

BRIDGEWATER (COLLIERS HILL) -PUD AMENDMENT NO. 5

Board of Trustees – November 10, 2020

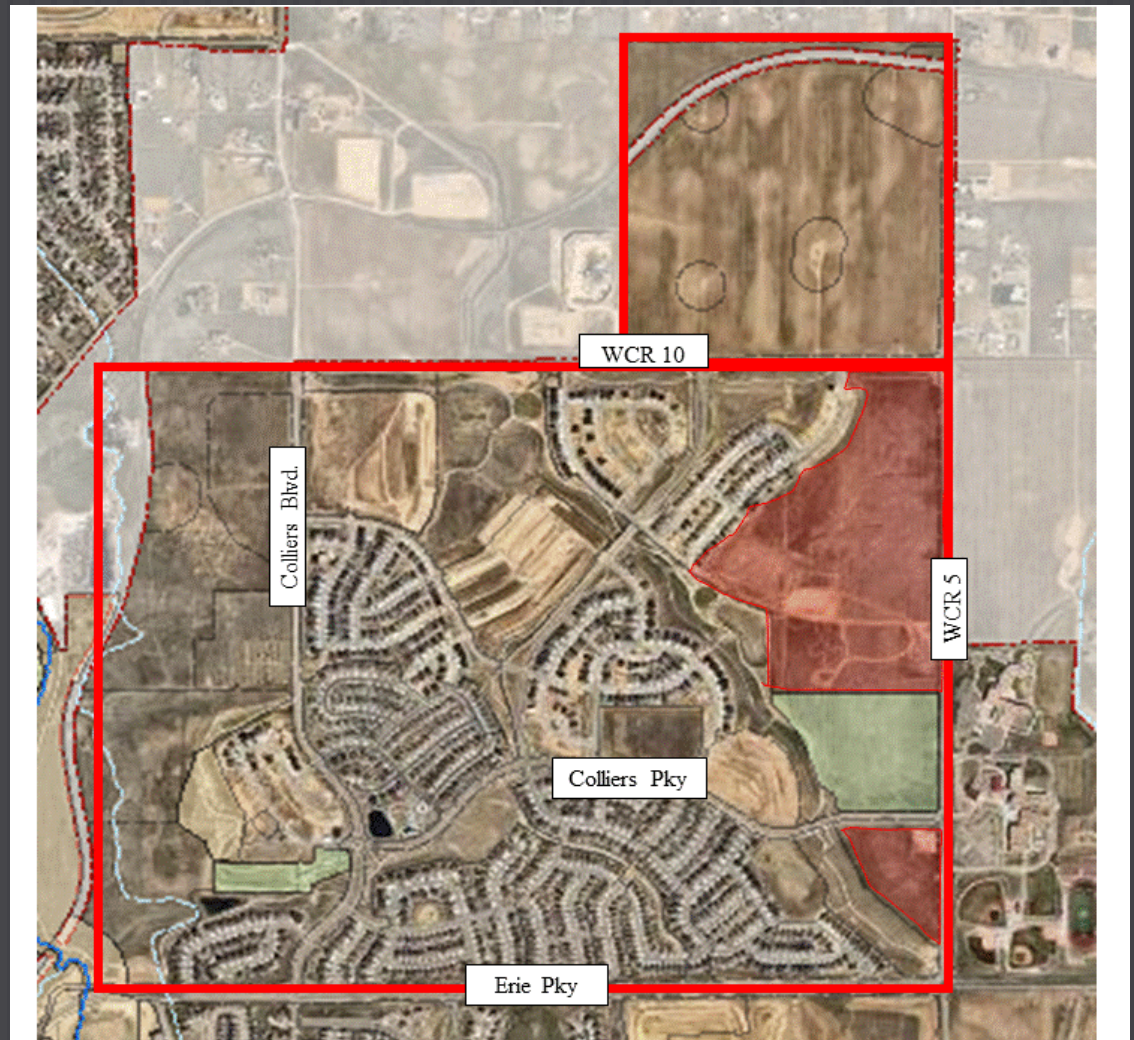
Request

PUD Amendment No. 5:

- Modify land use areas (Villages); land use types allowed in villages; & quantity of DU in areas;
- Creation of architectural & dimensional standards for multi-family (apartments); &
- Update to the entire PUD to reflect all platting that has occurred.

