



ERIE
COLORADO

Spring Hill Preliminary Plat

Town Council

Harry Brennan, Senior Planner

April 14, 2026

Request

Review of Preliminary Plat

- Project Size: 600 Acres
- Lots/Tracts: 632 Lots/49 Tracts
- Gross Density: 2.1 DU/AC
- Existing Zoning: Spring Hill PD
- Existing Use: Undeveloped



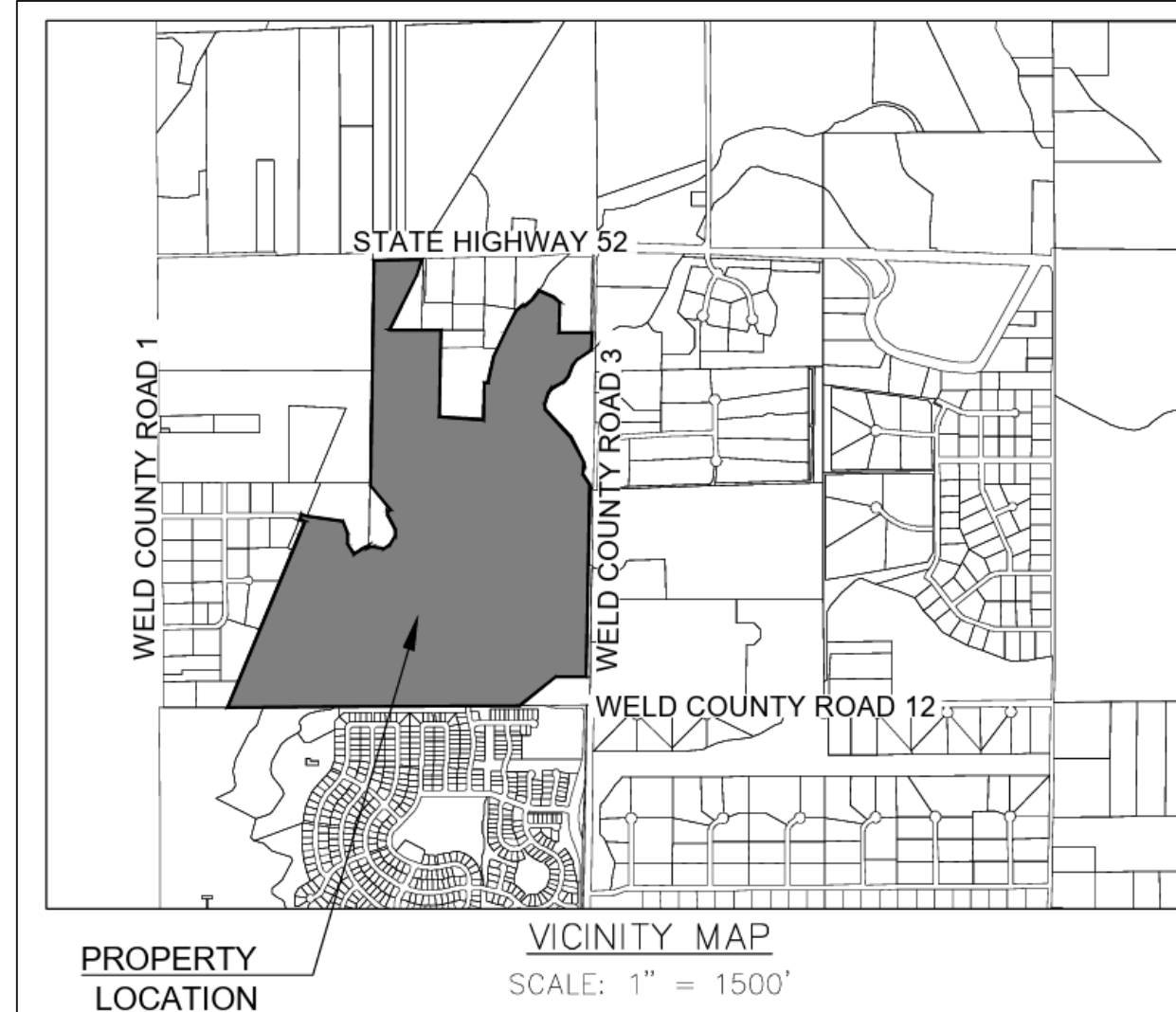


Overview

- Background
- Proposal
- Decision

