

**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](http://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**PROJECT ADDRESS:** Property located west of WCR 5, North of Erie Parkway, South of WCR 10, and generally east of WCR 3**PROJECT DESCRIPTION:**

PUD Amendment proposed to include map adjustment to better reflect currently platted boundaries, revise to the dimensional standards for Multi-Family sub-category, and include design standards for multi-family development.

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill (Bridgewater PUD)

Filing #: \_\_\_\_\_ Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**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: N/A

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: N/A

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: Bridgewater PUD

Proposed Zoning: Bridgewater PUD

Gross Acreage: 965.83 **64.49 acres updated (includes changes to Village 13 and 15)**

Gross Site Density (du/ac): N/A

# Lots/Units Proposed: N/A

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): \_\_\_\_\_

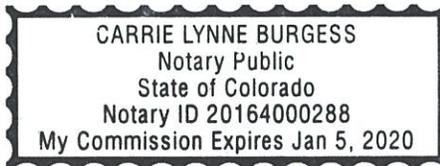
**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input checked="" type="checkbox"/> PUD Amendment	\$2,668.70 \$ 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
<b>SPECIAL REVIEW USE</b>		<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	<b>VARIANCE</b>	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	
		\$ 10,000.00	
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> 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: 9/19/19  
 Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF COLORADO )  
 County of Arapahoe ) ss.  
 The foregoing instrument was acknowledged before me this 19th day of September 2019, by Jerry B Richmond.



My commission expires: Jan 5, 2020  
 Witness my hand and official seal.

Carrie L Burgess  
 Notary Public

June 26, 2020

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

**Re: Colliers Hill – Bridgewater P.U.D. Amendment No. 5**

Dear Mr. LaRue,

Following please find our letter of introduction and project description for the Bridgewater P.U.D. Amendment No. 5. The general purpose for this P.U.D. Amendment is to make adjustments to Villages 13, 14, 15 and 16. Adjustments to these Villages would be to change the allowed land uses and alter the land Village boundaries to accurately reflect recent plat revisions.

**Proposed Project Description**

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

Village 13

Village 13 is proposed to be combined with Village 14. The proposed combined Village will be noted as “Village 13” and will allow single-family detached homes with a lots size ranging between 5,000 and 6,000 sf. Approximately 250 dwelling units would be permitted within the +/-55.18 acres for an allowed maximum density of 4.5 dwelling units per acre. In addition to the reduction in lots sizes and density permitted, the boundary is also proposed to be altered to better reflect the alignment of Flora View Drive along the southern edge of the Village. This alignment has been shifted to the south to connect with the existing built access to the adjacent Middle School.

Village 14

Village 14 is proposed to be combined with Village 13.

Village 15

Due to the combination of Villages 13 and 14, Village 15 is proposed to be noted as “Village 14”. The proposed Village 14 will allow single-family attached and multi-family land uses such as duplexes, townhomes, condos and apartments. This will aid in meeting the diversity requirements per UDC Code Section 10.6.7.D.1.b. A maximum of 175 dwelling units will remain over the 14.76 acres, for a maximum allowed density of 12.0 dwelling units per acre. Additionally, the boundary is proposed to be shifted to better reflect the alignment of Flora View Drive, which will be the proposed northern Village boundary edge. The southern Village boundary edge is also proposed to be shifted to better reflect the platted northern boundary edge of the future Community Park.

Village 16

Due to the combination of Villages 13 and 14, Village 16 is proposed to be noted as “Village 15”. The proposed Village 15 will continue to allow multi-family land uses such as condominiums and apartments. A maximum of 350 units will remain over the 13.00 acres for a maximum allowed density of 27.0 dwelling units per acre. No changes are proposed to the Village boundary.

Village 4, Neighborhood Park and Community Park/ Open Space

The boundaries of Village 4, the Neighborhood Park, and the Community Park are proposed to be shifted to better reflect the platted boundaries of these areas. Acreages and allowed land uses within the Village 4 and Community Park/ Open Space areas are not proposed to be changed, however an additional note indicating a second “Private Community

Amenity” is proposed within the Neighborhood Park boundary, similar to the condition found near the intersection of Colliers/Bridgewater Parkway and WCR 3/Colliers Blvd. The proposed Neighborhood Park will now reflect a total acreage of 7.0 acres and the Private Community Amenity will reflect an acreage of 1.02 acres, similar to the acreages approved in the Filing 4 Preliminary Plat.

All other Village boundaries have been revised to accurately reflect current approved plats. Boundaries, acreages, typical lot size, dwelling unit counts have been revised in the land use map as well as land use summary shown on page 2 of the Bridgewater PUD.

#### Oil and Gas Operations Areas

As the community continues to develop, oil and gas surface use agreements have been renegotiated. Many of the oil and gas operation areas shown in the Bridgewater P.U.D. are proposed to be capped, abandoned, and relocated to a larger, condensed operations area located in the southwest corner of Village 1. As such, the oil and gas operations area shown north of the Neighborhood Park and west of Village 13, will be relocated. Current UDC standards require a 50’ buffer around capped and abandoned wells (0.2 acres) which is significantly smaller than the 4.0 acres currently represented. This tract is proposed to be reduced to better reflect the 0.2-acre site currently required. Copies of all current surface use agreements will be provided with this application.

#### Additional Changes for Added Product Variation

Additional changes are proposed to better define design standards for multi-family, which were previously not included in the Bridgewater P.U.D.

