



10-29-2021, 2021

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Re: Spring Hill- PD and Preliminary Plat NBHD Meeting

Please accept this letter and associated exhibits as a summary of the Neighborhood Meeting that took place on October 11th, 2021 via Zoom.

The meeting was attended by approximately a dozen people, we requested that everyone sign up in the chat function of the Zoom meeting; however, only 4 people signed up in the chat. The applicant gave an approximately 15 minute presentation, the slides are attached to these meeting notes.

Specific comments and questions that came up from the meeting are as follows.

Bruce Nickerson - he is working on a project to the east of Spring Hill along Hwy 52. He brought up a desire to coordinate on the access location from County Rd 3, closest to Hwy 52. Our client team has been having conversations with Bruce and will continue to do so.

Mike Crader - requested that we point out on the map where the access points to Hwy 52 are planned and if they would be signalized intersections. Response was that one access point is at the intersection of Hwy 52 and County Road 3, where the intersection currently exists, and an additional access point to the west at the same location but across Hwy 52 where the Town has access to their water treatment facility. Both access points will be signalized when warrants are met for signalization.

Chris Nieves - lives in the northwest corner and asked when the signal would be installed at Hwy 52 and the western access point. Applicant explained that the signal would be installed when warrants are met to support the signal. He currently access Hwy 52 from his property and thinks that there is enough traffic to warrant a signal. Additionally he asked how far away from the property line are the Duplex homes as proposed. Response was 50-60' is the open space area, and that we would look at how far away we are from his home, additionally, we will look at the preliminary landscape plans to see if we can move some of the proposed planting to provide more screening.

Mike Thero - pointed out that there is a sanitary sewer line that runs adjacent to his property and cuts through the Spring Hill property and that probably provides some buffer. Applicant responded that is correct and pointed out on the map where the line runs and confirmed that it has been planned for running through the property. Mike also asked if we are re-aligning ditches, response was that only the Cottonwood extension is being re-aligned/piped, all other ditches remain as they are. Mike pointed out that he has land on the opposite side of the Boulder/Weld ditch and would like to have a conversation outside of the NBHD meeting because he thinks there is something he can do that would help the project. Applicant response was great they will get in touch with Mike.

Tim Carrig - requested that we point out where the ditch would be piped, applicant pointed out where the Cottonwood extension is planned to be piped and explained that piping that section of the ditch allowed for a more cohesive community design in that area, additionally, the Cottonwood extension is also piped in the adjacent Morgan Hill community.

Chris Nieves - remembered that the property used to be called Andalusia, and thought that the reason the previous plan for the property did not move forward was because there is a high water table that prohibited houses from being built. Applicant response was that we don't know why the original plan did not move forward, but we are aware of some areas on the property that do have high water table. The highest water table is in the open space area where the existing wetland is, that roughly 32 acres is being dedicated to the Town for Open Space. There is relatively high water table in the areas where we are planning Duplex and Townhome units, but because these homes do not have basements the water table is not an issue. Asked when Hwy 52 will be widened, applicant stated that Hwy 52 is part of a larger regional process that is being studied as part of a CDOT corridor study.

Not sure who asked this - question was are there any plans to drill more wells on the property after the existing wells are plugged and abandoned. This person remembered that in the previous planning there were something like 40 additional wells anticipated for the property. Asked why the two areas with wells in the southwest are remaining - response was that they are newer wells and the operator is not willing to abandon them - update to this is that our client team has been able to negotiate with that operator and those wells will be plugged and abandoned as well.

Chris Johnson - can we share the recording of the meeting, applicant response is yes. Question related to timing and phasing. Applicant explained that the process we are going through is a PD, as well as a Preliminary Plat. Applicant walked through the PD and explained that it really defines where the various areas of homes, and dedicated open space are. Additionally the Preliminary Plat is a separate process that provides more detail on where specifically the homes are being planned, the preliminary landscape, trail locations, parks, etc. Question was do we get free access to the pool area, response was that it is our understanding that the facility is open to the public, but you will have to pay a fee to use it.

Matt Janke from the Client team responded to the question of timeline, he stated that the hope is that development approvals would be completed next summer, and then there would be 6-9 months of land construction before there is any vertical construction.

Chris Johnson - lives across from the proposed townhomes, question was are the townhomes proposed as 2 or 3 story, and how close are they to the property line. Response was that we are not sure at this point if they are 2 or 3 story; however, the building height maximum is 35' whether they are 2 or 3 story. This is consistent with all areas in the Town with LR Zoning, and 2 Story Single Family homes are typically right around that same height. In regards to proximity there is a no build zone of 75' where the ditch runs along the property line so the Townhomes are setback in excess of 75' because the spine trail is also between your house and the townhomes.

Not sure who asked this - question was what is the difference between dedicated and non-dedicated open space. Response was that the Town has criteria for land that they will accept for dedication, and we have worked with Parks and Open Space to identify the land that the Town wants to own. The other open space areas will be maintained by the Spring Hill Metro District or HOA, but not by the Town.

