



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 8/24/2021**

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**File #:** 21-347, **Version:** 1

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**SUBJECT: General Business**

**PUBLIC HEARING: An Ordinance of the Board of Trustees of the Town of Erie Approving the Bridgewater PUD Overlay Map, Amendment No. 6**

**DEPARTMENT:** Planning & Development Department

**PRESENTER:** Chris LaRue, Senior Planner

**STAFF RECOMMENDATION:**

Approve the proposed Ordinance

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

All of Colliers Hill is bounded by Erie Parkway on the south, WCR 5 on the east, and the RTD right-of-way on the north and west. The amendments are proposed on Tract 18 (Village 1) of the Bridgewater Master Subdivision and Tract A (Village 14) of Colliers Hill Filing No. 4G. Village 1 is located northwest of WCR5 and WCR10, and Village 14 is located southwest of WCR5 and Flora View Drive. All of Colliers Hill is approximately 965.83 acres in size, while Village 1 is 151.72 acres, and Village 14 is 14.68 acres.

The properties that make up the Bridgewater (Colliers Hill) area were annexed with the PUD overlay into the Town in 2007. The original Master Plat was approved in 2011. Multiple Final Plats have received approval since 2011. The previous PUD Amendments include:

- The first amendment to the PUD was approved in 2011, and divided the planning areas into different Villages, established park and school areas, designated housing types, and added street design criteria and clarified dimensional standards.
- The second PUD amendment was approved in 2013, and added architectural standards for single-family detached dwelling units.
- The third amendment was approved in 2015 to shift the location of the school site, and readjust the villages accordingly.
- The fourth amendment was approved in 2019 and created a new village, adjusted the dimensional standards, and created architectural standards to facilitate a duplex development.
- The fifth amendment was approved in November 2020, and shifted Village boundaries, increased dwelling units in Village 15, created architectural and dimensional standards for multi-family (apartments) for Village 15, and updated all boundaries within the PUD to accurately reflect all plat revisions.

PUD Amendment No. 6 proposes the following changes:

- Removing standards for ER-Estate Residential and SR-Suburban Residential since development would not occur in these zone districts.
- Village 1:
  1. Allow an increase in the number of dwelling units from 300 up to 500 total dwelling units.
  2. Eliminate old Village 1, which allowed only single-family detached units on lot sizes ranging from 8,500 square feet to 10,000 square feet and replacing it with Village 1A and Village 1B. Village 1A would allow up to 350 single-family detached homes on lot sizes ranging from 5,200 to 10,000 square feet. Village 1B would allow up to 150 alley loaded duplexes on lot sizes of 2,250 square or above.
- Village 14:
  1. Restricting development within the village to townhome only. The current PUD allows duplex, townhomes, condos, and apartments.
  2. Consideration of the creation of dimensional and architectural standards for a single-family detached development (townhomes).

**Board Priority(s) Addressed:**

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Prosperous Economy
- ✓ Well-Maintained Transportation Infrastructure
- ✓ Safe and Healthy Community
- ✓ Environmentally Sustainable

**ATTACHMENTS:**

1. Ordinance 25-2021
2. Proposed Bridgewater PUD Amendment No. 2
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials
6. Referral Comments
7. Neighborhood Meeting Summary
8. Notifications
9. Staff Presentation

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- 10. Applicant Presentation
- 11. PC Resolution P21-11