

Colliers Hill

Bridgewater P.U.D. Amendment No. 6 and Rezone
Board of Trustees | August 24, 2021



Context Map

Proximity to future elementary school and existing middle and high schools.

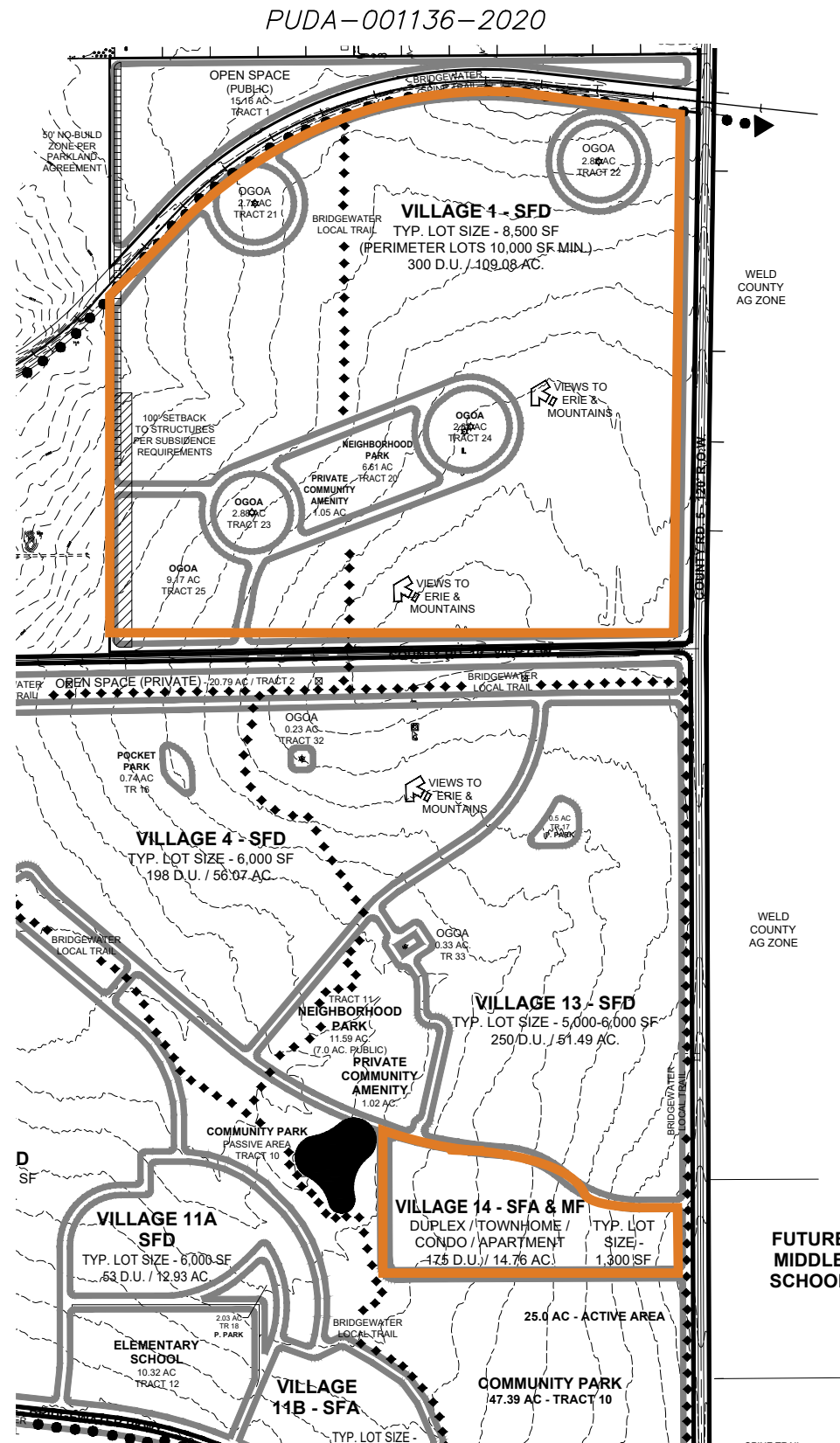
Proximity to planned and existing parks and open space.

