



Town Council

ONLINE MEETING

Tuesday, January 5, 2021

Public Meeting Room / Eagle Town Hall

200 Broadway Eagle, CO

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

Times listed are approximate and are subject to change.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION - 4:00 PM

1. This will be an online meeting.

[ACCESS THE ONLINE MEETING HERE](#)

Please note: All participants are automatically muted. In order to be called upon and unmuted, you will need to use the "raise hand."

For technical difficulties please email bill.shrum@townofeagle.org and we will do our best to assist you.

DISCUSSION

1. West Eagle Sub Area Plan

ADJOURN - 6:00 PM

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.

Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI - TOEG – townofeagle2019



To: Mayor and Town Council
From: Chad Phillips, A.I.C.P., Community Development Director
Date: January 5, 2021
Agenda Item: West Eagle Sub Area Plan Status Discussion

REQUEST:

Discussion with staff regarding the status of the West Eagle Sub Area Plan (WESAP) and direction for a focused amendment process.

INTRODUCTION:

In September of 2011, the TOE adopted the WESAP that detailed the vision for this planning area of town. The plan boundary is roughly a triangle bordered by Grand Avenue from 5th St to the Sylvan Lake Road round-a-bout, east along the northern portion of the Eagle Ranch open space, then north along the west side of Bull Run back to the intersection of Grand and 5th. This plan envisions infill/redevelopment opportunities surrounding the planned Brush Creek Road Extension. While much of this area contains existing structures, there are several large parcels that are presently vacant or underutilized.

The WESAP includes 4 Goals:

GOAL 1: Transform the aging and physically disjointed commercial and light industrial Highway 6 corridor into a cohesive, mixed use neighborhood with appropriate land uses and densities to optimize economic and community value. This area is identified as part of the Western Gateway Character Area in the Community Plan.

GOAL 2: Integrate the West Eagle Neighborhood into the surrounding community.

GOAL 3: Encourage redevelopment that benefits the greater community of Eagle.

GOAL 4: Encourage the financial viability and financial self-sufficiency of redevelopment within the area.

ANALYSIS:

Since the adoption of this plan nine years ago, there has been little development (or redevelopment) in this area. It is staff's position that the crux of the plan remains valid and that an overall update of the WESAP should be a low priority at this time. Through current projects such as the Brush Creek Road Extension and Grand Avenue Corridor Study, portions of the WESAP area will be studied and may lead to the need for this plan's amendment in the future. However, staff has identified one aspect of the plan that may require more immediate attention. The Future Land Use Map (FLUM) as seen on page 17 of the Plan depicts six land use categories; *Commercial, Mixed Use, Residential, Public Purpose Mixed Use, Continuing Care Retirement Community, and Town Park*. With the development of the Castle Peak Senior Care facility, the location for this type of use may no longer be part of the vision for the WESAP area.

Furthermore, complications could result if the TOE were to receive a development application for properties shown in the WESAP as *Continuing Care*, but the applicant requested something different.

Staff would like comment and direction from Town Council regarding a focused amendment process for the WESAP. Staff proposes that the parameters of the update only include amendment of the FLUM to replace the *Continuing Care Retirement Community* land use category with a category(s) determined through a brief public outreach process. Any public comment not relevant to the FLUM will be recorded by staff and considered with the full revision process that will be initiated at some point in the future. A focused amendment process for a scope as limited as this will be comprised of two public work sessions (Planning & Zoning Commission and Town Council) followed by P&Z adoption and TC ratification hearings. Staff anticipates that this could be completed within a two-month timeframe.

COMMUNITY INPUT:

If Council decides to direct staff to initiate this project, public input will be gathered at the work sessions and adoption/ratification hearings.

BUDGET / STAFF IMPACT:

If the scope only includes the revision of the FLUM, impacts to the Community Development Department budget and 2021 workload should be negligible.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

- Continue to create opportunities on Highway 6
- Develop the Eagle Brand
- Adopt policies to ensure value of real property in Town
- Develop a strategy for housing
- Collaborate on solutions in the West Eagle Area

RECOMMENDED ACTION:

Direct staff to commence a focused amendment process for the WESAP FLUM amendment.

ATTACHMENTS:

- WESAP Link: <https://www.townofeagle.org/DocumentCenter/View/6783/West-Eagle-Sub-Area-Plan?bidId=> (copies available upon request)
- WESAP Future Land Use Map
- WESAP Boundary Map

FUTURE LAND USE MAP DESIGNATIONS



Figure 19: Land Use Map Designations



Figure 2: West Eagle Planning Area boundary.