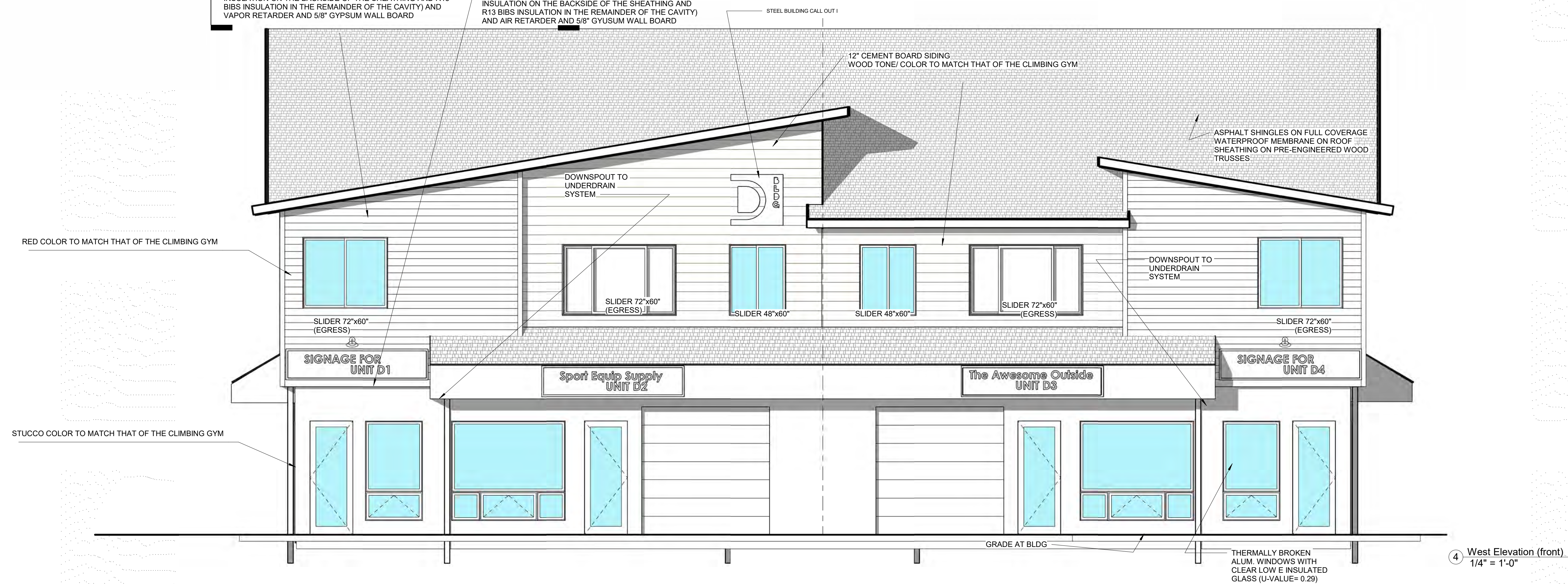
