

BRIDGEWATER (COLLIERS HILL)  
-REZONING  
-PUD AMENDMENT NO. 6

Board of Trustees – September 14, 2021

# Location

- Village 1: 151.72 acres
- Village 14: 14.68 acres
- Area is developed/  
under development



# Request - Rezoning

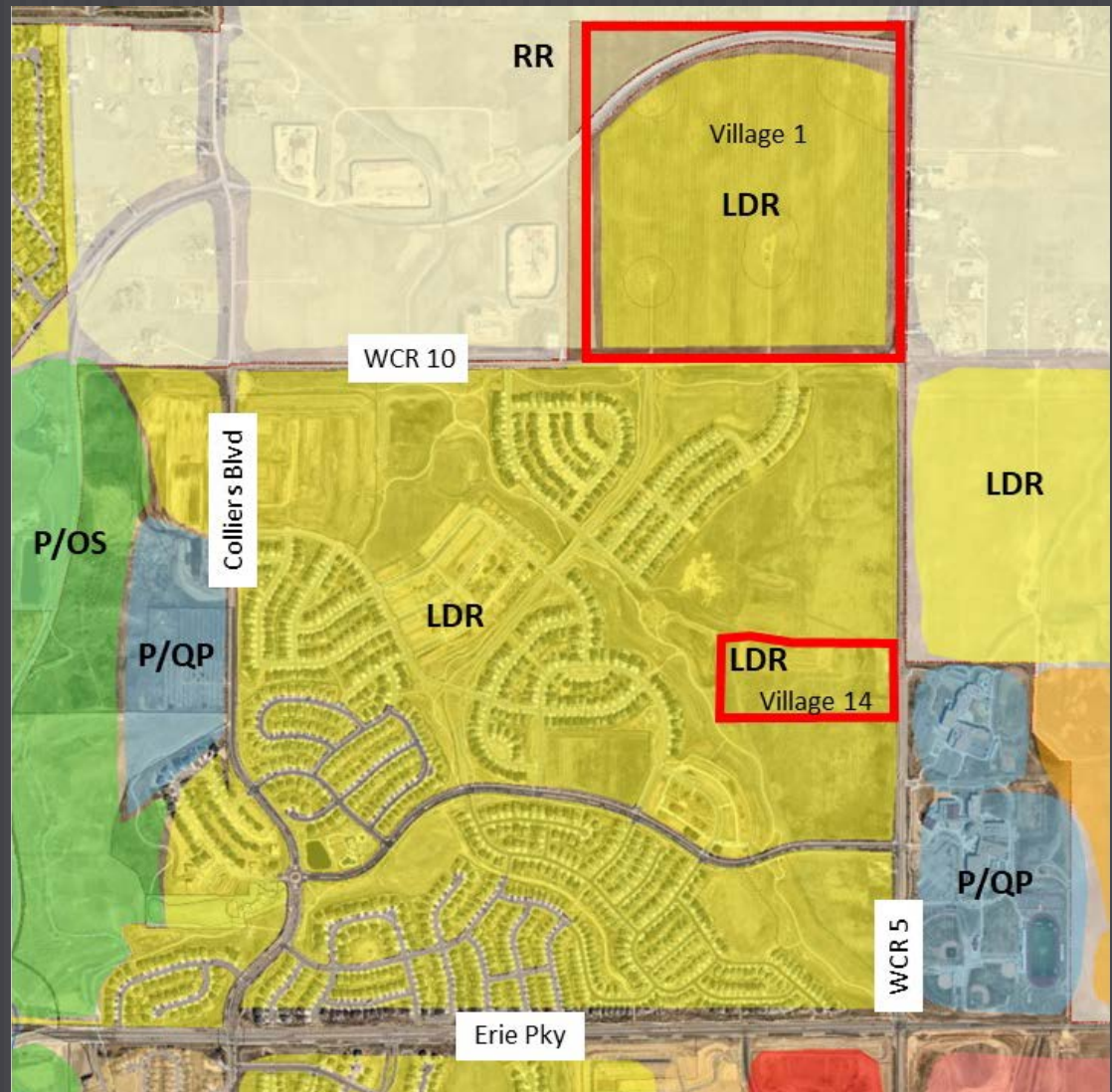
- Rezoning a portion of Village 1 from SR to LDR

# Request – PUD Amendment No. 6

- Removal of ER & SR standards since these will not be used.
- Village 1 (SFD: 8,500 to 10,00 sf lots):
  1. Increase of DUs from 300 to 500
  2. Creation of Village 1A (350 SFD: 5,200 to 10,00 sf lots) & 1B (150 alley loaded duplexes: 2,250 sf lots)
- Village 14:
  1. Restricting to TH only – currently allows duplex, TH, condos, or apts.
  2. Creation of dimensional & architectural standards for SFA-TH