Sincerely,

John Prestwich - RLA, President  
President, PCS Group, Inc.



## PROPERTY HISTORY

### MARCH - 2014 ● Annexation and Zoning

Following a process that started in 2006, in March of 2014 the property was Annexed to the Town of Erie, and Zoned as Low Density Residential.

### APRIL to AUGUST - 2014 ● Andalusia Previous Plan

Our team has reviewed the comments that were made on the Preliminary Plat submittal that was made in August of 2014, and we have incorporated these comments into the new planning for the property.

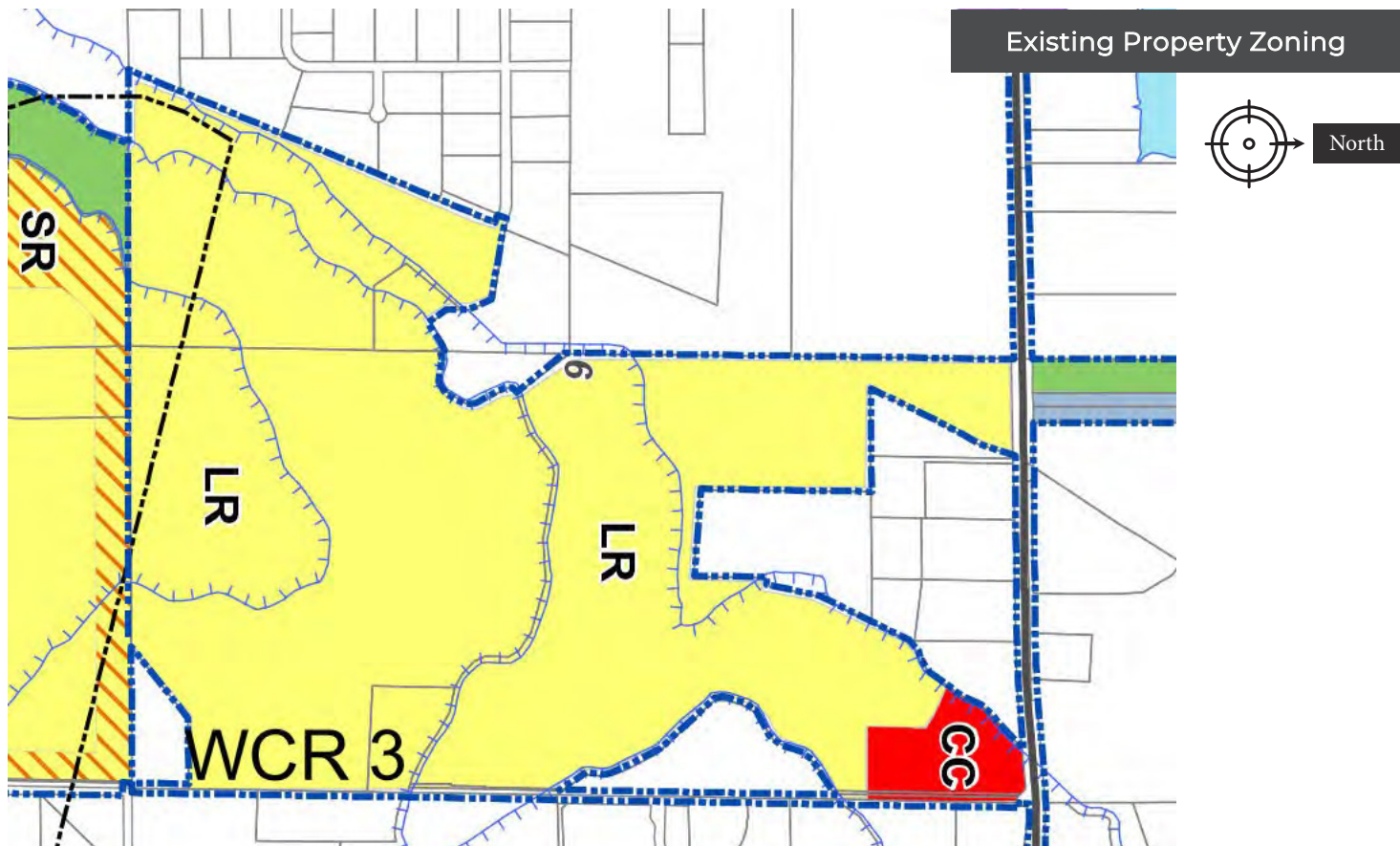
### MID - 2019 -2021 ● Andalusia PD & Preliminary Plat

Our team has spent the last couple of years refining the plan and working with the Oil & Gas operators to get agreements to plug and abandon most of the existing wells on the property.