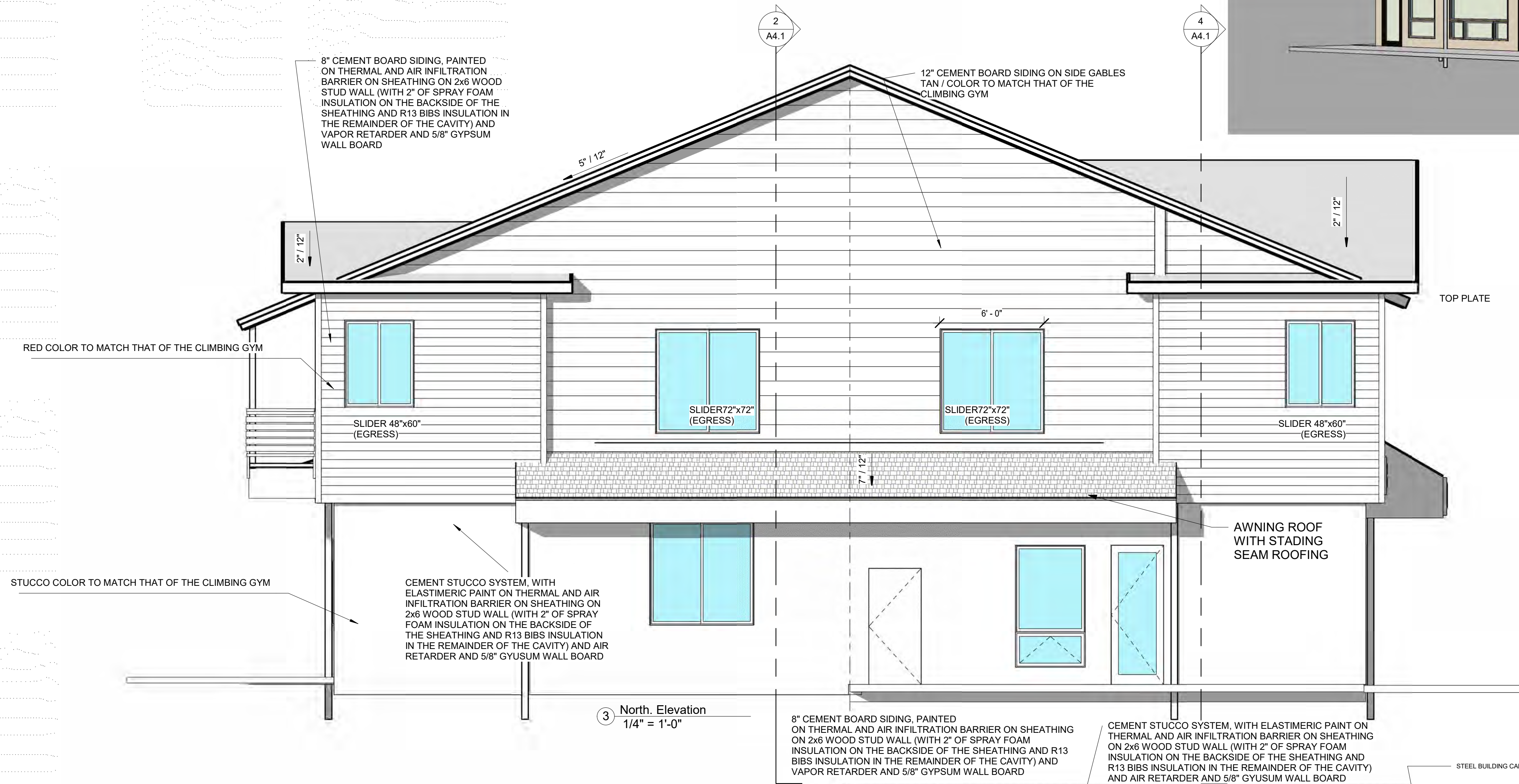
Plant List
1" = 10'-0"