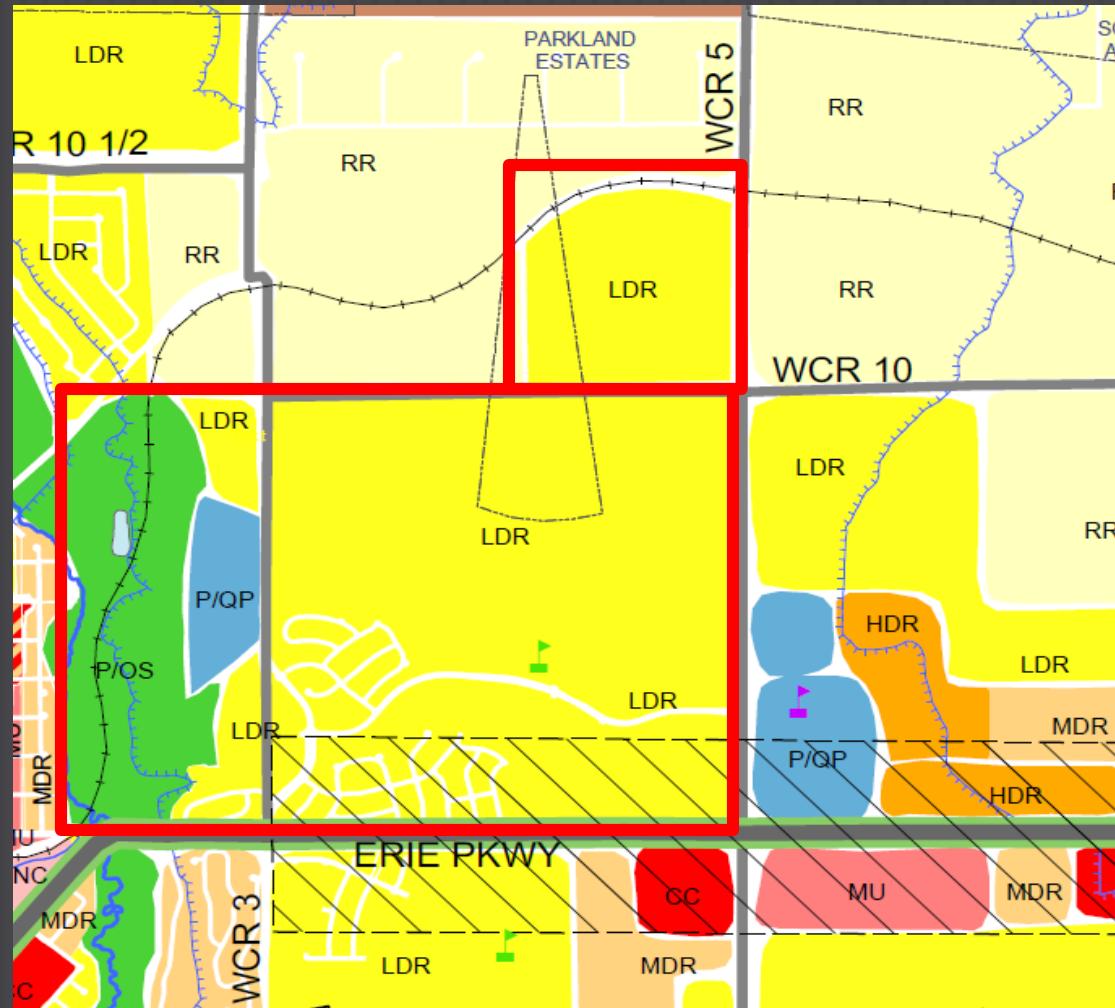
Location

- 965.83 acres
- Area is developed/
under development



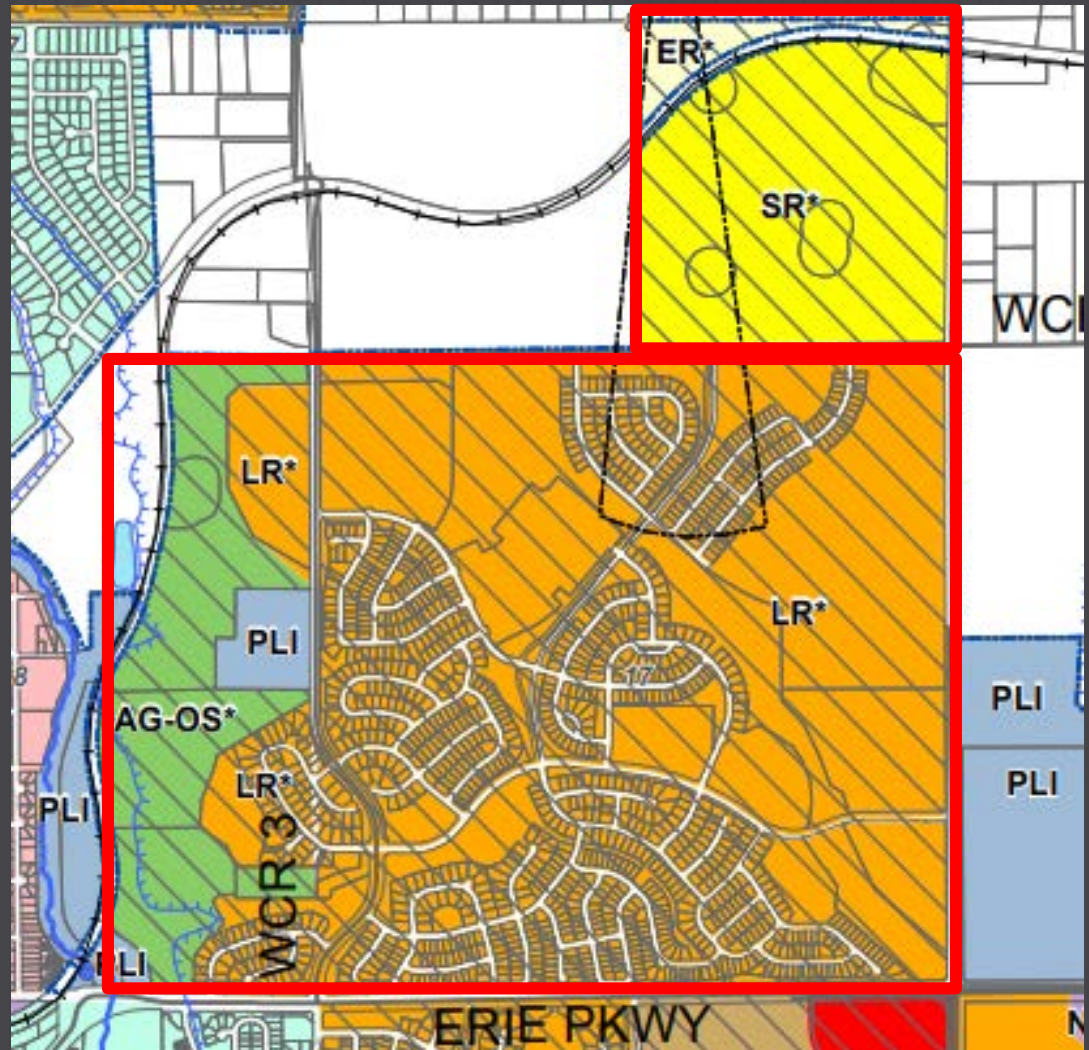
Comprehensive Plan

- LDR (2 to 6 du/ac)
- RR (0 to 2 du/ac)
- P/OS
- P/QP
- Allows for a range of residential uses
- Overall:
 - 2,880 du
 - 2.98 DU/AC