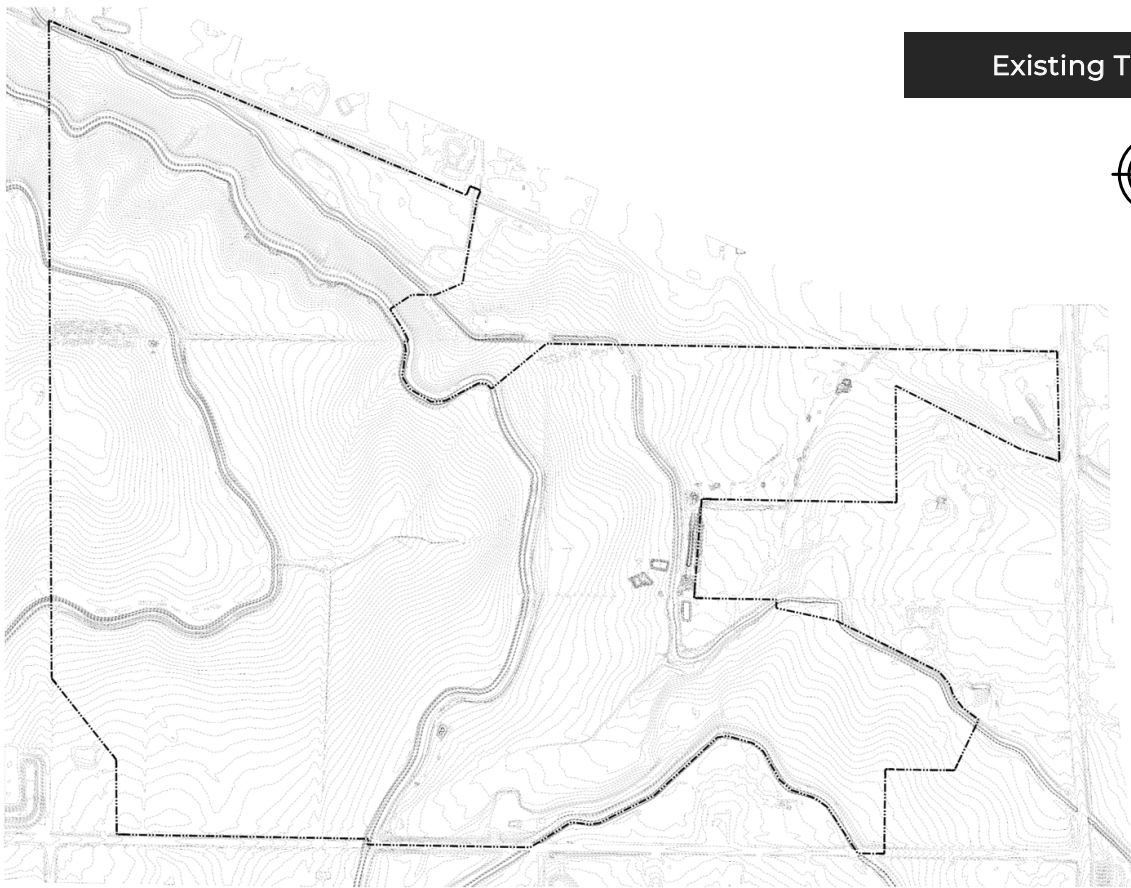
### OCTOBER - 2021 ● Spring Hill PD & Preliminary Plat

This evening we are presenting the PD Zoning for the Spring Hill community, as well as the Preliminary Plat.

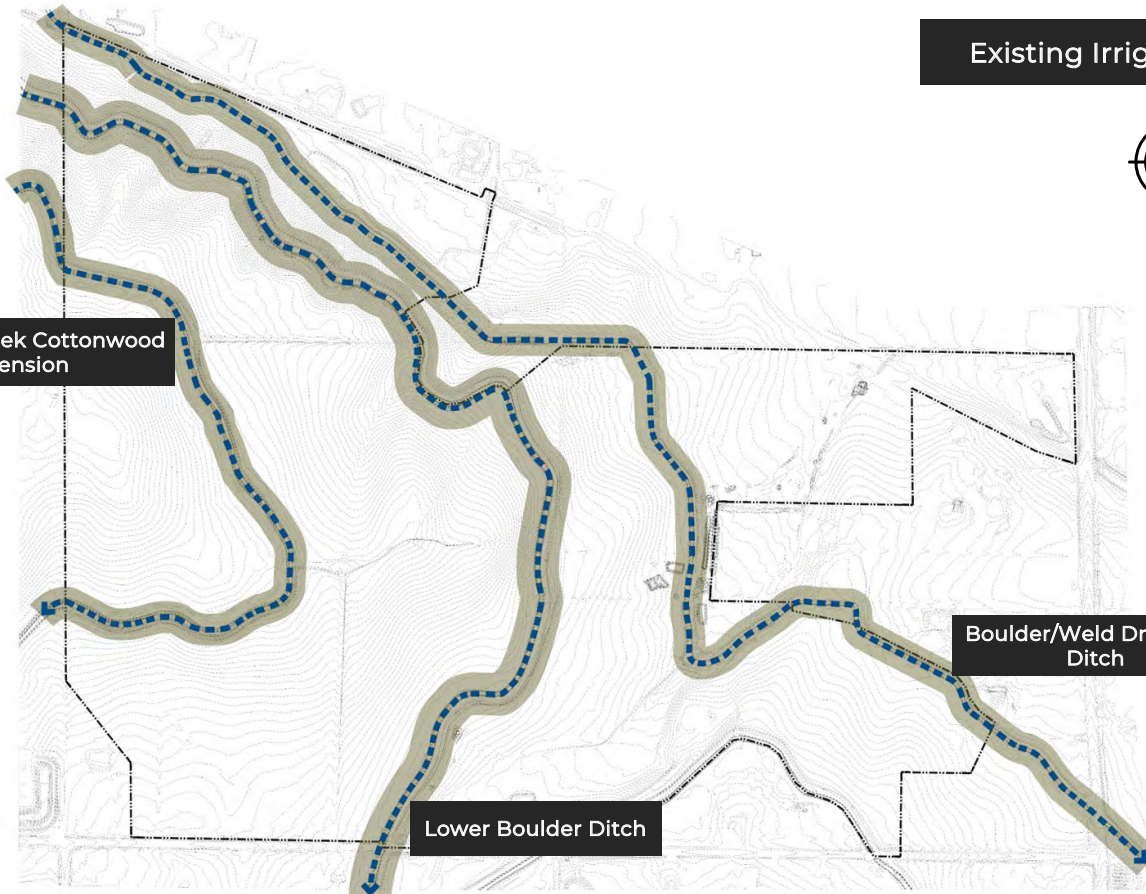
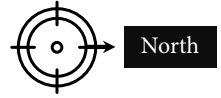








