



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Colliers Hill (Bridgewater) P.U.D. Amendment No.6

PROJECT ADDRESS: Property located west of WCR 5, North of Erie Parkway, South of WCR 10, and generally east of WCR 3

PROJECT DESCRIPTION:

The proposed PUD Amendment will revise the Development Standards and architectural standards to include single-family attached townhome products (specific to Village 14).

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill (Bridgewater PUD)

Filing #: _____ Lot #: _____ Block #: _____ Section: 8, 17, 18 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Daybreak Recovery Acquisition LLC

Contact Person: Mr. Jon Shumaker

Address: 7200 S. Alton Way, Suite C - 400

City/State/Zip: Centennial, CO 80112

Phone: 303-267-6195 Fax: _____

E-mail: jrichmond@raintree.us.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Norris Design

Contact Person: Eva Mather

Address: 1101 Bannock Street

City/State/Zip: Denver, CO 80204

Phone: 303.892.1166 Fax: _____

E-mail: emather@norris-design.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Reference SUAs included with this applicat.

Address: _____

City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Reference SUAs included with this applicat.

Address: _____

City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: Bridgewater PUD

Proposed Zoning: Bridgewater PUD

Gross Acreage: 965.83 (+/- 14.76 acres proposed alterations)

Gross Site Density (du/ac): 2.75 (over entire PUD)

Lots/Units Proposed: +/- 2660

Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power

Metro District: Colliers Hill

Water (if other than Town): _____

Gas: Xcel

Fire District: Mountain View

Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

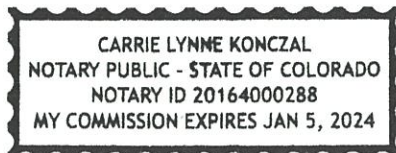
DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezon	$\$1700 + (\$10 \times 0) = \$1700$ (Credit given for acreage)	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input checked="" type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	
		\$ 10,000.00	

All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____ Date: _____
 Owner: Jerry B Richmond Date: 8.24.2020
 Applicant: _____ Date: _____

STATE OF COLORADO)
 County of Arapahoe) ss.
 The foregoing instrument was acknowledged before me this 24th day of August, 2020, by Jerry B Richmond.
 My commission expires: Jan 5, 2024
 Witness my hand and official seal.



Carrie L Konczal
 Notary Public

May 5, 2021

Mr. Chris LaRue
Town of Erie Community Development
645 Holbrook Street
Erie, Colorado 80506

Re: Bridgewater (Colliers Hill) P.U.D. Amendment No. 6 - Narrative

Dear Mr. LaRue,

Following please find our letter of introduction and project description for the Bridgewater P.U.D. Amendment No. 6. The general purpose for this P.U.D. Amendment is to include architectural design criteria and dimensional standards specific to Village 14 of the Bridgewater P.U.D.

Proposed Project Description

The Applicant proposes the following changes to the Bridgewater P.U.D.:

Village 14

Village 14 is proposed to allow single-family attached land uses such as duplexes and townhomes with a typical lot size of 1,250 square feet. Approximately 175 units would be permitted with the +/-14.76 acres for an allowed maximum density of 11.8 dwelling units per acre.

Dimensional standards are proposed for an alley-loaded townhome product within this Village. Dimensional standards are similar to the alley-loaded duplex product previously added with Amendment No.4 with exception of minimum lot width and area, as townhomes are traditionally a narrower product.

Currently the Bridgewater P.U.D. does not have standards specific to townhomes although it is an allowed land use in Village 14. Specifics were intentionally omitted with previous amendments so as to allow for flexibility as the market conditions change over time. Architectural standards have been included for Village 14 in combination with single-family attached duplex products previously approved for Village 11B. These standards outline requirements for items such as architectural variety, character, and product orientation. Additional design standards have been provided to further define a "Landscaped Common Area" as discussed with staff.

Villages 1A & 1B

In an effort to provide additional product diversity within the Colliers Hill community, an amendment to the allowed land uses and dimensional standards within Village 1 of the Bridgewater P.U.D. are proposed. The Applicant is requesting a separation of Village 1 into Village 1A and Village 1B to more accurately reflect the proposed land use within those areas. Village 1A propose a mix of single-family attached homes while Village 1B proposed single-family attached include both single-family detached and single-family attached residential products, specifically alley-loaded duplexes. Single-family detached residential is currently permitted, but is suggested to modify the typical lot size from 8,500 SF to a range of 5,000-9,000 SF with perimeter lots along the north and western boundaries requiring an average of 10,000 SF. Single-family attached lots shall reflect a typical lot size of approximately 2,250 SF. This lot size is consistent with other SFA products currently permitted within Village 11B of the community.