CHAMBERS FOR LOTS 1, 2, 3, AND 4





① 3D Lot 4 from southwest corner



MARTIN MANLEY
ARCHITECTS

970.328.5151 OFFICE
PO Box 1587 Eagle, CO 81631
www.martinmanleyarchitects.com

[illegible]

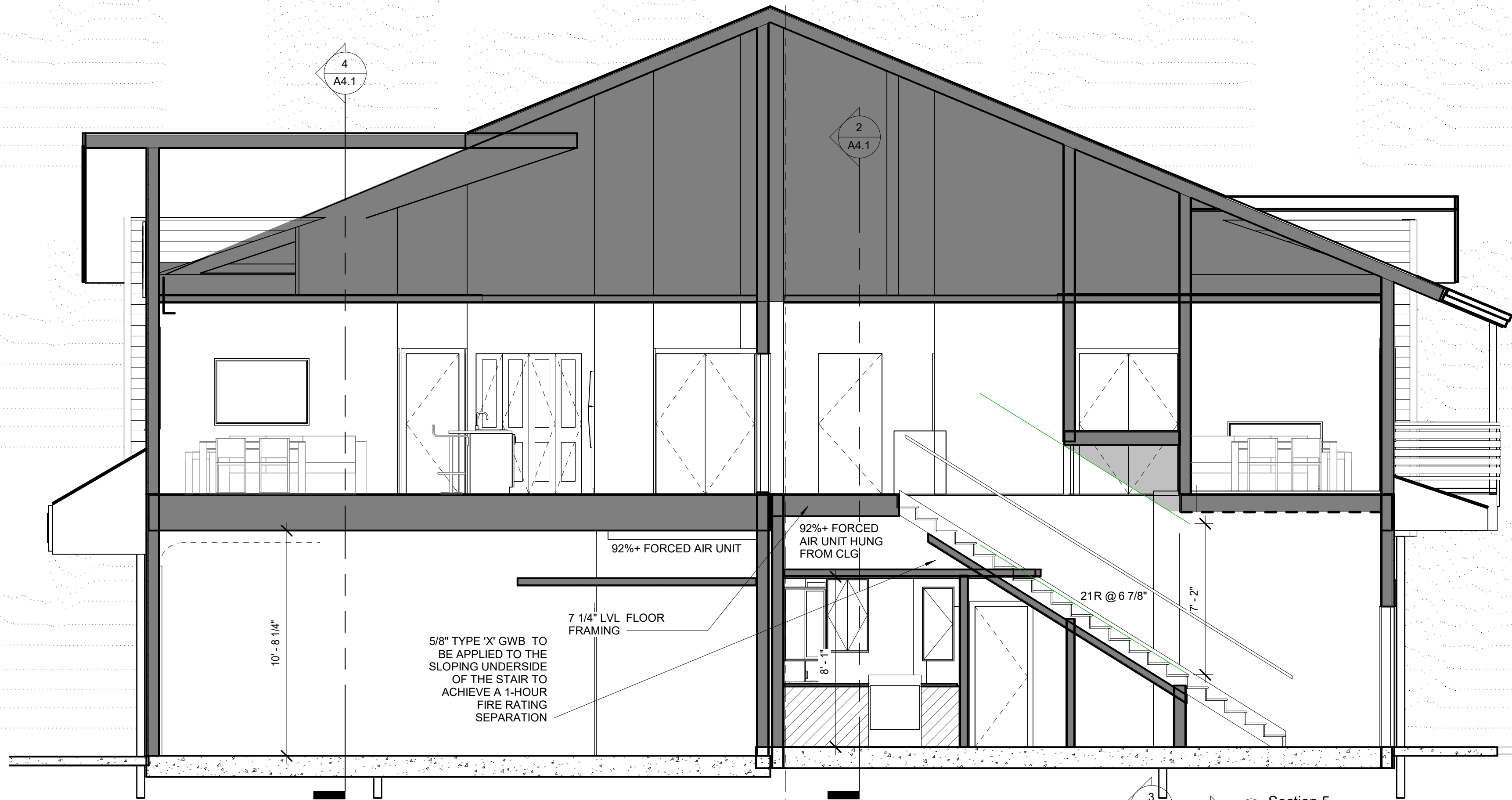
Consultant	Consultant
Address _____	Address _____
Address _____	Address _____
Phone _____	Phone _____
Fax _____	Fax _____
e-mail _____	e-mail _____

Consultant	
Address	
Address	
Phone	
Fax	
e-mail	

BUILDING 'D'
LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Exterior Elevations	
A3.1	