Proximity to Old Town Erie and Interstate 25.

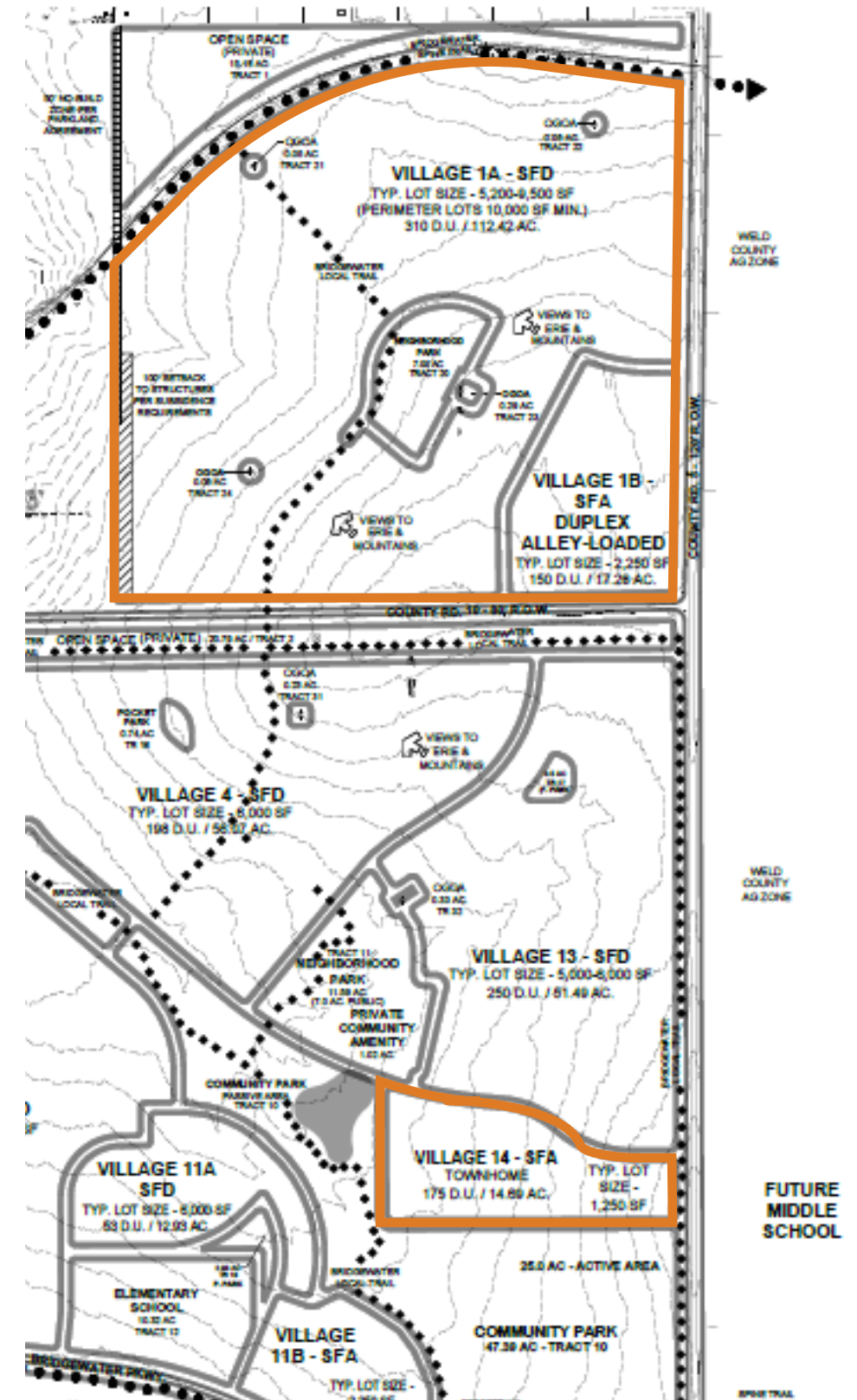


Proposed Updates

- Proposes the distinction between Village 1A and Village 1B
- Updates boundaries to reflect current and in progress oil and gas removal
- Establishes dimensional standards for SFA-Townhomes