# Comprehensive Plan

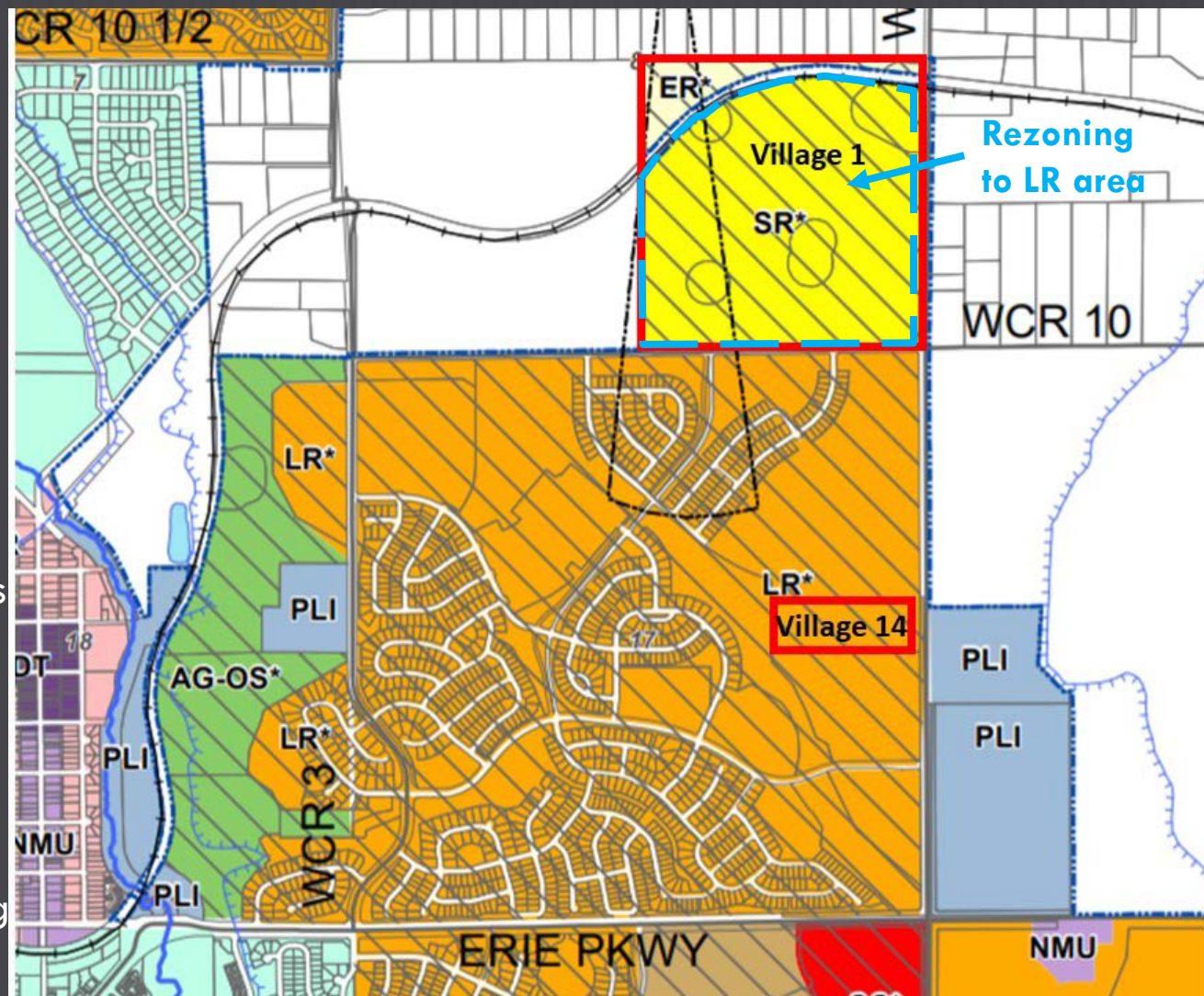
- LDR (2 to 6 du/ac)
- RR (0 to 2 du/ac)
- Allows for a range of residential uses
- Overall:
  - 2,880 du
  - 2.98 DU/AC