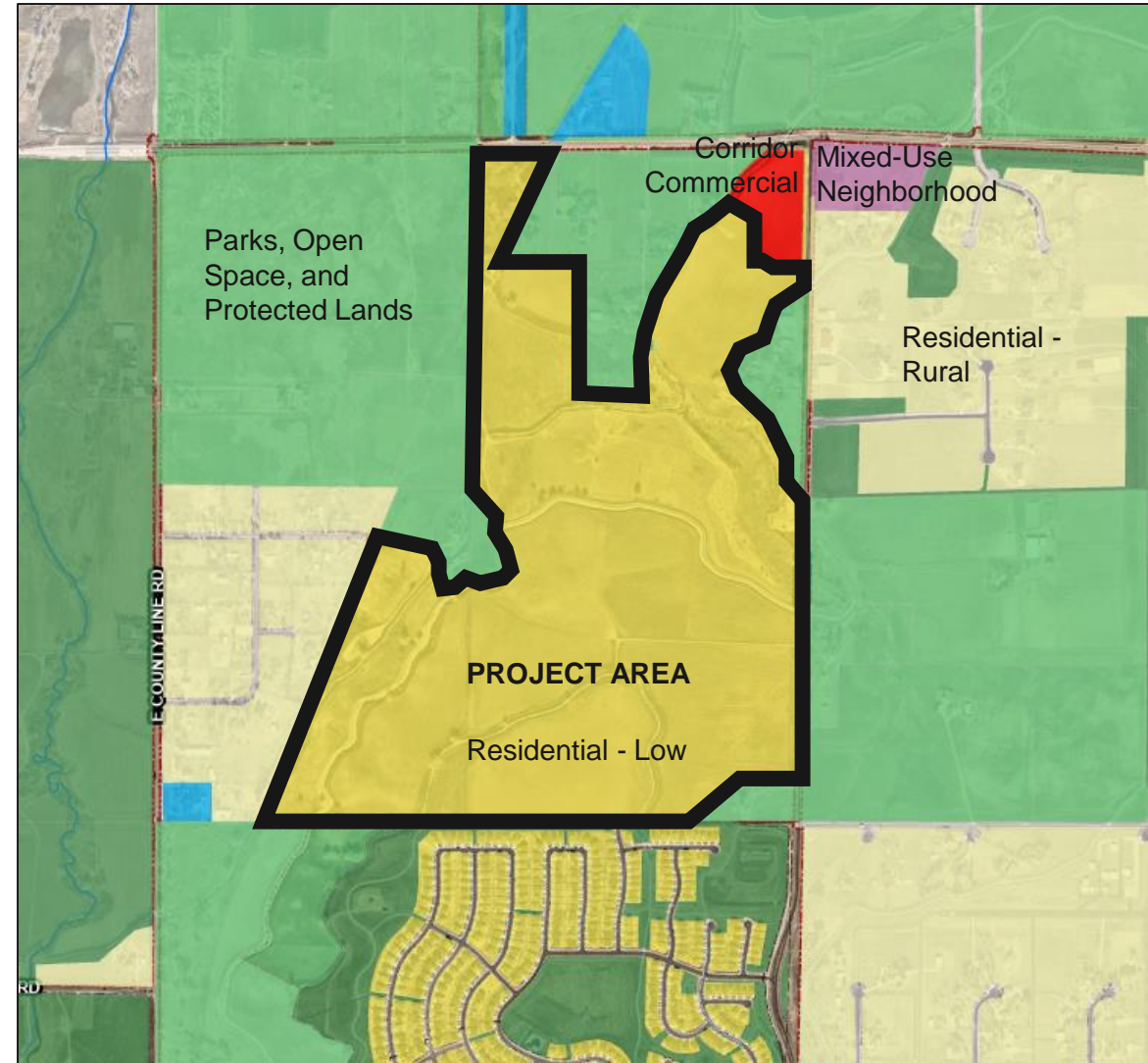
Location

- South of Hwy 52, West of WCR 3, North of Morgan Hill



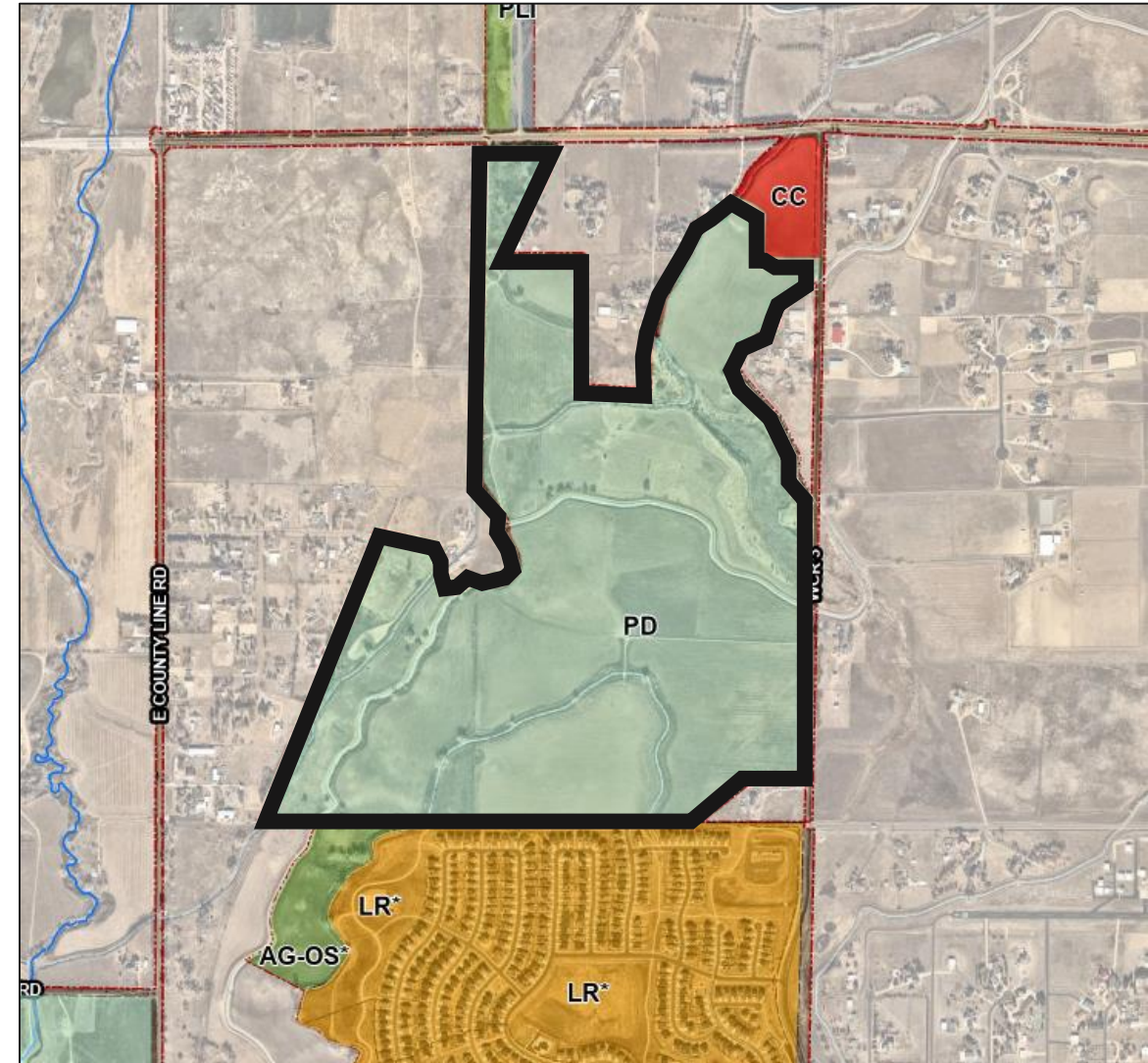
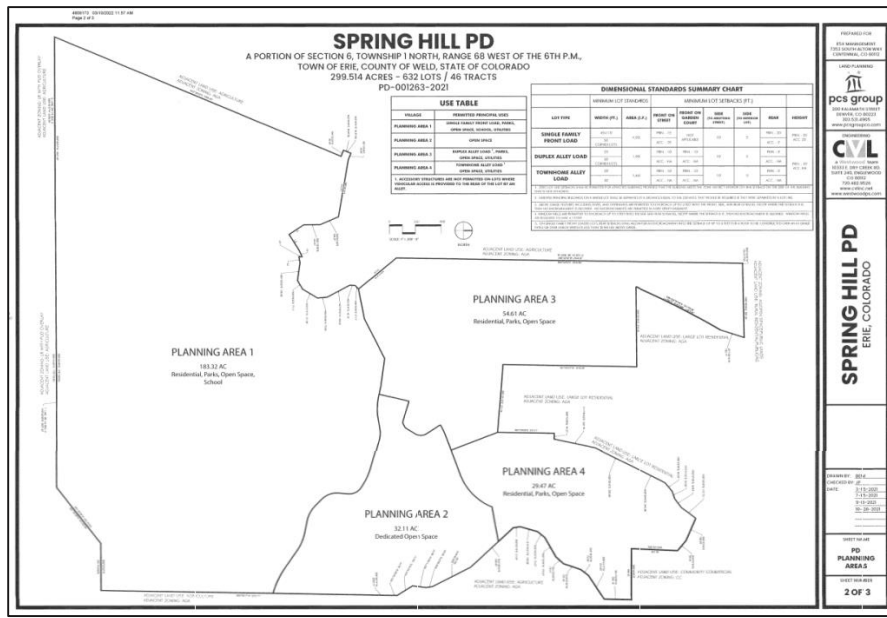
Comprehensive Plan