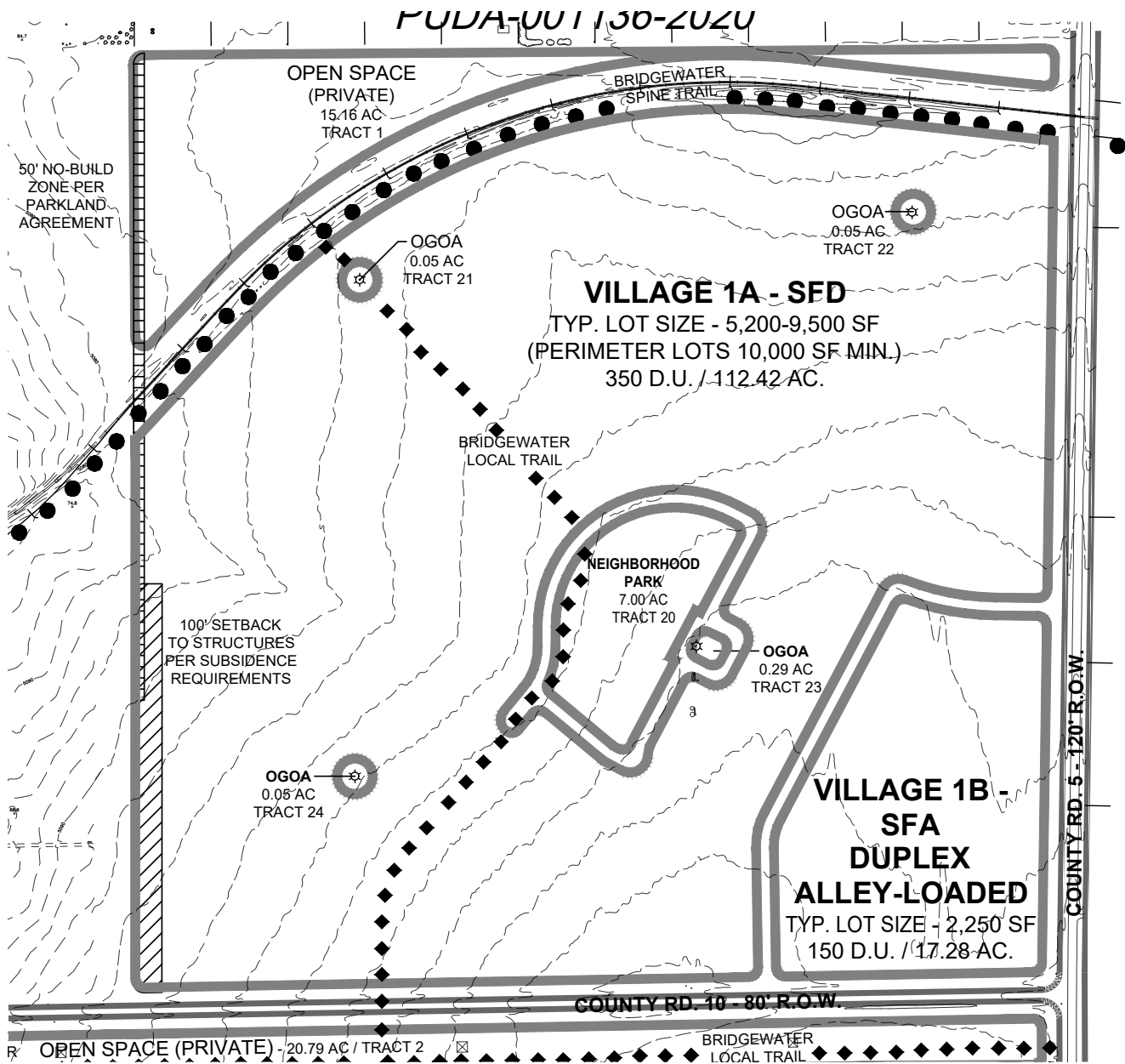


PUD Amend 5



PUD Amend 6

Proposed Updates



- Continuation of high-demand single-family homes (detached & attached)
- Redistribution of Density
- Accurate representation of O&G

