



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/14/2021

File #: 21-380, **Version:** 1

SUBJECT: General Business

PUBLIC HEARING: An Ordinance of the Board of Trustees of the Town of Erie Rezoning a Portion of the Colliers Hill Property from Suburban Residential to Low Density Residential

DEPARTMENT: Planning & Development Department

PRESENTER: Chris LaRue, Senior Planner

STAFF RECOMMENDATION:

Approve the proposed Ordinance

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Board of Trustees previously considered the requests on August 24, 2021. The Board continued on this matter until September 14, 2021 to allow the applicant to consider changes to the PUD Amendment. No changes have been made to the rezoning request.

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 rezoning is proposed on Tract 18 (Village 1) of the Bridgewater Master Subdivision. Village 1 is located northwest of WCR5 and WCR10. All of Colliers Hill is approximately 965.83 acres in size, while Village 1 is 151.72 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. Village 1 has never been re-platted since the original Master Plat.

The rezoning application proposes changing the current Suburban Residential (SR) zone district boundaries in Village 1 to Low-Density Residential (LR). The Estate Residential (ER) zoned area north of the railroad tracks, will remain unchanged and will be maintained as private open space per the PUD. The proposed rezoning affects only Village 1, and would rezone a portion of the property from Suburban Residential (SR) which has a density range of up to 3 dwelling units per acre to Low-Density Residential (LR) which has a density range of 3 to 5 dwelling units per acre. The applicant wishes to rezone to allow more density within the area to accommodate single-family detached and duplex residential uses similar to what has already been developed to the south in Colliers Hill. Overall the rezone request would impact 142.25 acres and the PUD increase the maximum number of dwelling units in this area from 300 dwelling units to 500 dwelling units. The rezoning would be

consistent with the Comprehensive Plan, which designates Village 1 as Low-Density Residential (LR) which has a density range of 2 to 6 dwelling units per acre.

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 24-2021
2. Proposed Rezoning - Bridgewater Zoning Map - 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
10. Applicant Presentation
11. PC Resolution P21-10