- Low Density Residential (2-8 DU/Acre)
 - C.1.1 Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
 - C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.
 - L.1.2 Connect the community through a network of public and private parks, open space, greenways, and trails.
 - L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.
 - H.1.2 Increase housing options.



Zoning

- Spring Hill PD – Planning areas for residential and parks, open space for future dedication





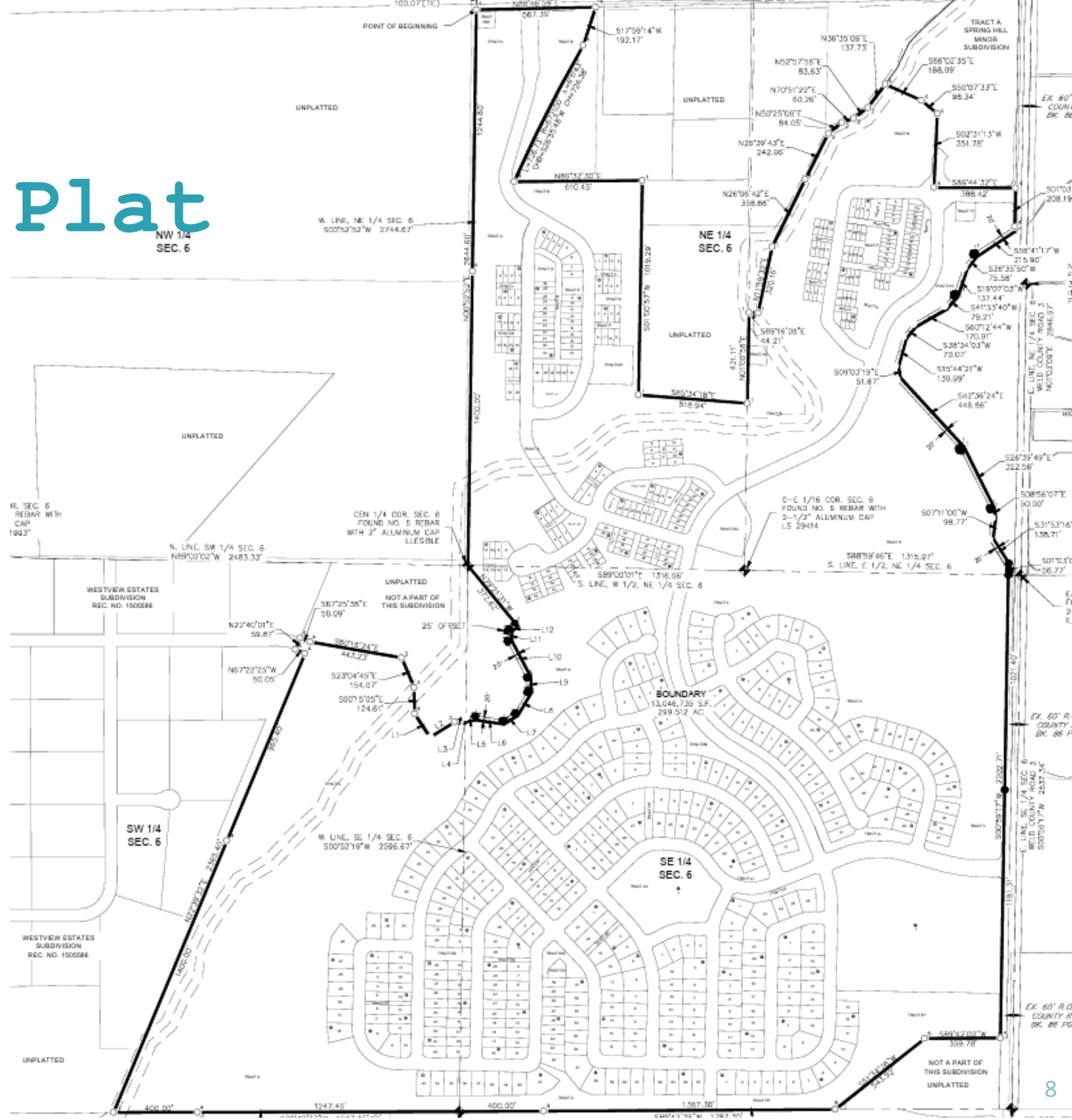
Overview

- ✓ Background
- Proposal
- Decision



Preliminary Plat

Area	300 acres total
Number of Lots - Proposed	632 lots <ul style="list-style-type: none"> • 414 SFD • 148 Duplex Lots • 70 Townhome Lots
Minimum Lot Size Permitted by Spring Hill PD	<ul style="list-style-type: none"> • 4950 SF for SFD • 1900 SF for Duplex • 1460 SF for Townhomes
Gross Density	2.1 DU/Acre
Number of Tracts	49 tracts (166 acres)
Public Right-of-Way (ROW)	43.8 acres
Future School Site Dedication	10.66 acres
Public Open Space	35 acres
Total Open Space (Including Private)	162 acres