DIMENSIONAL STANDARDS

| DISTRICT | MINIMUM LOT STANDARDS | | MINIMUM LOT SETBACKS (FT.) ^(2,7) | | | | MAX. HT. |
|----------------------------------|-----------------------|-----------------------|---|------------------------------|---------------------------|--------------------------------|----------------------------|
| | WIDTH (FT.) | AREA (S.F.) | FRONT | SIDE (TO ABUTTING STREET) | SIDE (TO INTERIOR LOT) | REAR | |
| LR (WITH SFD) | 40' | 3,500 ⁽¹⁰⁾ | PRIN. - 20' ^(3,6) | 10' ^(3,4) | 6' ^(3,4) | PRIN. - 20' ^(3,4,5) | PRIN. - 35' |
| | 50' CORNER LOTS | | ACC. - 30' ^(3,6) | | | ACC. - 5' ^(3,4,5) | ACC. - 25' |
| LR (VILLAGE 15 APARTMENTS) | NONE | 1,500 | PRIN. - 20' ⁽³⁾ | 10' ⁽³⁾ | NONE ^(1,3) | PRIN. - 20' ⁽³⁾ | PRIN. - 35' ⁽⁹⁾ |
| | | | ACC. - 30' ⁽³⁾ | | | ACC. - 5' ⁽³⁾ | ACC. - 25' |
| LR (SFA - DUPLEX-ALLEY LOADED) | 30' | 2,250 | PRIN. (OS) - 6' ⁽³⁾ | 10' ⁽³⁾ | 6' ^(1,3) | PRIN. - 0' ⁽⁸⁾ | PRIN. - 35' |
| | | | PRIN. (ROW) - 12' ⁽³⁾ | | | ACC. - 0' ⁽⁸⁾ | ACC. - 25' |
| LR (SFA - TOWNHOME-ALLEY LOADED) | 20' | 1,250 | PRIN. - 15' ⁽¹¹⁾ | 10' ⁽¹³⁾ | 6' ^(1,13) | PRIN. - 0' ⁽⁸⁾ | PRIN. - 35' |
| | | | PRIN. (ROW) - 10' ⁽¹²⁾ | | | ACC. - 0' ⁽⁸⁾ | 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.d.ii.(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 FEET FOR A COVERED PATIO (NOT ENCLOSED).
- (6) REDUCTION OF FRONT SETBACK TO 15 FEET 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 FOOT 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.
- (10) SINGLE-FAMILY LOTS ALONG THE NORTHERN AND WESTERN PERIMETER OF VILLAGE 1 SHALL BE A MINIMUM OF 10,000 SF OR GREATER.
- (11) FRONT SETBACK FACING OPEN SPACE OR COMMON LANDSCAPE AREAS SHALL ALLOW FOR ENCROACHMENTS UP TO 6 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS), 5 FEET FOR STOOPS OR UNCOVERED PATIOS, 3 FEET FOR SECOND-STORY ARCHITECTURAL CANTILEVERS (INCLUSIVE OF ROOF OVERHANGS), 3 FEET FOR BAY WINDOWS (INCLUSIVE OF ROOF OVERHANGS), AND 2 FEET FOR OTHER ABOVE-GRADE FEATURES SUCH AS ROOF OVERHANGS, EAVES, COUNTERFORTS, AND FIREPLACE BOX-OUTS.
- (12) FRONT SETBACKS FACING RIGHT OF WAY SHALL ALLOW FOR ENCROACHMENTS UP TO 3 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS), STOOPS OR UNCOVERED PATIOS, AND 2 FEET FOR OTHER ABOVE-GRADE FEATURES SUCH AS ROOF OVERHANGS AND EAVES.
- (13) SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2 FEET FOR COVERED PORCHES (INCLUSIVE OF ROOF OVERHANGS, STOOPS OR UNCOVERED PATIOS).