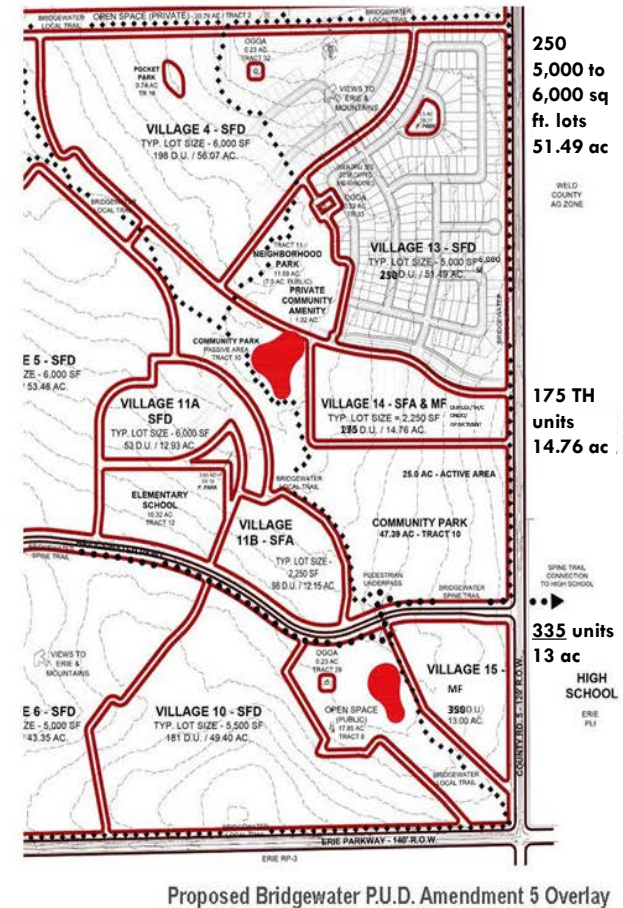
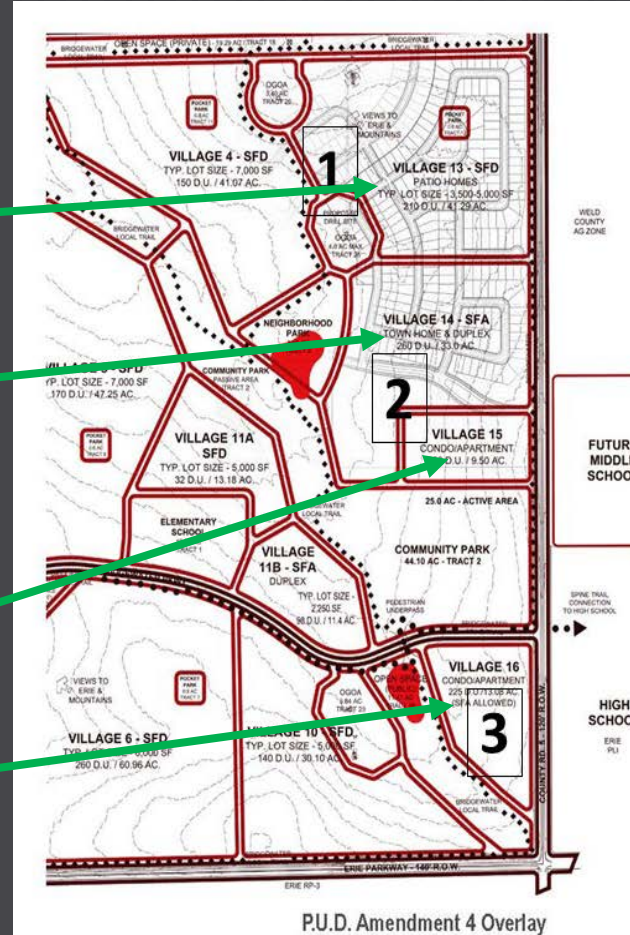
Zoning