## Existing Topography



## Existing Irrigation Ditches

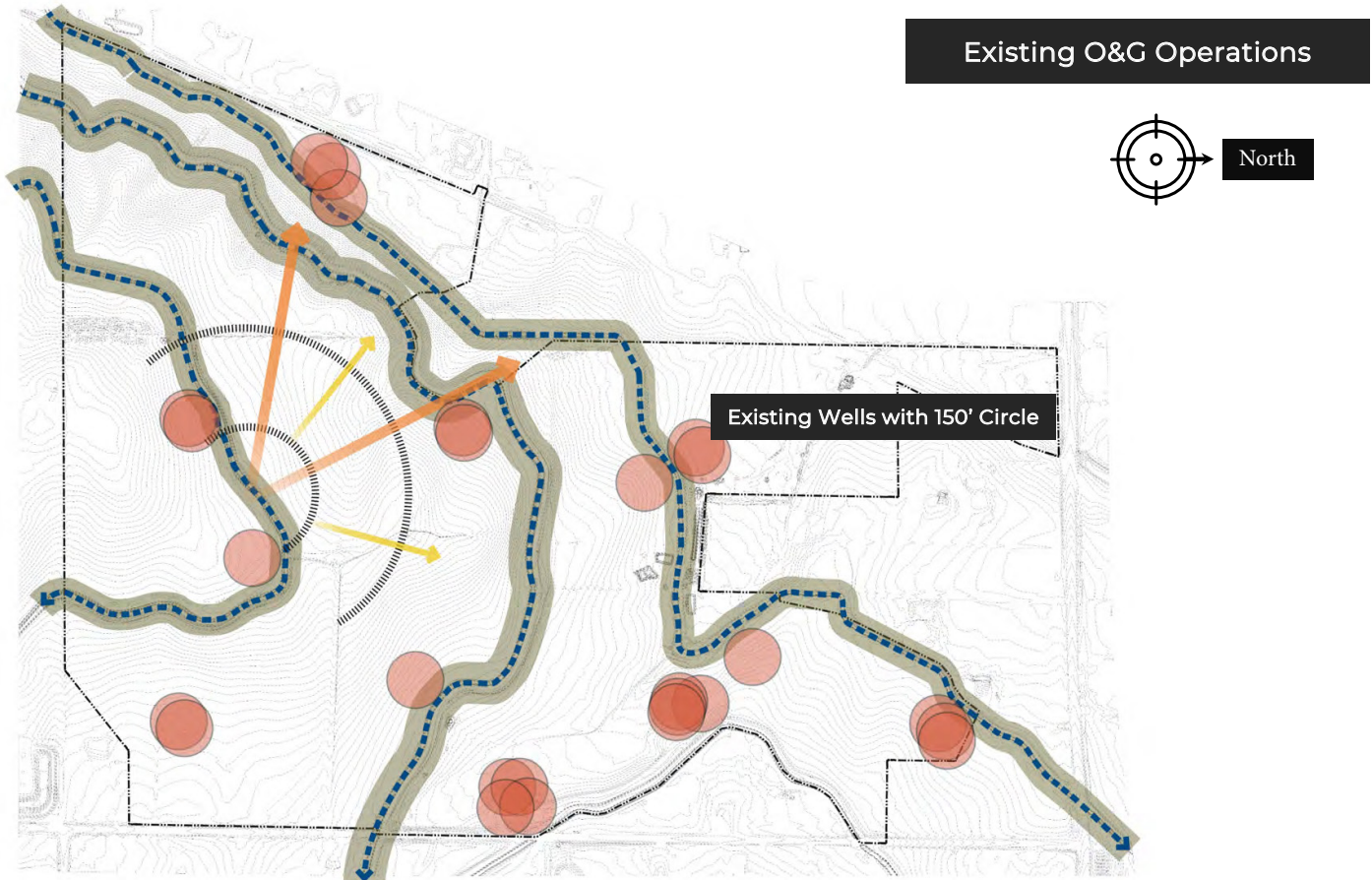
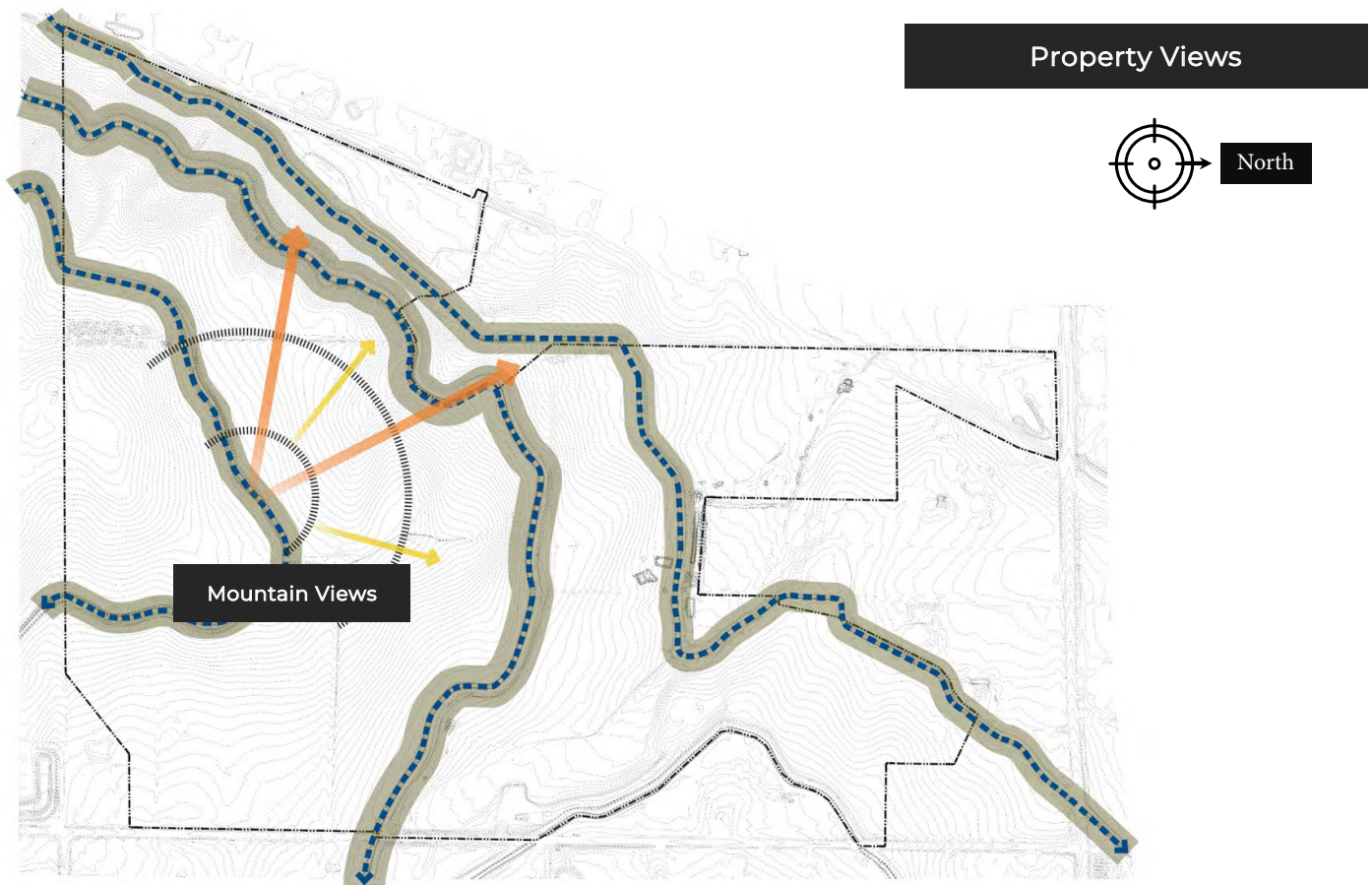