- Updated Dimensional standards for Single-family Attached Townhomes
- Enforces 30' front-front separation
- Establishes minimum lot size requirements for homes along north & western edge of Village 1A

Proposed Updates

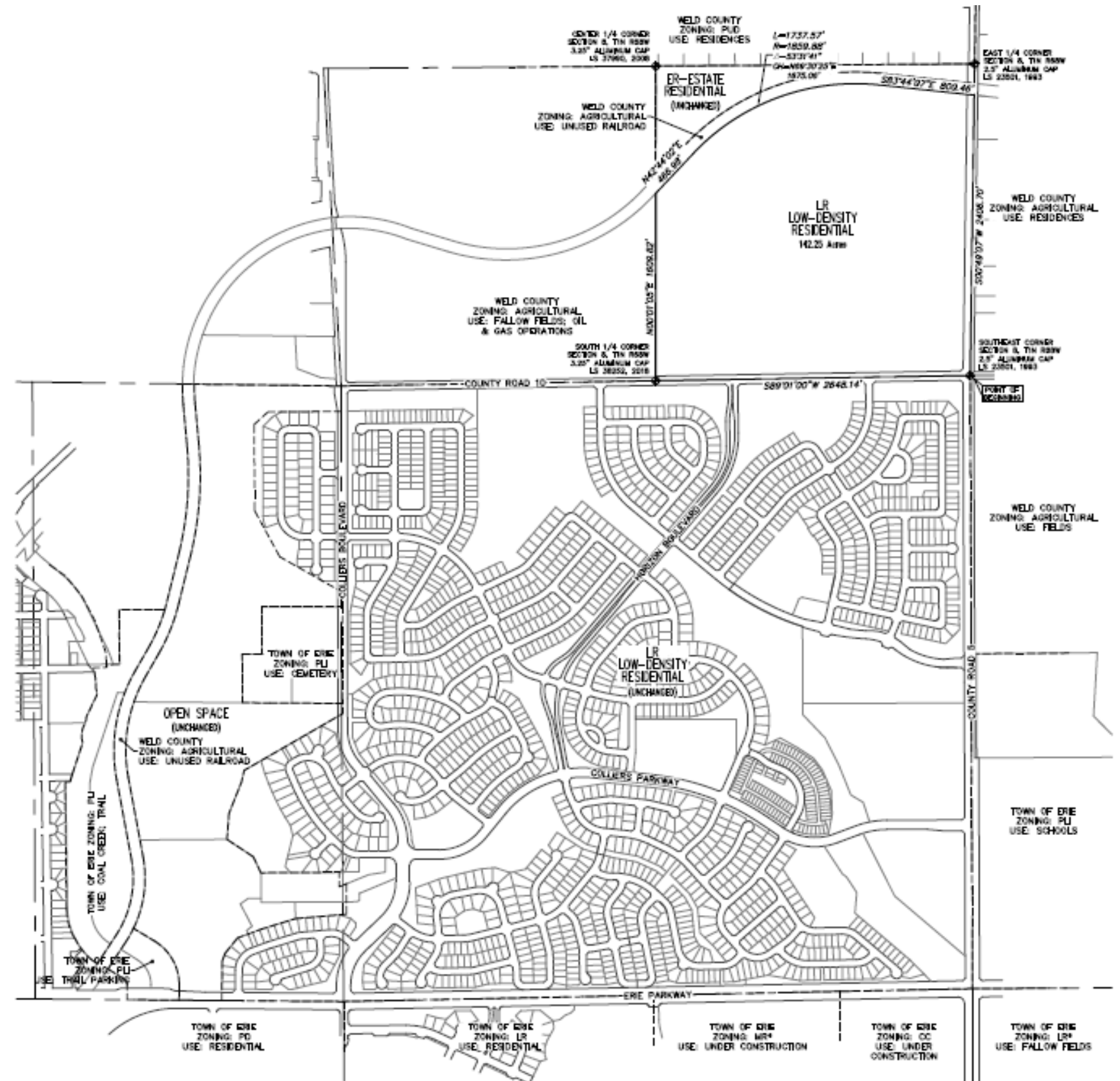
The following design standards for single-family attached townhomes have been added to the PUD

- Bicycle parking requirements and locations
- Establishes higher standards for architecture finishes
 - Additional windows
 - Higher quality columns/posts
- Establishes higher standards for architectural variety
 - Limits architectural repetition within a block
 - Additional model elevations required
 - Additional requirements for “enhanced elevations”
- Establishes criteria for Landscaped Common Areas/ Green courts



