

Date: October 2, 2024

To: Town of Eagle Planning and Zoning Commission

From: Rebekah Leto, AICP, Town Planner

Subject: Concept Discussion of proposed subdivision on Doman Farm property located in the N ½ of the SW ¼ of Section 13, Town of Eagle. Tax Key No. EGLT 1779.999.001

Meeting Date: October 7, 2024

Belinski Homes has submitted a concept plan for a 19-lot subdivision located east of Sprague Road and north of Hidden Knoll subdivision. The approximately 78-acre farmland parcel has rolling topography and areas identified as having soils with hydric inclusions (groundwater within 3 ft. of the surface). A wetland and Isolated Natural Resources Area (INRA) run down the property in the east-central portion of the site that connects to a larger wetland complex in the southeast corner. This complex extends into an outlot of Hidden Knoll. There is also an area of upland in the northeast portion of the site. East of the wetland/INRA corridor, there is an area of upland. Residential development is to the south (Hidden Knoll) and to the north (Eagles Aire North). East of the subject property are open space lands (wetland/Primary Environmental Corridor/floodplain) that are preserved in an outlot of Eagles Aire. Jericho Creek is slightly further east. Exhibit A is a map of the environmentally sensitive lands on the subject property and the surrounding area.

A Planned Unit Development (PUD) was discussed at a pre-application meeting. A PUD would have allowed the east half of the parcel to remain undeveloped, preserving the wetlands and Isolated Natural Resources Area. However, a PUD requires 40% open space and only 20% of the wetland areas could be included in that 40%. The plan would only yield 21 acres of upland open space, whereas 28 acres of upland open space would be required. The total open space of the overall site, including all C-1 lands, would have yielded 32+ acres, whereas 31+ acres is required (40% of site). This would have required the removal of a lot, therefore making the PUD a less attractive option for the developer. As such, the developer has decided to move forward with a larger lot traditional subdivision.

The concept plan for the development is attached as Exhibit B. A road connection extends south (Hidden Knoll Dr) to connect to Hidden Knoll. A road is also proposed to extend over the wetland to provide access to the east portion of the site. This will require a General Permit from the DNR. It is recommended that a land management plan for the outlot be required so that the wetland and INRA can be appropriately managed over time. Portions of the INRA and wetland that are located on private lots must be protected with a protective covenant or restriction.

The petitioner will need to request the 19 residential development permits for 2025 by the next meeting. As none were used in 2024, they can be carried over to 2025. Information regarding the Land Use Plan and zoning are noted below.

Land Use Plan

- County: Suburban Density Residential II (SDRII) (min 3 acres/DU)
- Town: Rural Residential I (min. 3 acre/DU), Other Open Lands to be Preserved, Primary Environmental Corridor
- Only upland areas are included in the density calculation for 3 acres/du. PEC (upland) areas are 1 per 5 du/acre and no credit is given for wetland areas.
- The proposed development complies with both land use plan (maximum 22 lots).
- Comprehensive Plan – Housing standards (pg. 3-11) (applicable standards, paraphrased)
 - The Town must:
 - Consider the impact on infrastructure

- Consider the impact on the character and environment
- Assess the development for its location in the town and in relation to other developments
- Encourage a variety of housing types to achieve diversity
- Encourage the use of subdivision designs that protect the rural atmosphere and natural resources of surrounding areas
- Comply with the Residential Allotment system to limit the risk of excess supply of empty residential lots
- Encourage energy efficient home designs

Zoning, Layout and design standards

- 3 acre min.
- 200 ft. in average width
- 33 ft. of road frontage
- Streets
 - Cul de sac length (983 ft.) complies with max. length permitted (1,200 ft.)
 - 66 ft. wide public street

The memo is for informational purposes only to provide context to a concept discussion related to the design of the proposed development. No action is being taken on the plan. If the Plan Commission feels the development, in good faith, meets the general guidelines of the land use plan, it may wish to direct the developer to prepare and submit a preliminary plat. The scoring mechanism of the Residential Allotment System would be discussed at the time of preliminary plat review.

Exhibit A – overview with Environmentally Sensitive Lands
Exhibit B – Concept Plan dated 8/23/24