



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/14/2021

File #: 21-381, **Version:** 1

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:

The Board of Trustees previously considered the requests on August 24, 2021. The Board continued action on this matter until September 14, 2021 to allow the applicant to consider changes to the PUD Amendment. Specifically, for the townhomes, the applicant has eliminated any encroachments into the thirty-foot landscape common area. This was accomplished by changing the porches into three feet enhanced stoop areas, and requiring the stoops not be across from each other. Second story architecture features will be stepped back from the primary façade, and will not encroach into the landscape common area.

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 Board approved the first amendment to the PUD in 2011. It 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 Board approved the second PUD amendment in 2013, and added architectural standards for single-family detached dwelling units.
- The Board approved the third amendment in 2015 to shift the location of the school site, and

readjust the villages accordingly.

- The Board approved the fourth amendment in 2019 and created a new village, adjusted the dimensional standards, and created architectural standards to facilitate a duplex development.
- The Board approved the fifth amendment 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 lots 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
10. Applicant Presentation
11. PC Resolution P21-11