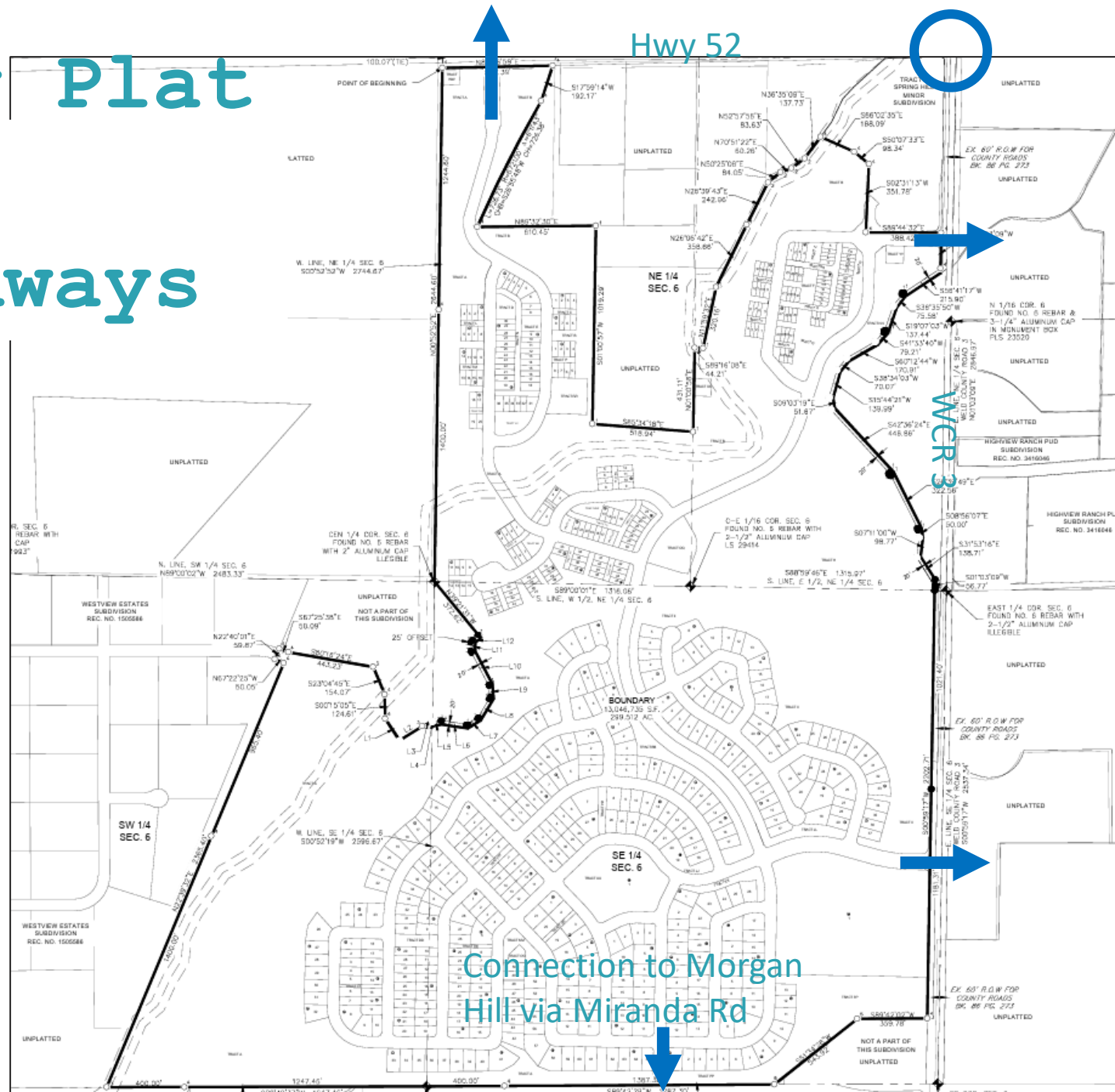
Preliminary Plat - Access/Roadways

- New internal network of public streets through ROW dedication
- Overall access from two points on WCR 3 (east side) and one point on Hwy 52 (north side)
 - Hwy 52- New traffic signal or roundabout may be required – coordination with CDOT to occur at Final Plat.
 - WCR 3 – Stop sign controlled full movement access intersections
- Regional Intersections – Hwy 52 & WCR 3 is currently stop sign controlled. A new roundabout will be required. Developer contribution to be finalized at Final Plat.
- Connection at Miranda Rd to Morgan Hill



Preliminary Plat

Access/Roadways





Preliminary Plat – Parks, Trails, & Open Space

- Dedications meet the requirements for Pocket Parks and Open Space; Will pay fee-in-lieu for Neighborhood and Community Parks

Type	Required	Provided
Pocket Parks (.5 ac/1000 residents)	0.83 acres	3.99 acres
Neighborhood Parks (3 ac/1000 residents)	4.97 acres	Fee in Lieu
Community Parks (5 ac/1000 residents)	8.29 acres	Collected via Impact Fees
Open Space (17 ac/1000 residents)	28.2 acres	35.16 acres

- Approximately 162 total acres of open space including private, Metro district maintained