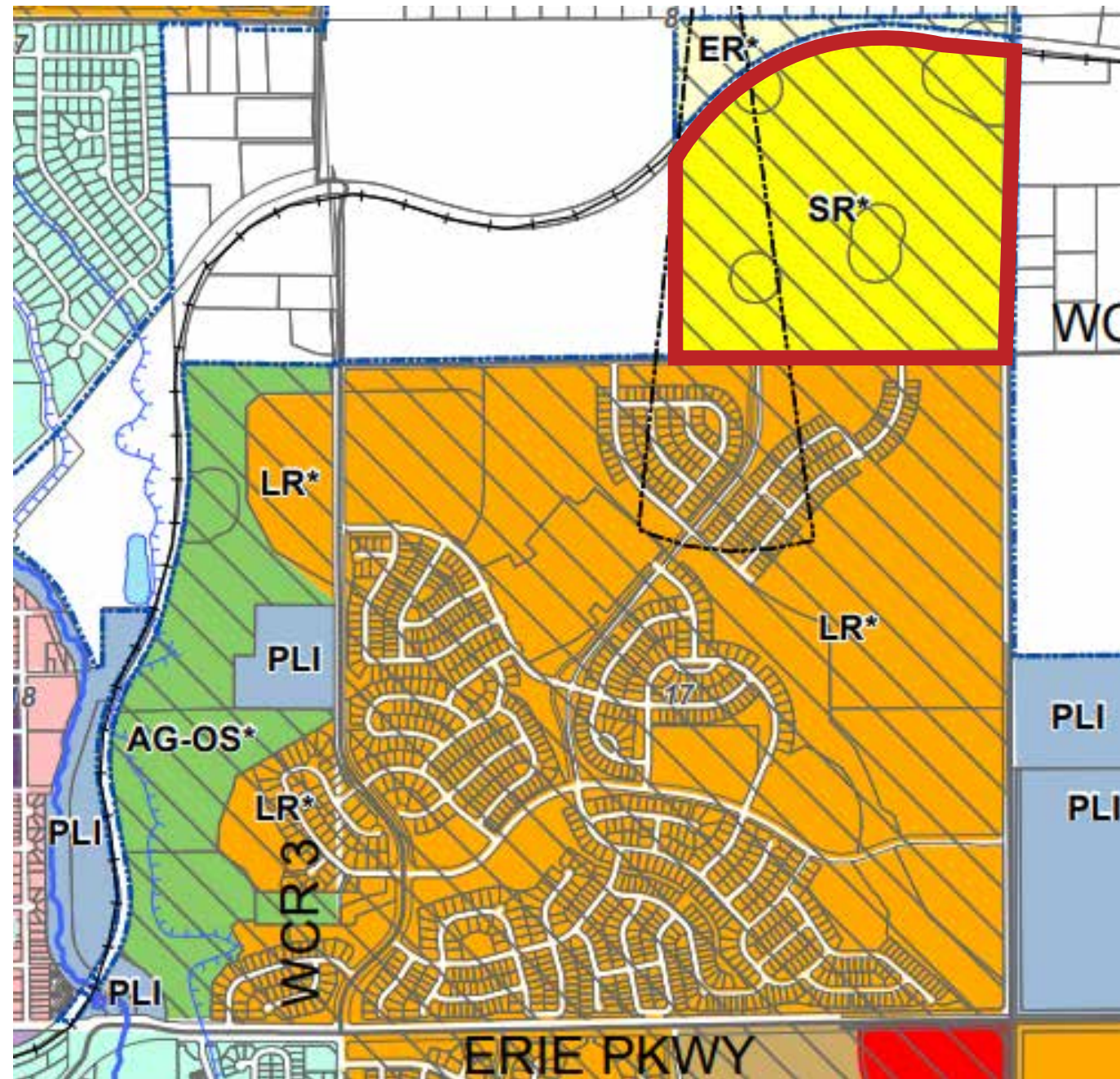
Rezone

- Proposed rezoning from Suburban Residential (SR) to Low-Density Residential (LR)
- Consistent with the Colliers Hill community
- Maintains adherence with the total maximum units allowed
- Consistent with the Town of Erie Comprehensive Plan
- Allows for additional alternative product types such as duplexes