Erie/Coal Creek Cottonwood  
Extension

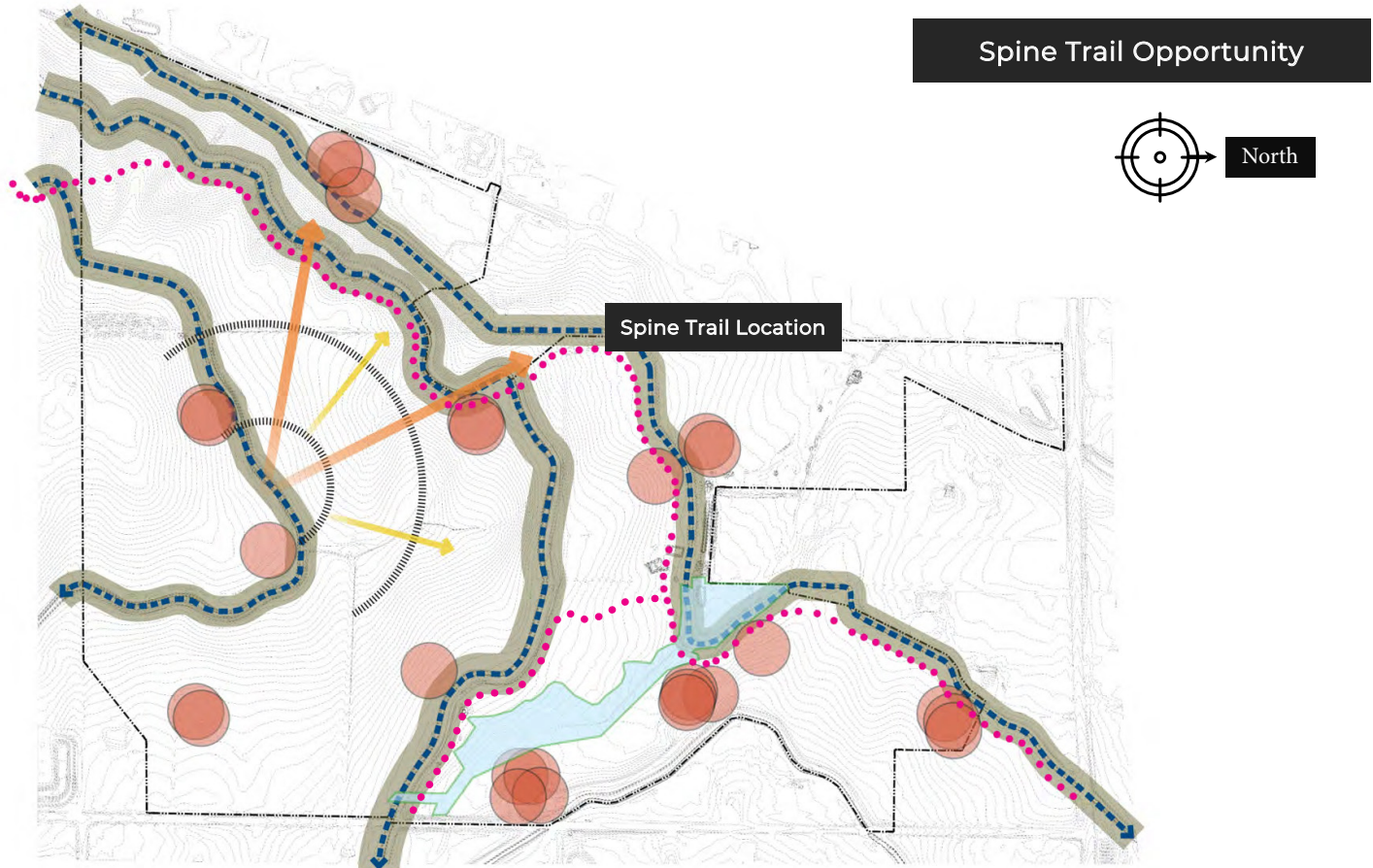
Boulder/Weld Drainage  
Ditch