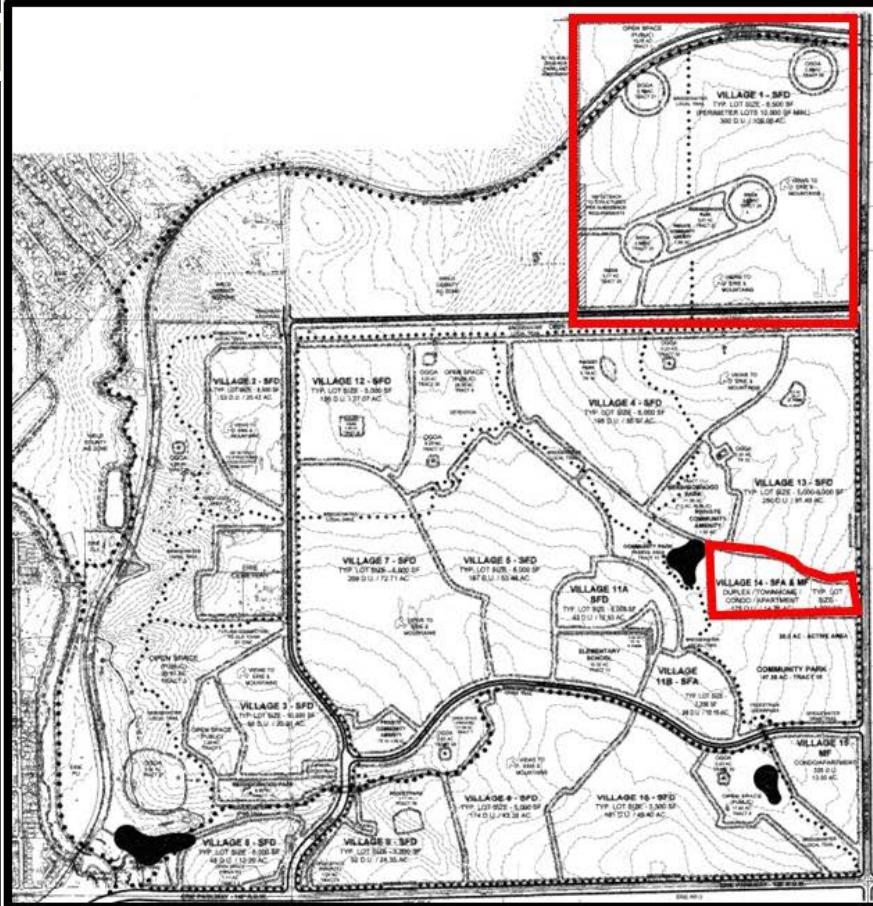
# Zoning

- LR (5 du/ac)
- SR (3 du/ac)
- ER (1 du/ac)
- Village 1: allows 2.67 du/ac
  - PUDA is asking for 3.85 du/ac
- Village 14: already allows up to 175 units (11.9 du/ac) – not changing
- Overall Colliers is set at 2.98 du/ac – not changing