- LR (5 du/ac)
 - SR (3 du/ac)
 - ER (1 du/ac)
 - AG-OS
 - PLI
-
- Overall Colliers is 2.98 du/ac – not changing



Zoning: PUD Amendment

- Removes SFD Patio Home designation (210 DU/3,500 to 5,000 sq ft)
- Removes 260 units TH/duplex from this Village – duplex in 4F
- 250 apt/condo only to SFA or multi-family
- 225 apartment/condo only to multi-family



Density transfers were always allowed in the PUD

Zoning: PUD Amendment

- Colliers was approved for 2,880 DU,
 - Will actually provide 2,597 DU – 10% reduction in units community wide
- This amendment reflects that reduction in overall units community wide.

Apartment standards – Village 15

- Modifications to UDC for multi-family limited to Village 15
 - Minor adjustments to dimensional standards table

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) (R/L)				MAX. HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT (R)	SIDE (1,4) (NO ADJUTING STREET)	SIDE (1,4) (NO INTERIOR LOT)	REAR (R/L)	
ER	100'	40,000	PRIN. - 30' ACC. - 40'	30'	10'	PRIN. - 30' ACC. - 10'	PRIN. - 35'
SR	75'	SFD 8,500	PRIN. - 25'	20'	PRIN. - 10'	PRIN. - 25'	PRIN. - 35'
		MF 8,000/D.U.	ACC. - 35'		ACC. - 5'	ACC. - 5'	ACC. - 30'
LR (WITH SFD)	40'	3,500	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35'
	NO CORNER LOTS		ACC. - 30'			ACC. - 5'	ACC. - 30'
LR (VILLAGE 15 APARTMENTS)	NONE	1,500	PRIN. - 20' ACC. - 30'	10'	NONE	PRIN. - 20' ACC. - 5'	PRIN. - 35' (P) ACC. - 25'
LR (DUPLEX ALLEY LOADED)	30'	2,250	PRIN. (OS) - 5' PRIN. (ROW) - 12'	10'	5'	PRIN. - 0' (P) ACC. - N/A	PRIN. - 35' ACC. - 25'
(1) ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED							
(2) MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A SIDE TO INTERIOR LOT LINE.							
(3) FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET BEYOND THE BUILDING FOUNDATION FOR ABOVE-GRADE FEATURES INCLUDING EAVES, COUNTERFORTS, FIREPLACE BOX-OUT, STOOPS, BAY WINDOWS, ROOM CANTILEVERS, AND OVERHANGS PROVIDED THAT THE LIVING SPACE OF THE PROJECTION DOES NOT EXCEED 20 SQUARE FEET IN EACH INSTANCE AND EXTEND MORE THAN 2 FEET. THERE SHALL BE NO MORE THAN TWO (2) ABOVE-GRADE LIVING SPACE ENCROACHMENTS PER ELEVATION ARTICULATION (AS DEFINED IN 10.6.7.F.1.4.I.(C)). REAR ENCROACHMENTS ARE NOT PERMITTED WITH ALLEY LOADED LOTS.							
(4) SIDE AND REAR SETBACKS FOR FRONT LOADED LOTS SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET BEYOND THE BUILDING FOUNDATION FOR BELOW-GRADE WINDOW WELLS.							
(5) REAR SETBACKS FOR FRONT LOADED LOTS SHALL ALLOW FOR AN ENCROACHMENT OF UP TO 6' FOR A COVERED PATIO (NOT ENCLOSED).							
(6) REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE SIDES TO THE R.O.W.							
(7) PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT UNLESS OTHERWISE NOTED IN THE PUD.							
(8) NO ENCROACHMENTS ARE PERMITTED OVER THE 0' REAR SETBACKS, THIS INCLUDES ALL ARCHITECTURAL FEATURES SUCH AS EAVES, OVERHANGS, AND OTHER.							
(9) MULTI-FAMILY BUILDING HEIGHT MEASURED PER UDC SECTIONS 10.11.3 AND PER 10.4.2.B.2 AND PER 10.6.4.G.6 AND AS DIAGRAMMED ON EXHIBIT 'A' BELOW.							