Lower Boulder Ditch

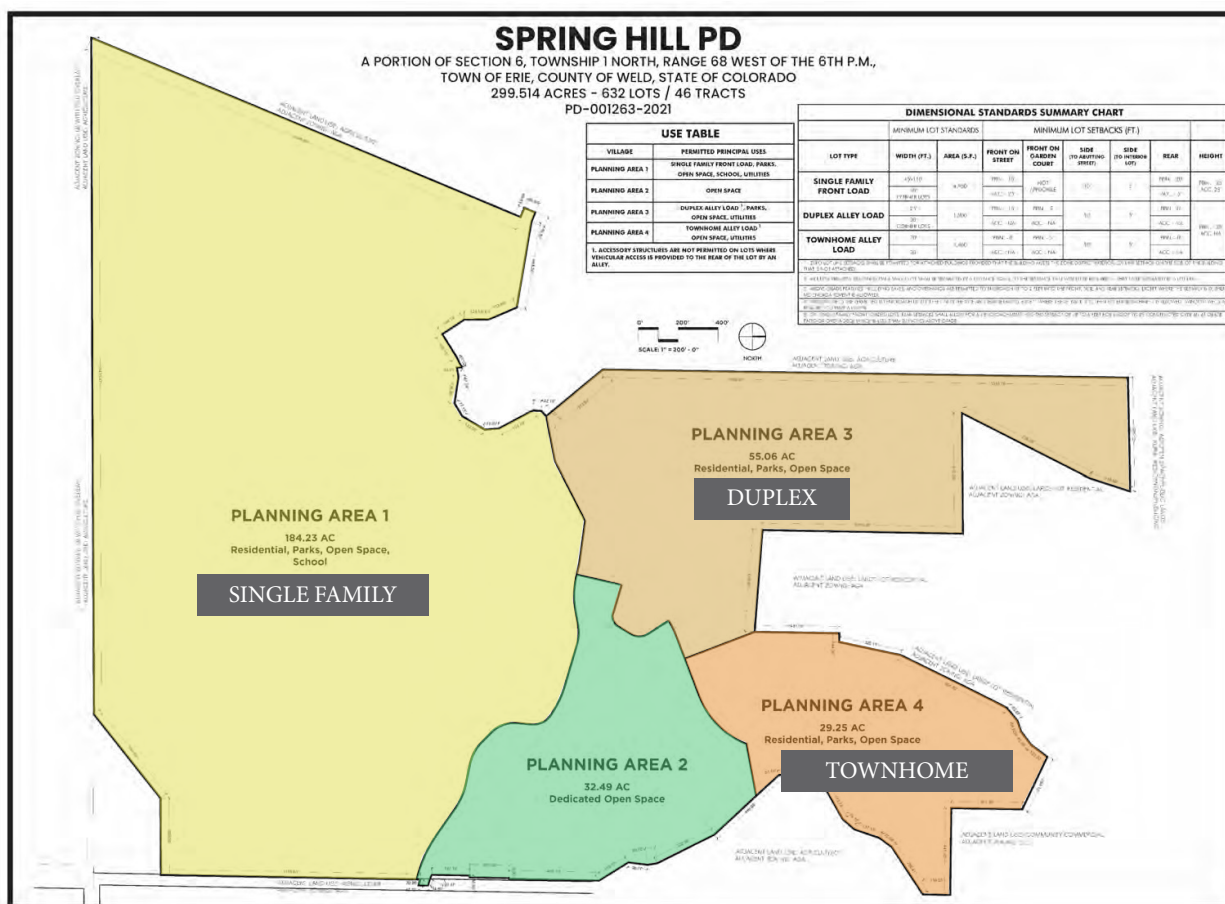
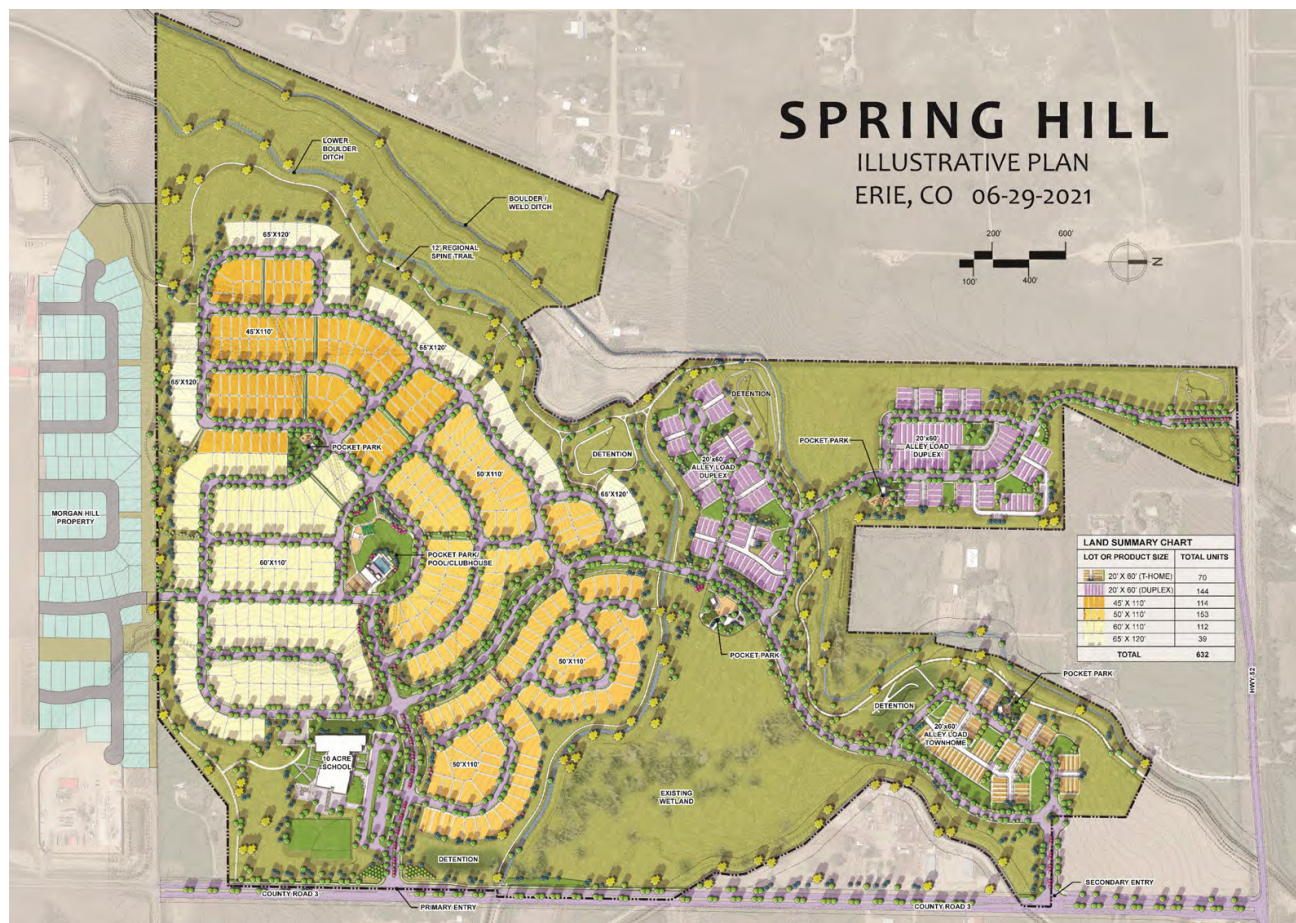