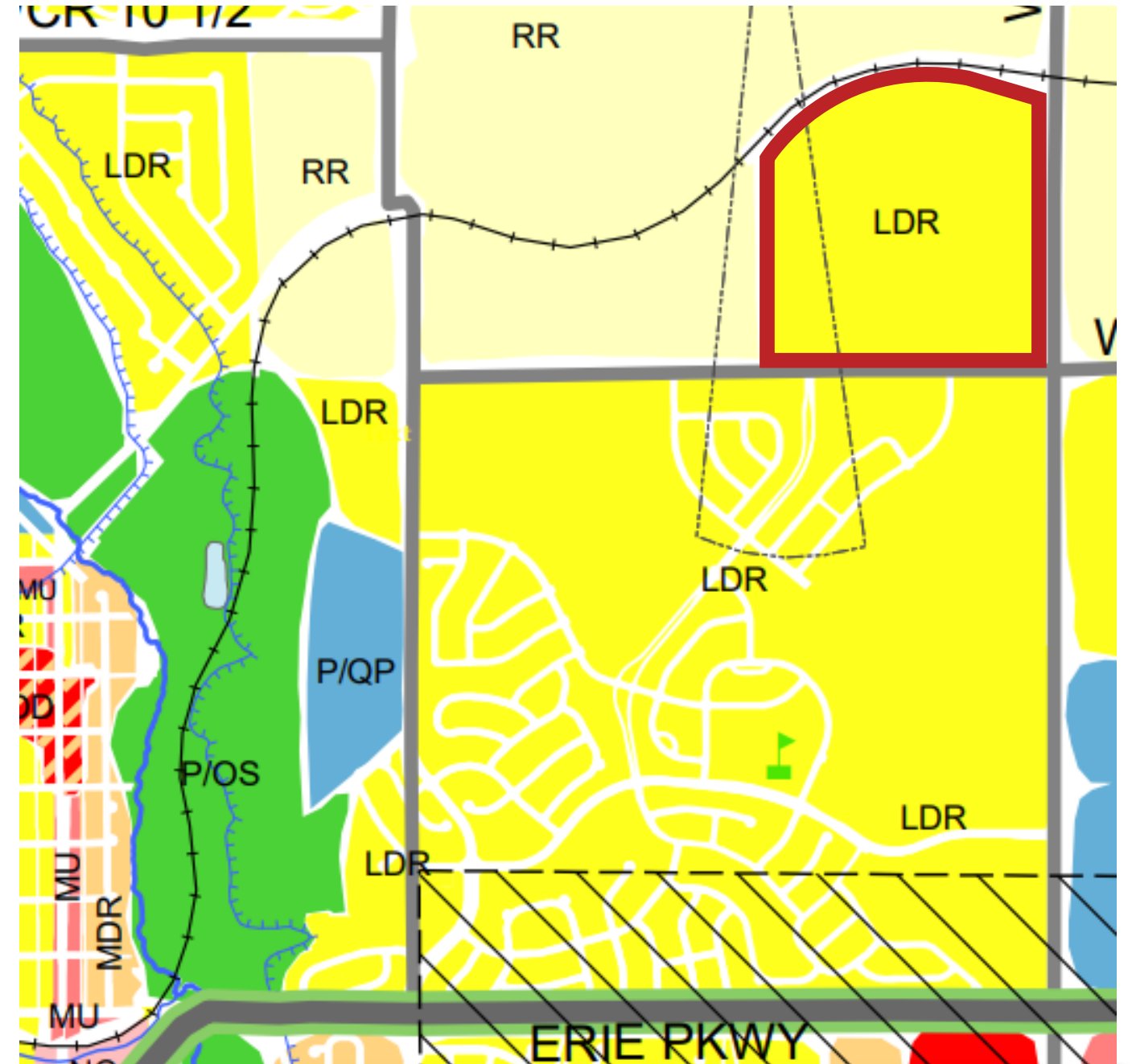


Proposed Zoning

Rezone



Existing Zoning



Comprehensive Plan

Thank You

Our team is happy to answer any questions at this time.