The total number of dwelling units recommended is suggested to be increased from 300 to 500 units. This increase in dwelling units over the gross density of the Village and surrounding tracts (137 acres) suggests a density of 3.65

dwelling units per acre. This density is inconsistent with underlying SR zoning which recommends a maximum of 3.0 dwelling units per acre, therefore a separate rezoning application is in process with the Town of Erie to convert the underlying zoning district to LR. This zoning change is consistent with the remaining Colliers Hill community and the Town of Erie Comprehensive Plan. In addition, the Bridgewater P.U.D. caps residential units to a total of 2,880. With the proposed increase of 200 units within Village 1, the total community dwelling unit count would remain under this threshold.

Changes are also proposed to better reflect current oil and gas activity within the Village boundary. Currently four (4) oil and gas wells exist within the Village. These wells have been, or are scheduled to be, capped and abandoned. As a result, the tracts shown on the P.U.D. Overlay map will reflect a 25' setback. Revised SUA agreements with these mineral rights owners will be provided to the Town upon execution.

To accurately reflect the suggested changes within the P.U.D. Overlay Map, modifications to the Dimensional Standards table located on sheet 4 are also proposed. These changes include removing the SR District categories to reflect the corresponding rezone request. The current LR (with SFD) will guide dimensional standards for the proposed SFD development within Village 1A and the current LR (SFA- Duplex-Alley Loaded) will guide dimensional standards for the proposed SFA development within Village 1B.

In addition, to ensure compatibility throughout the document, a note is suggested noting "Single-family lots along the northern and western perimeter of Village 1 shall have an average lot size of 10,000 SF or greater."

Architectural criteria for Village 1 will be consistent with criteria already in place for single-family detached homes (reference page 5) and single-family attached homes (duplex- alley loaded) (reference page 6) located within the community.

Diversity Compliance

Per Town of Erie Code Section 10.6.7.D.1.b. of the Unified Development Code, the Bridgewater P.U.D. (+/-965 total acres) is required to provide the following options for housing diversity:

- Six housing types, or
- Five housing types and one housing variation, or
- Four housing types and 2 housing variations.

Currently, the Bridgewater P.U.D. includes two housing types and two housing variations. Housing types currently include single-family detached homes and rear-loaded duplexes. The two housing variations include single-family detached homes with a lot size of between 5,000 and 9,999 sf, and homes with lot sizes between 10,000 and 39,999 sf. Although the majority of homes currently built and/or platted fall within the 5,000 and 9,999 sf range, there are multiple homes with lots larger than 9,999 sf within Village 2 (future filing 5) and to be proposed within Village 1A. Additionally, there are lots currently built within Village 10 (filing 3C) that are smaller than 4,999 sf, which is an additional housing type variation, although only a maximum of two variations are applicable for credit. With future development within Villages 14 and 15 the following other land uses are proposed to be allowed: duplexes, townhomes, and apartments/condominiums. Assuming that a multi-family (condo/apartment) and townhome product were to be constructed within Villages 14 and 15, this would satisfy the diversity standards required by Code. With the development of proposed Village 14, the Applicant will submit a diversity report to ensure that all Town of Erie diversity requirements under the Unified Development Code, Section 10.6.7.D.1.b. will be met.

Development Timeline

Land development associated as an effect of this P.U.D. Amendment No.6 will occur based on current market demands.

Existing and Proposed Utilities and Public Services

There are currently existing utilities servicing the community, the following public service providers would also provide service for Villages 1A, 1B, and 14.

- Electric – United Power
- Water – Town of Erie
- Gas – Xcel Energy
- Sewer – Town of Erie
- Fire Service – Mountain View Fire Department
- Schools – St. Vrain Valley School District

Surrounding Land Use

The area surrounding Village 14 of the Bridgewater P.U.D. has historically been contemplated as a mix of townhome, duplex and multi-family residential products. These planned land uses will remain within the general area so as to encourage higher density residential development along Weld County Road 5 allowing these residents to utilize easy access to nearby I-25 as well as adjacent public amenities such as the Neighborhood Park, Community Park, and Town open space.