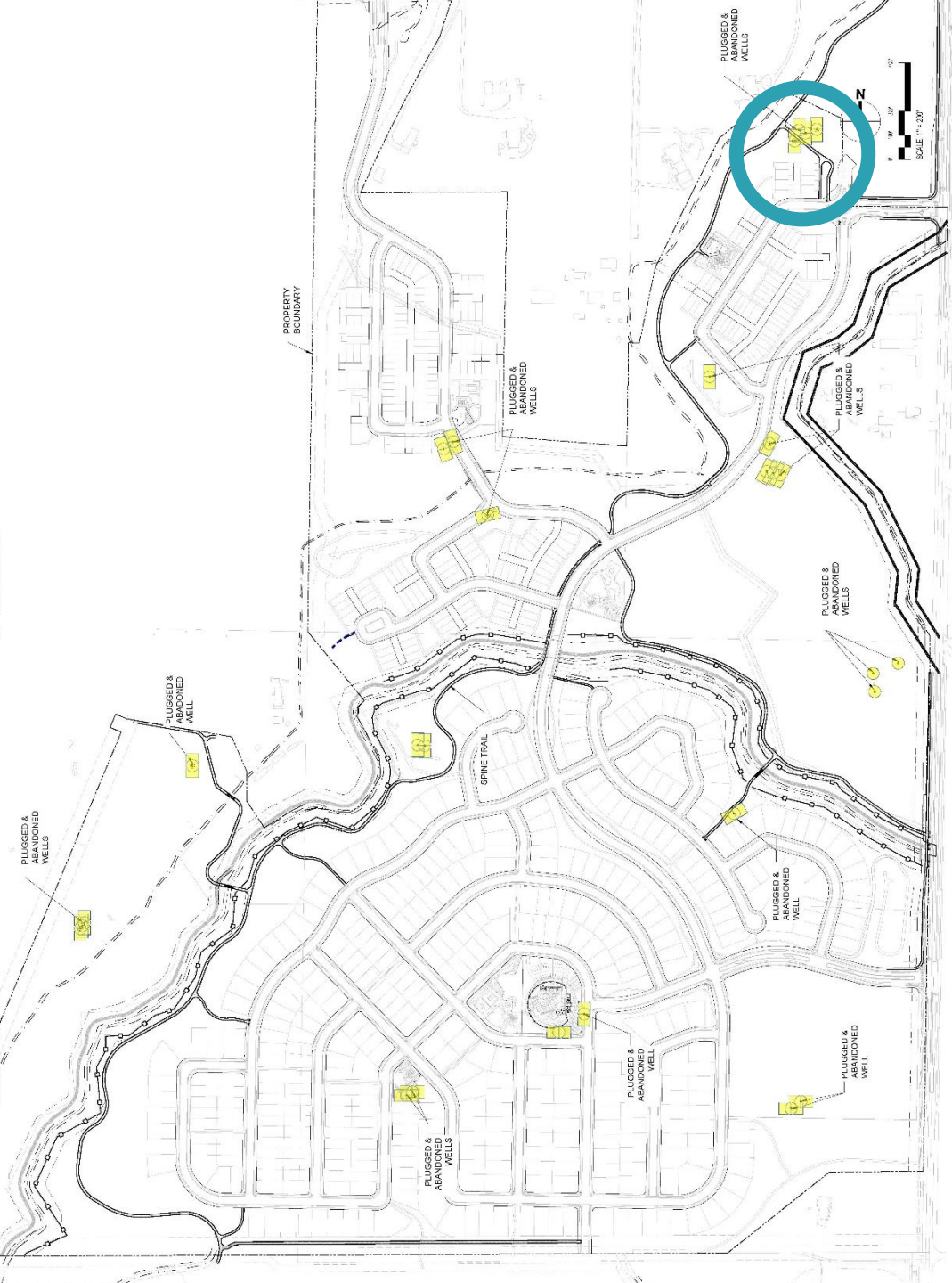
Preliminary Plat - Oil & Gas

2021 Oil & Gas Regulations Apply

- 25' setback from Plugged & Abandoned facilities
- Ongoing work with COGCC to mitigate soil in a portion of the northeast corner

SPRING HILLS PRELIMINARY LANDSCAPE PLANS

A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
299.514 ACRES - 634 LOTS/45 TRACTS
PP-001264-2021