Revisions to multi-family standards include minor adjustments to the dimensional standards table as well as including architectural standards specific to multi-family residential dwellings. These adjustments allow for greater density and diversity in building design outside the standard 3-story multi-family walk ups, typical to suburban multi-family developments based on current market demands.

Adjustments designed to better accommodate multi-family include:

- A reduction in the minimum lot standards is proposed to help provide a greater variety of product types and sizes, such as one- and two-bedroom units.
- Although the multi-family meets town standards for building height, an exhibit has been added for clarity regarding how the measurements apply to this building type. Reference Exhibit A on sheet 4.
- Architectural standards have been included as an amendment to subsection 10.6.7.F of the Unified Development Code. These adjustments allow for greater density and creativity in building and site design while maintaining the high standard of design currently existing at Colliers Hill.

#### 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 3,999 sf. Although the majority of homes currently built and/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). Additionally, there are lots currently built within Village 10 (filing 3B) 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 Phase 3 and Phase 4 the following other land uses are proposed to

be allowed: duplexes, townhomes, and apartments/condominiums. Assuming that a multi-family (condo/apartment) and future single-family attached townhomes were to be built, this would satisfy the diversity standards required by Code. 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 with future applications.

### **Public Benefits**

Allowing additional land uses with standards that meet current market demands within the amended Villages provides more flexibility for future development and allows for the option of additional residential variety within these last, remaining Villages of the Colliers Hill community. In addition, the document will more accurately reflect current oil and gas conditions and recently platted boundaries.

### **Phasing / Development Time-Line**

Phasing of proposed Village 13 through 15 will occur in tangent with the adjacent single-family detached and single-family attached developments to the west. Phasing will be market-driven.

### **Existing and Proposed Utilities and Public Services**

There are currently existing utilities and easements that parallel Weld County Road 5 and Weld County Road 10. All other proposed utilities will be determined and located at time of Preliminary Plat Application. Anticipated public services and their providers are listed below:

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 Uses**

The land uses proposed with this P.U.D. Amendment are consistent with the land uses previously approved with the Bridgewater P.U.D. Land uses proposed are residential lots/units of varying densities and type, which are compatible with the current and future land uses adjacent to the site. These land uses include:

North – Currently agricultural land with some oil and gas operations, future single-family residential (Colliers Hill Village 1)

South – Erie Parkway and agricultural land zoned for future Community Commercial uses

West – Single-family residential (Colliers Hill Villages 4, 11A, 11B, and 10)

East – St. Vrain Valley School District facilities (High School and future Middle School)

### **Public / Private Open Spaces**

This P.U.D. Amendment does not affect any of the previously approved parks and open spaces within the Bridgewater P.U.D. with the exception of the Neighborhood Park (Tract 4) which is proposed to include a 1.0-acre Private Community Amenity. The Neighborhood Park will continue to be owned by the H.O.A. and maintained by the Town of Erie (as proposed in the Filing 4 Preliminary Plat). The Private Community Amenity will be owned and maintained by the H.O.A.

### **Mineral Rights**

There are many known surface use agreements with the Bridgewater P.U.D. 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 to the southwestern portion of the southeastern quarter of Section 8.

## Approval Criteria

The Bridgewater P.U.D. Amendment No. 5 complies with the following Town of Erie P.U.D. approval criteria:

1. The P.U.D. Rezoning is consistent with the purpose of the P.U.D. overlay district in Section 2.7.D.2 of Municipal Code, Title 10, Unified Development Code;  
*Response: The proposed amendment to the P.U.D. is consistent with the originally approved Bridgewater P.U.D. Overlay District's intent for product diversity and location.*
2. The P.U.D. Rezoning will promote the public health, safety, and general welfare;  
*Response: The proposed amendment to the P.U.D. does not negatively affect the health, safety and welfare of the public.*
3. The P.U.D. Rezoning is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code, Title 10, Unified Development Code;  
*Response: The proposed amendment to the P.U.D. is consistent with the originally approved Bridgewater P.U.D. Overlay District's intent for product diversity and location as well as the current Comprehensive Plan which specifies residential for this area.*
4. 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 amendment to the P.U.D. does not adversely affect the community's requirements for facilities or services.*
5. The P.U.D. 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: The proposed P.U.D. amendment does not have any adverse impacts on the natural environment outside of the originally approved P.U.D. and Master Plan for this development.*
6. The P.U.D. 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 P.U.D. amendment does not have any adverse impacts on the scenic or historic features outside of the originally approved P.U.D. and Master Plan for this development.*
7. The P.U.D. Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;  
*Response: The proposed P.U.D. amendment does not have any adverse impacts on properties in the vicinity outside of the originally approved P.U.D. and Master Plan for this development.*
8. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject;  
*Response: The proposed P.U.D. amendment proposes similar land uses as the previously approved P.U.D. and Master Plan and will integrate well with the proposed land uses in the area.*
9. 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: The proposed P.U.D. amendment reflects similar phasing as the originally approved P.U.D. and is planned to be constructed and completed in a timely manner in accordance with the development of the areas currently under construction and market conditions.*

10. The P.U.D. Plan provides public benefit(s).

*Response: The proposed P.U.D. amendment will provide the community with quality, diverse residential options.*

We hope that this provides a comprehensive summary of the Bridgewater P.U.D. Amendment No. 5. 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