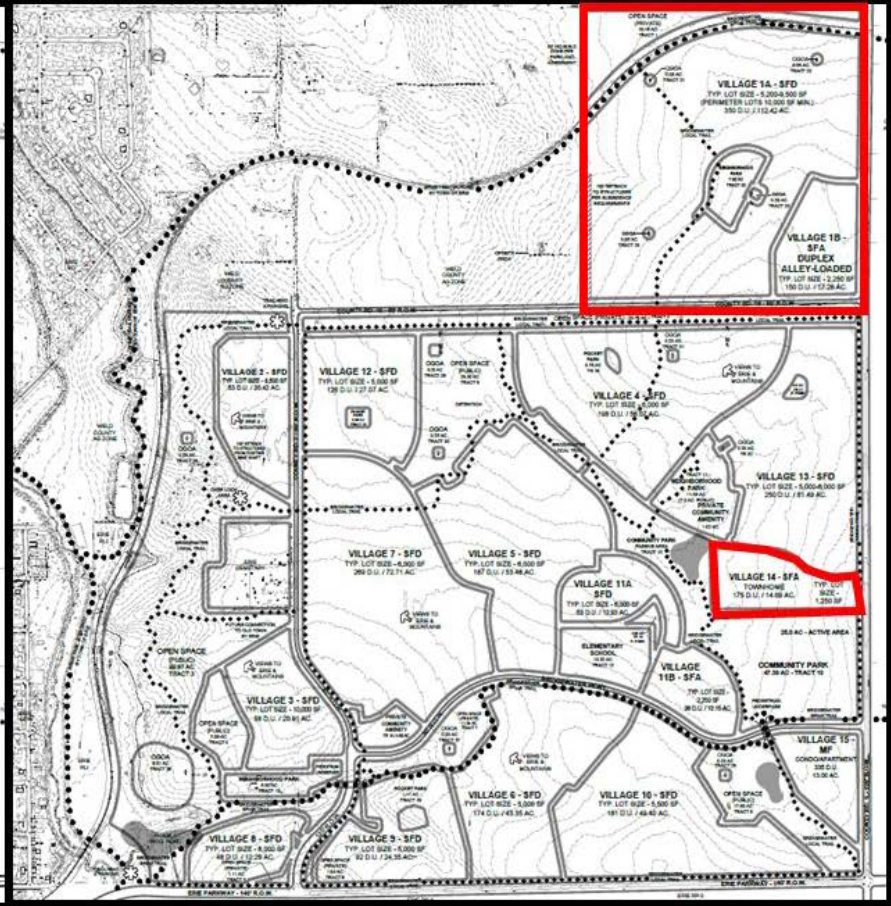


# Zoning: PUD Amendment



Amendment No. 5

- **Village 1:** 300 SFD -8,500 to 10,000 sf lots
- **Village 14:** allowed duplex, TH, condo, & apts



Amendment No. 6

- **Village 1A:** 350 SFD (5,200 to 10,000 sq ft) / **Village 1B:** 150 duplex (2,250 sq ft) – follow existing standards for SFD & alley duplex
- **Village 14:** Limited to TH only

# PUD Amendment

Removal of ER & SR –

Proposed SFD &  
Duplex will use  
existing standards –  
no changes

## DIMENSIONAL STANDARDS

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) <sup>(2,3,7)</sup>				MAX. HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT <sup>(8)</sup>	SIDE <sup>(1,4)</sup> (TO ABUTTING STREET)	SIDE <sup>(1,4)</sup> (TO INTERIOR LOT)	REAR <sup>(4,6)</sup>	
ER	100'	40,000	PRIN. - 30' ACC. - 40'	30'	10'	PRIN. - 30' ACC. - 10'	PRIN. - 35'
SR	75'	SFD 8,500 MF 5,000/D.U.	PRIN. - 25' ACC. - 35'	20'	PRIN. - 10' ACC. - 5'	PRIN. - 25' ACC. - 5'	PRIN. - 35' ACC. - 30'
LR (WITH SFD)	40' 60' CORNER LOTS	3,500	PRIN. - 20' ACC. - 30'	10'	6'	PRIN. - 20' ACC. - 5'	PRIN. - 35' ACC. - 25'
LR (VILLAGE 15 APARTMENTS)	NONE	1,500	PRIN. - 20' ACC. - 30'	10'	NONE	PRIN. - 20' ACC. - 5'	PRIN. - 35' <sup>(9)</sup> ACC. - 25'
LR (DUPLEX ALLEY LOADED)	30'	2,250	PRIN. (OS) - 6' PRIN. (ROW) - 12'	10'	6'	PRIN. - 0' <sup>(8)</sup> 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.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' 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.

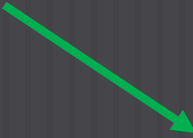
(8) NO ENCROACHMENTS ARE PERMITTED OVER THE 0' REAR SETBACKS, THIS INCLUDES ALL ARCHITECTURAL FEATURES SUCH AS EAVES, OVERHANGS, AND OTHER.

(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.