- Generally consistent with UDC & overall PD
- 30' buffer + 20' setback
- Bldg Height: No change to PUD

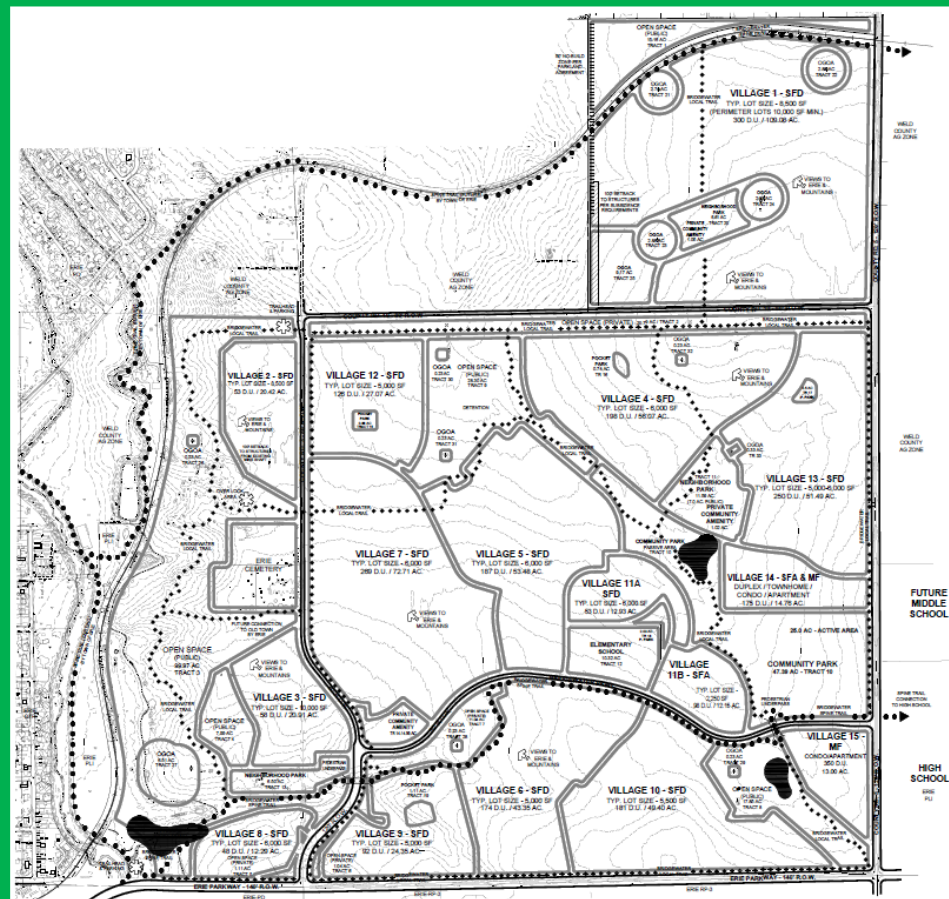
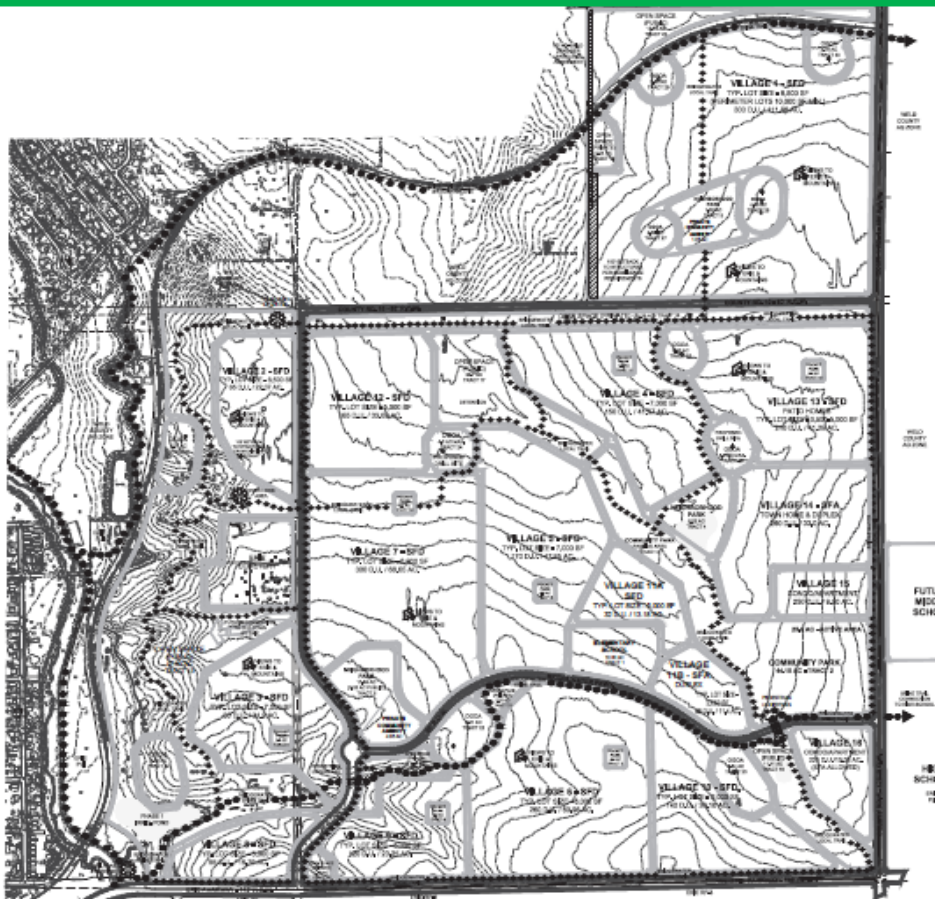
Apartment standards – Village 15