02.0 West First Level
6619' - 0"

02.0 West First Level
6619' - 0"

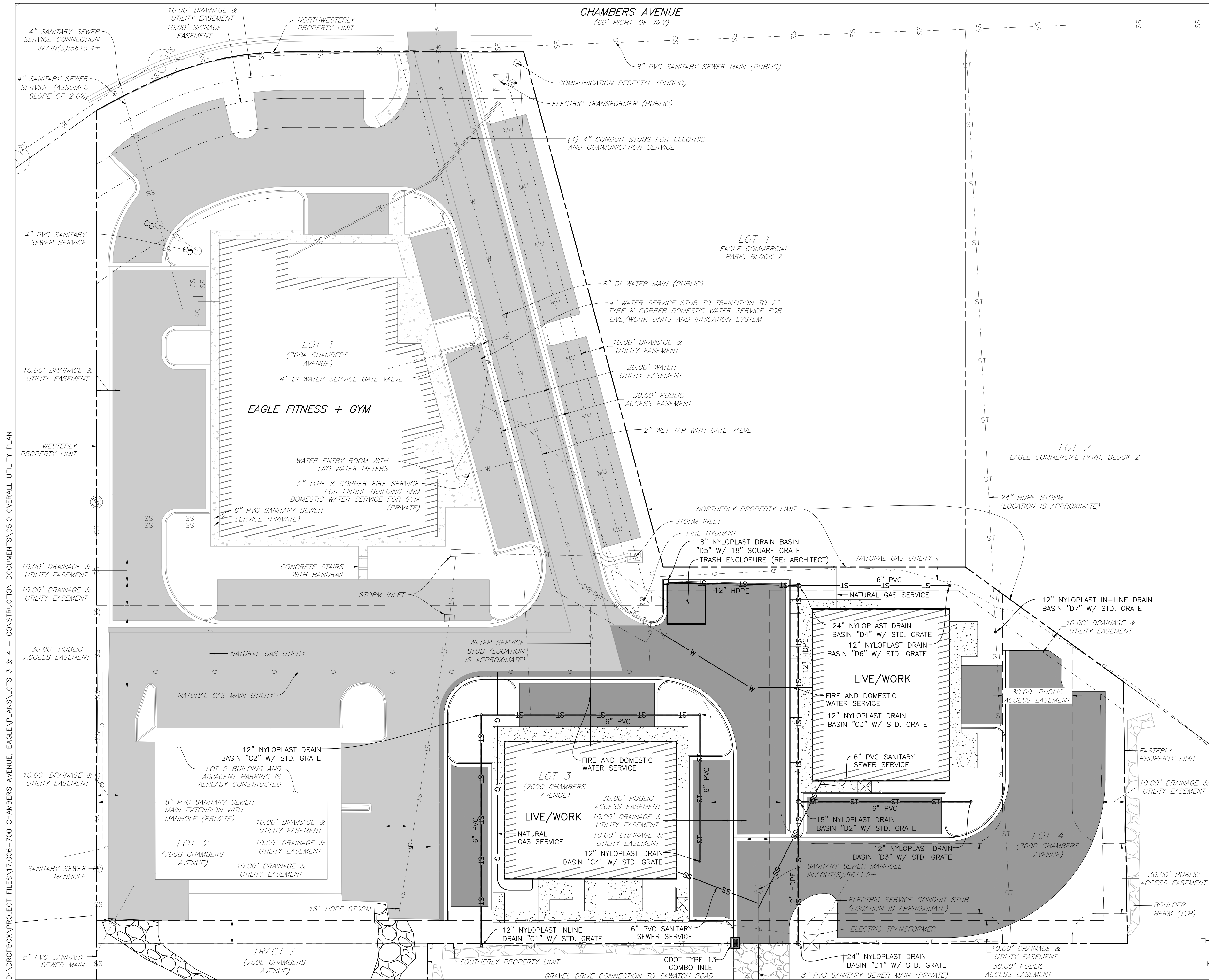
No.	Description	Date

Consultant	Consultant
Address	Address
Phone	Phone
e-mail	e-mail

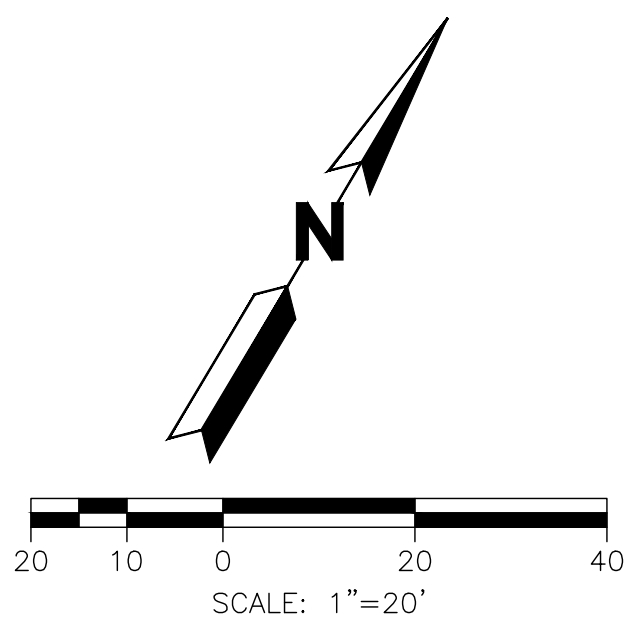
BUILDING 'D'
LOT 4 DEVELOPMENT of Eagle Center
700 Chambers Avenue Eagle, CO 81631
Development Permit Set



Date	07.17.19
Project number	1990
Exterior Elevations	A3.2



FOR ALL UTILITY NOTES, RE: SHEET C5.1



CALL 811 TWO-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS
IF THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM
THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE,
MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SHEET NO. C5.0		SHEET TITLE OVERALL UTILITY PLAN		<table border="1"><tr><th>DESIGN BY: J. YARNELL</th><th>NO.</th><th>ISSUE / REVISION</th><th>DATE</th><th>NAME</th></tr><tr><td>DRAWN BY: J. YARNELL</td><td>1.</td><td>DESIGN DEVELOPMENT (NO CONST.)</td><td>7/11/19</td><td>JUY</td></tr><tr><td>REVIEWED BY: J. YARNELL</td><td>2.</td><td>DEVELOPMENT PERMIT REVIEW</td><td>7/17/19</td><td>JUY</td></tr><tr><td></td><td>3.</td><td></td><td></td><td>JUY</td></tr><tr><td></td><td>4.</td><td></td><td></td><td>JUY</td></tr><tr><td>PROJECT NO.: 17.006</td><td>5.