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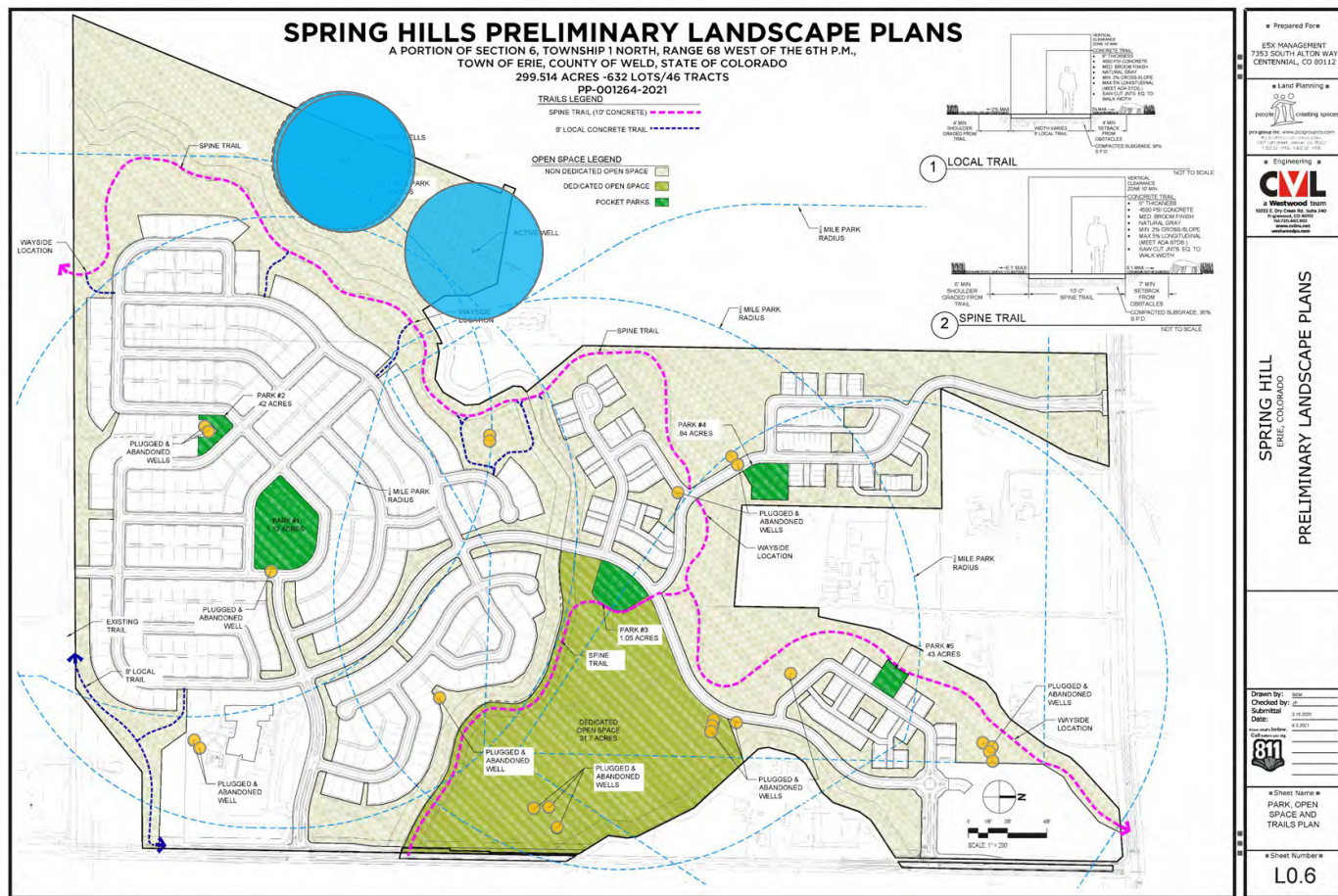
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**SPRING HILL PD**  
ERIE, COLORADO

DRAWN BY: JDM  
CHECKED BY: JDM  
DATE: 2-15-2021  
7-15-2021  
8-18-2021

SHEET NAME  
**PD PLANNING AREAS**  
SHEET NUMBER  
**2 OF 3**







PRIMARY PARK AREA WITH POOL



PRIMARY PARK AREA WITH POOL





