



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

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

PROJECT/BUSINESS NAME: Colliers Hill Filing No. 6 - Preliminary Plat
PROJECT ADDRESS: Northwest corner of WCR 5 and WCR 10
PROJECT DESCRIPTION: Approximately 304 single-family front loaded lots ranging in size from 5,720 sf to 10,000+ sf, approximately 148 single-family rear loaded paired homes, a 7.0 acre Neighborhood Park, approximately 15 acres of open space and various landscape tracts.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Bridgewater
 Filing #: 6 Lot #: N/A Block #: N/A Section: 8 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Daybreak Recovery Acquisition
 Contact Person: Jerry Richmond
 Address: 7200 S. Alton Way, Suite C-400
 City/State/Zip: Centennial, Colorado 80012
 Phone: 303-267-6195 Fax: N/A
 E-mail: jrichmond@raintree.us.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Norris Design
 Contact Person: Eva Mather
 Address: 1101 Bannock Street
 City/State/Zip: Denver, Colorado 80204
 Phone: 303-892-1166 Fax: N/A
 E-mail: emather@norris-design.com

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Reference attached S.U.A
 Address:
 City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Reference attached S.U.A
 Address:
 City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: P.U.D. SR	Gross Site Density (du/ac): 3.11 du/ac
Proposed Zoning: P.U.D. LR	# Lots/Units Proposed: 452
Gross Acreage: 145.25 acres	Gross Floor Area: N/A

SERVICE PROVIDERS

Electric: United Power	Gas: Xcel Energy
Metro District: Colliers Hill Metro District	Fire District: Mountain View Fire District
Water (if other than Town): Town of Erie	Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

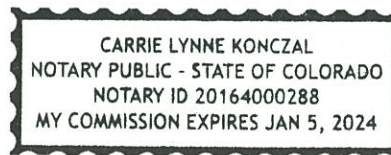
DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$1,700 + (\$10 x 452 Lots) = \$6,220	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input checked="" type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<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	\$600.00	
MISCELLANEOUS		METRO DIST SERVICE PLAN	
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00	\$10,000.00	
<input type="checkbox"/>			

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 Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, 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: Jerry B Richmond Date: 3/16/2021
 Owner: _____ Date: _____
 Applicant: _____ Date: _____

STATE OF COLORADO)
 County of Arapahoe) ss.
 The foregoing instrument was acknowledged before me this 16th day of March, 2021, by Jerry B Richmond.



My commission expires: Jan 5, 2024
 Witness my hand and official seal.

Carrie Konczal
 Notary Public

April 15, 2021

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

Re: Colliers Hill – Rezone

Dear Mr. LaRue,

Following please find our letter of introduction and project description for the Rezoning request for the north quarter section of Colliers Hill (Bridgewater PUD Village 1A and 1B). The general purpose for this rezone request is to convert a portion of the Colliers Hill community from SR to LR zoning, consistent with the remaining portion of the community and the Town of Erie Comprehensive Plan.

Proposed Project Description

Proposed land uses within Village 1A and 1B of the Bridgewater P.U.D. includes a mix of single-family detached and attached homes ranging in lot size from 2,250 sf to 10,000+ sf. A maximum of 350 single-family detached units and 150 single-family attached units are proposed within the P.U.D. over a total area of 142.25 acres resulting in an approximate density of 3.5 dwelling units per acre. Per the UDC zoning within Suburban Residential (SR) is capped at 3.0 dwelling units per acre, therefore a rezoning request is being made to Low-Density Residential (LR) which permits residential densities between 3.0 and 5.0 dwelling units per acres.

The proposed LR zoning classification is consistent with the majority of the Colliers Hill (Bridgewater) community, except for a small portion located north of the existing railroad which is currently zoned Estate Residential (ER). This area will remain as ER zoning and is proposed as HOA-owned open space.

Compliance with the Town of Erie Comprehensive Plan

The Town of Erie Comprehensive Plan currently outlines the entirety of the Colliers Hill (Bridgewater) community as Low Density Residential (LDR). This land use is characterized with suburban-style developments allowing for a range of single-family detached and attached homes with a density range between 2-6 dwelling units per acre. In addition, LDR areas are recommended to be located within walking distance to community facilities such as schools, and parks.

The proposed land uses intended for Village 1A and 1B of the community fall well within the density range required, at 3.5 du/ac and include a mix of single-family attached and detached homes. Residents are located within convenient walking distances to nearby community amenities such as regional trails, neighborhood and pocket parks, a future community park and the nearby Soaring Heights Middles School and Erie High School.

Surrounding Land Use

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

To the North – Parkland Estates (Weld County PUD Zoning)

To the South – Village 4 and Village 13 of the Bridgewater P.U.D., single-family detached residential (LR Zoning)

To the East – Single-family detached residential ranchettes located within Weld County (Weld County A Zoning)

To the West – Undeveloped land with agricultural and oil and gas uses (Weld County A Zoning)

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 1A and 1B.

Development Timeline

The development of Village 1A and 1B are subject to market demands, but construction is anticipated to occur shortly following approval of the corresponding platting. A preliminary plat application is anticipated to be submitted to the Town for initial review by May 2021 and Final Plat acceptance is expected as early as summer 2022.

Approval Criteria

The proposed Zoning Amendment meets the following approval criteria as outlined in the Unified Development Code, Title 10.

1. The Rezoning will promote the public health, safety, and general welfare;
Response: The proposed rezoning does not negatively impact the health, safety, or general welfare of the public.
2. The Rezoning is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code; Adequate facilities and services (including roads 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: The proposed rezoning is consistent with the intent outlined by the Town of Erie Comprehensive Plan LDR land use designation. Proposed zoning and future land development shall be consistent with the requirements set forth by the Town of Erie Municipal Code. The rezoned parcel will remain as part of the larger Colliers Hill community and will have adequate utility and services provided to it.
3. The 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: There are limited negative impacts anticipated with the rezoning of this property consistent with the limited changes proposed in overall land use. Any major impacts, if they should arise with future development, shall be mitigated as directed by the Town of Erie staff or third-party consultants.
4. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property; and
Response: Negative impacts to adjacent properties is limited and is consistent with the existing zoning.

5. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.

Response: Future land uses proposed within the rezoned parcel are consistent with the intent of the Bridgewater PUD and remaining portions of the Colliers Hill community.

Additional Applications

In addition to this Rezoning application and separate PUD Amendment application is also in process (PUD Amendment No.6) which proposes revisions to Village 14 to include architectural and dimensional standards for a townhome product and modifications to the residential densities allowed within Village 1A and 1B.

We hope that this provides a comprehensive summary of the request for rezoning. 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