- Modifications to UDC for multi-family limited to Village 15
 - Architectural standards – 4 sided architecture
 - 3 architectural features from UDC list instead of 2
 - 4 features required along public streets and OS
 - Requesting a building length to 160' instead of 156'.
 - Parking requirements include:
 - Detached garages, carports, & tandem spaces in front of garages.

Zoning: PUD Amendment

- Village boundaries within the PUD area have been updated:
 - Reflects existing platting & development;
 - Updates boundaries, acreages, typical lot sizes, & dwelling unit counts

Zoning: PUD Amendment



Housing Diversity

- UDC requires:
 - 6 types;
 - 5 types with 1 variation; or
 - **4 types with 2 variations**
- Colliers proposes:
 - SFD (0-4,499 sq ft / 5,000 to 9,999 sq ft / 10,000 to 39,999 sq ft)
 - Duplex (under construction)
 - Apartments (with tonight's amendment)
 - Townhomes
- Future Filings will need to provide the 2 housing types

Housing Diversity

- Annexation Agreement sets number of TH/Multi-family units
 - 400 units
- Multi-family per the annexation agreement includes duplex, apartments, condos, live/work, etc.
- If this amendment is approved:
 - 608 townhome & multi-family units would be provided
 - (98 duplexes, 335 apartments, & 175 TH)

PUD Zoning Approval Criteria

- a. The PUD Rezoning is consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
- c. The PUD Rezoning is consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
- e. 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;
- 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;

PUD Zoning Approval Criteria

- 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;
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- 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 the development or Development Agreement submitted by the applicant; and
- k. The PUD Plan provides public benefit(s).

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held February 6, 2020. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of the Public Hearings were provided as follows:

Published in the Colorado Hometown Weekly:	October 21, 2020
Property Posted by:	October 23, 2020
Letters to adjacent property owners by:	October 23, 2020

Recommendations

- Staff finds the Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 5 in compliance with PUD Approval Criteria & recommends the BOT adopt the Ordinance **Approving** the Amendment.
- On 9/2/20, the PC voted 6,1 to recommended the BOT **Approve** the Bridgewater PUD Amendment No. 5.

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