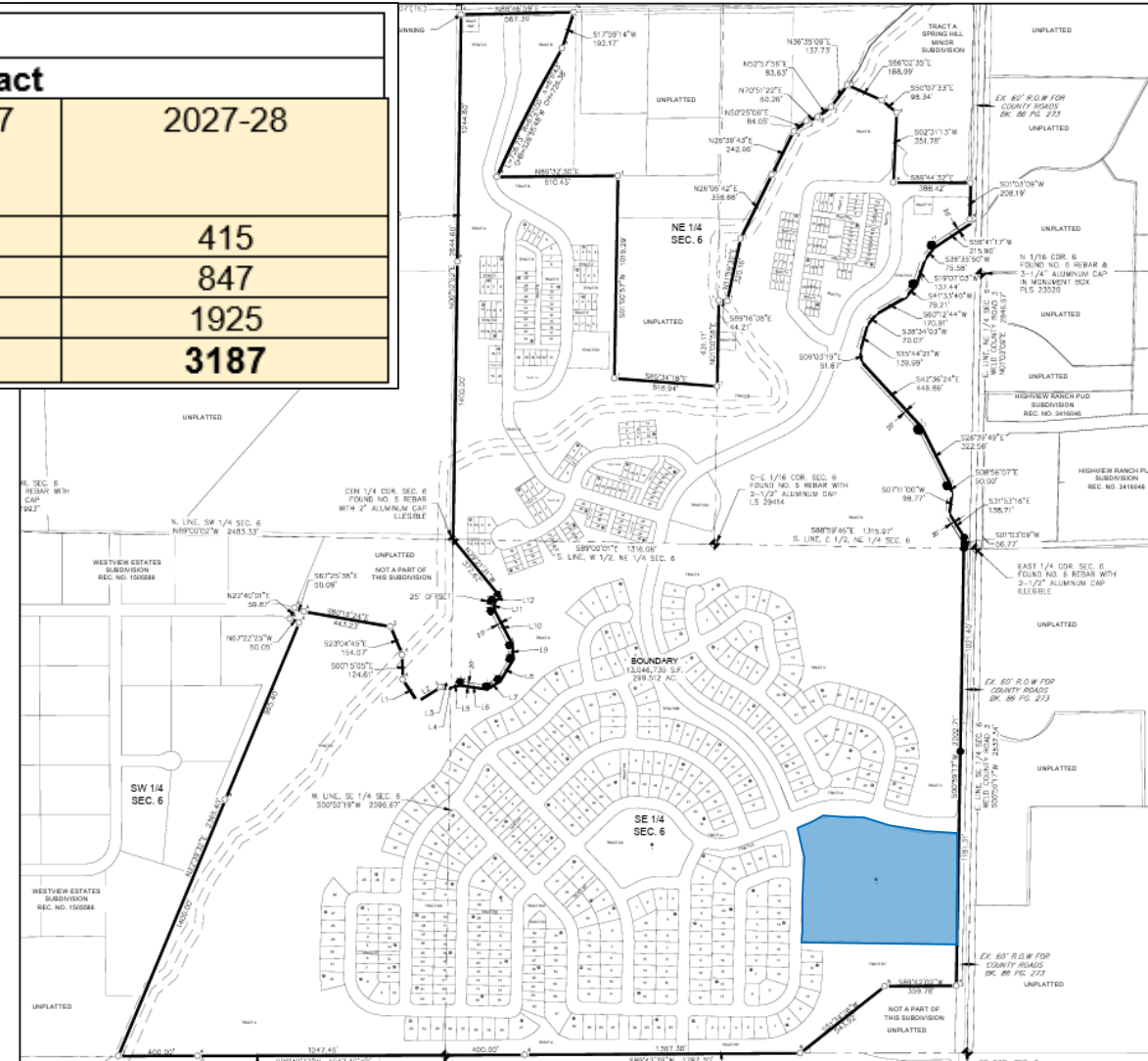


Preliminary Plat - Schools

CAPACITY INFORMATION

School Level	Current Capacity		With Project Impact			
	Building Capacity	Actual Enrollment Oct-24	Proposed Development Impact	2025-26	2026-27	2027-28
Elementary	539	436	126	348	378	415
Middle (SH 6-8)	810	763	58	777	811	847
High (EHS)	1456	1728	62	1815	1874	1925
Total	2496	2927	246	2940	3063	3187

- 10.6 acre school site to be dedicated to SVVSD at Final Plat (in blue, to the right)
- Will benefit from new high school in Frederick





Overview

- ✓ Background
- ✓ Proposal
- Decision



Neighborhood Meetings

- October 11, 2021 – Virtual Meeting
- January 4, 2022 – In Person Meeting
- January 13, 2022 – On-site tour with some adjacent property owners
- January 25, 2022 – In Person Meeting
- March 2, 2026 – In Person Meeting



Planning Commission

Planning Commission held a hearing on this application on April 1, 2026. The Commission heard comments, asked questions, and deliberated before voting unanimously to recommend approval to the Town Council. Topics discussed were:

- Highway 52 traffic improvements
- Plugged and abandoned oil and gas facilities
- Open space character
- School impacts



Staff Recommendation

Approval Criteria - UDC Section 10.7.7.D.2

Staff finds the Spring Hill Preliminary Plat complies with the Approval Criteria and recommends Town Council approve the Preliminary Plat.

1. Applicant must provide the Town with documentation that all oil and gas wells within the boundaries of the Preliminary Plat have achieved plugged and abandoned status with all applicable State and Federal regulatory authorities. If any oil and gas wells within the boundaries of the Preliminary Plat are not currently recognized as plugged and abandoned with applicable State and Federal authorities, Applicant must provide the Town notice within 30 days whenever such wells achieve plugged and abandoned status.
2. The Town will not approve a final plat creating residential lots that do not comply with applicable setbacks from Oil & Gas wells whether they be in a Plugged and Abandoned status, Producing status, or otherwise. Applicant must demonstrate that all lots being created satisfy the applicable oil and gas well setback requirements of the UDC, and a No Further Action determination has been granted from the ECMC for all ongoing remediation projects.



Public Notice

Public Notice of Planning Commission Hearing

- Published in the Colorado Hometown Weekly: 3/25/26
- Property Posted: 3/27/26
- Letters to Adjacent Property Owners: 3/27/26



ERIE
COLORADO

Spring Hill Preliminary Plat

Town Council

Harry Brennan, Senior Planner

April 14, 2026