# PUD Amendment – Village 14

New LR (SFA- TH Alley Loaded) standards

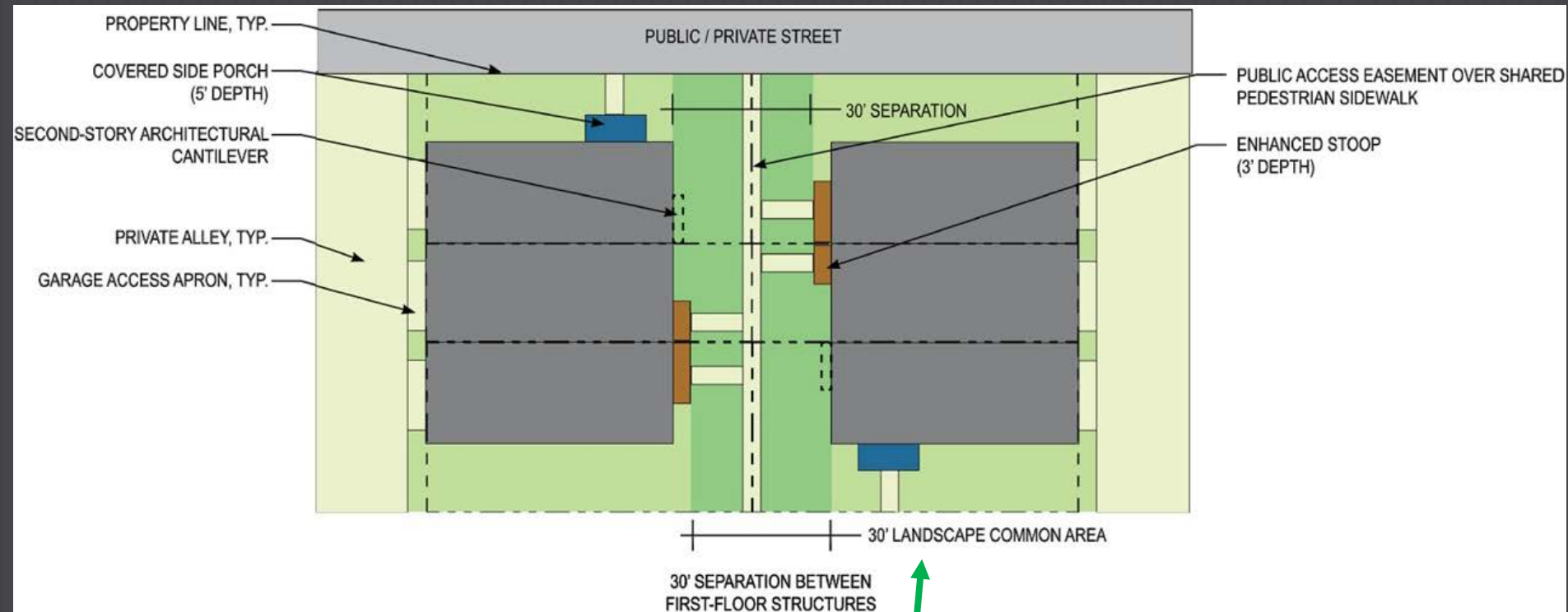


## DIMENSIONAL STANDARDS

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) (2,7)				MAX. HT.
DISTRICT	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' (3)	10' (3)	6' (3)	PRIN. - 0' (8)	PRIN. - 35'
			PRIN. (ROW) - 10' (3)			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)).							
(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) MUTLI-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.							

- Larger perimeter lots
- No Encroachments

# PUD Amendment – Village 14



- Allow orientation of homes to streets, or “common landscaped area” easement as opposed to 30’ garden court tract

# Other TH standards – Village 14

- Bicycle parking evenly distributed / 2 per 20 off-street parking spaces
- Limiting bldg length to 110' (up to 156' permitted)
- Requiring:
  - Architectural standards – 4 sided architecture
  - Requiring (rather than encouraging) a variety of roof forms
  - Each dwelling to have a minimum of 2 windows, or 1 window & door per floor
  - Each TH model has to have 3 distinct alternative elevations with architectural features
  - Standards for monotony
  - Minimum post/column standards
  - Enhanced elevations on streets, parks, trail corridors, common landscape areas, & open space



# Housing Diversity

- UDC requires:
  - 6 types;
  - 5 types with 1 variation; or
  - **4 types with 2 variations**
- Overall Colliers proposes:
  - SFD (0-4,499 sq ft / 5,000 to 9,999 sq ft / 10,000 to 39,999 sq ft)
  - Duplexes
  - **Apartments**
  - **Townhomes**
- Amendment 6 supports diversity by providing dimensional & architectural requirements for THs

# Rezoning : Approval Criteria

- a. The Rezoning will promote the public health, safety, and general welfare;
- b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- c. 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;
- d. 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;
- e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and
- g. The Zoning is generally consistent with the Towns' economic development goals and objectives in bring positive growth and sustainable revenues to the Town.

# PUD Amendment 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;
- 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 April 8, 2021. 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:	August 4, 2021
Property Posted by:	August 6, 2021
Letters to adjacent property owners by:	August 6, 2021

# Recommendations

- Staff finds the rezoning (Bridgewater Zoning Map – Amendment No. 2) in compliance with the Rezoning Approval Criteria & recommends the BOT adopt Resolution No. 24-2021
- Staff finds the Bridgewater (Colliers Hill) PUD Overlay Map Amendment No. 6 in compliance with PUD Approval Criteria & recommends the BOT adopt Resolution No. 25-2021.
- On 8/4/21 the PC unanimously (6,0), recommended the BOT approve the Rezoning (Bridgewater Zoning Map-Amendment No. 2) & the Bridgewater PUD Amendment No. 6.

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Board of Trustees – September 14, 2021