</td><td></td><td></td><td>JUY</td></tr><tr><td>DATE: 7/10/2019</td><td></td><td></td><td></td><td></td></tr></table>	DESIGN BY: J. YARNELL	NO.	ISSUE / REVISION	DATE	NAME	DRAWN BY: J. YARNELL	1.	DESIGN DEVELOPMENT (NO CONST.)	7/11/19	JUY	REVIEWED BY: J. YARNELL	2.	DEVELOPMENT PERMIT REVIEW	7/17/19	JUY		3.			JUY		4.			JUY	PROJECT NO.: 17.006	5.			JUY	DATE: 7/10/2019				
DESIGN BY: J. YARNELL	NO.	ISSUE / REVISION	DATE	NAME																																			
DRAWN BY: J. YARNELL	1.	DESIGN DEVELOPMENT (NO CONST.)	7/11/19	JUY																																			
REVIEWED BY: J. YARNELL	2.	DEVELOPMENT PERMIT REVIEW	7/17/19	JUY																																			
	3.			JUY																																			
	4.			JUY																																			
PROJECT NO.: 17.006	5.			JUY																																			
DATE: 7/10/2019																																							
THE DESIGNS SHOWN HEREIN INCLUDING BUT NOT LIMITED TO, ARE REPRESENTATION & MODELS THEREOF. PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM YARNELL CONSULTING & CIVIL DESIGN, LLC.																																							
YARNELL CONSULTING & CIVIL DESIGN, LLC P.O. BOX 3901, EAGLE, COLORADO 81631 (970) 323-7008																																							
LIVE / WORK 700C & 700D CHAMBERS AVENUE LOTS 3 & 4, 700 CHAMBERS SUBDIVISION EAGLE, COLORADO																																							