Adjacent land uses to Village 1A and 1B include the following:

- To the North – Parkland Estates
- To the South – Village 4 and Village 13 of the Bridgewater P.U.D. (single-family detached residential)
- To the East – Single-family detached residential ranchettes located within Weld County
- To the West – Undeveloped land with agricultural and oil and gas uses located within Weld County

Public & Private Amenities

There are no impacts proposed with this P.U.D. Amendment to the currently approved parks, open space and trails proposed within the community.

Mineral Rights

There are many known surface use agreements with the community. Copies of these surface use agreements are provided with this application. Many of the oil and gas operations areas originally approved with the Bridgewater P.U.D. have been renegotiated and are planned to be capped, abandoned, and relocated west of the property, near the southwestern portion of the southeastern quarter of Section 8/ Village 1. Executed surface use agreements will be shared with the Town of Erie upon completion.

Approval Criteria

The proposed PUD Amendment is consistent with the Town's Comprehensive Plan, which indicates this area as Low Density Residential (LDR). LDR is suggested for the entire Colliers Hill / Bridgewater community and is defined by a typical gross density between 2-6 dwelling units per acre and recommends residential land uses such single-family detached homes, single-family attached homes, townhomes, condominiums, patio homes and apartments. The overall Colliers Hill / Bridgewater community is capped at a total of 2,880 dwelling units over 965.83 acres or 2.98 dwelling units per acre. PUD Amendment No.6 is in compliance with these overall, gross density requirements.

In addition, the proposed PUD Amendment meets the following approval criteria as outlined in the Unified Development Code, Title 10.

- a. The PUD Rezoning is generally consistent with the purpose of the PUD overlay district in Subsection 2.7.D.1;
Response: The proposed land use and density with this P.U.D. Amendment is consistent with the existing character and intent of the Bridgewater P.U.D. and remains compliant with the maximum total unit count of 2,880 total units.
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
Response: The proposed amendment does not cause any undue harm to the public health, safety and welfare.
- c. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
Response: The proposed amendment complies with the Town's Comprehensive Master Plan designation LR in relation to overall density and land uses proposed.
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
Response: The proposed P.U.D. Amendment is generally consistent with the PUD standards outlined in the UDC.
- e. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
Response: Existing facilities and services are currently in place for the proposed development outlined with this PUD amendment.
- f. The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
Response: No negative impacts are anticipated the natural environment outside of temporary impacts caused by future construction which will be done in accordance to then current standards for mitigation and safety.
- g. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;
Response: The proposed amendment does not change the proposed land use or building height planned for this location, and therefore does not cause any additional impacts to scenic views. There are not historic features identified on the property nearby this location.
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
Response: The proposed land use associated with this PUD Amendment will complement the surrounding land uses both built and proposed. Adequate buffering is proposed between the future development of Village 1A and the Parklands Subdivision to the north. In addition, setbacks shall be in compliance with the current Town of Erie UDC (dated December 2020) for residential development adjacent to oil and gas production as well as maintain setbacks consistent with agreements between Colliers Hill and adjacent subdivisions.
- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;

Response: The proposed land use associated with this PUD Amendment will be compatible in scale and massing with other residential products currently in place within the community. In addition, transition of density in combination with open space buffering will provide a comfortable transition between future homes within Village 1A and the larger lot subdivision, Parklands, to the north.

- j. The proposed phasing of the development is appropriate, and the development can be substantially completed within the time period specified in the schedule of development or Development Agreement submitted by the applicant; and

Response: Development of the area impacted with this PUD Amendment, specific to Village 14, is intended to take place in one phase. Development of the area specific to Village 1A and 1B may take place in phases, which will occur based on market demands.

- k. The PUD Plan provides public benefit(s).

Response: The product type planned with this PUD Amendment provides additional product diversity to the community and the Town of Erie.

We hope that this provides a comprehensive summary of the Bridgewater P.U.D. Amendment No. 6. Feel free to contact me directly should you have any comments, questions and/or requests for additional information.

Sincerely,
Norris Design



Samantha Crowder
Senior Associate