



ERIE
COLORADO

Spring Hill Preliminary Plat

Planning Commission

Harry Brennan, Senior Planner

April 1, 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



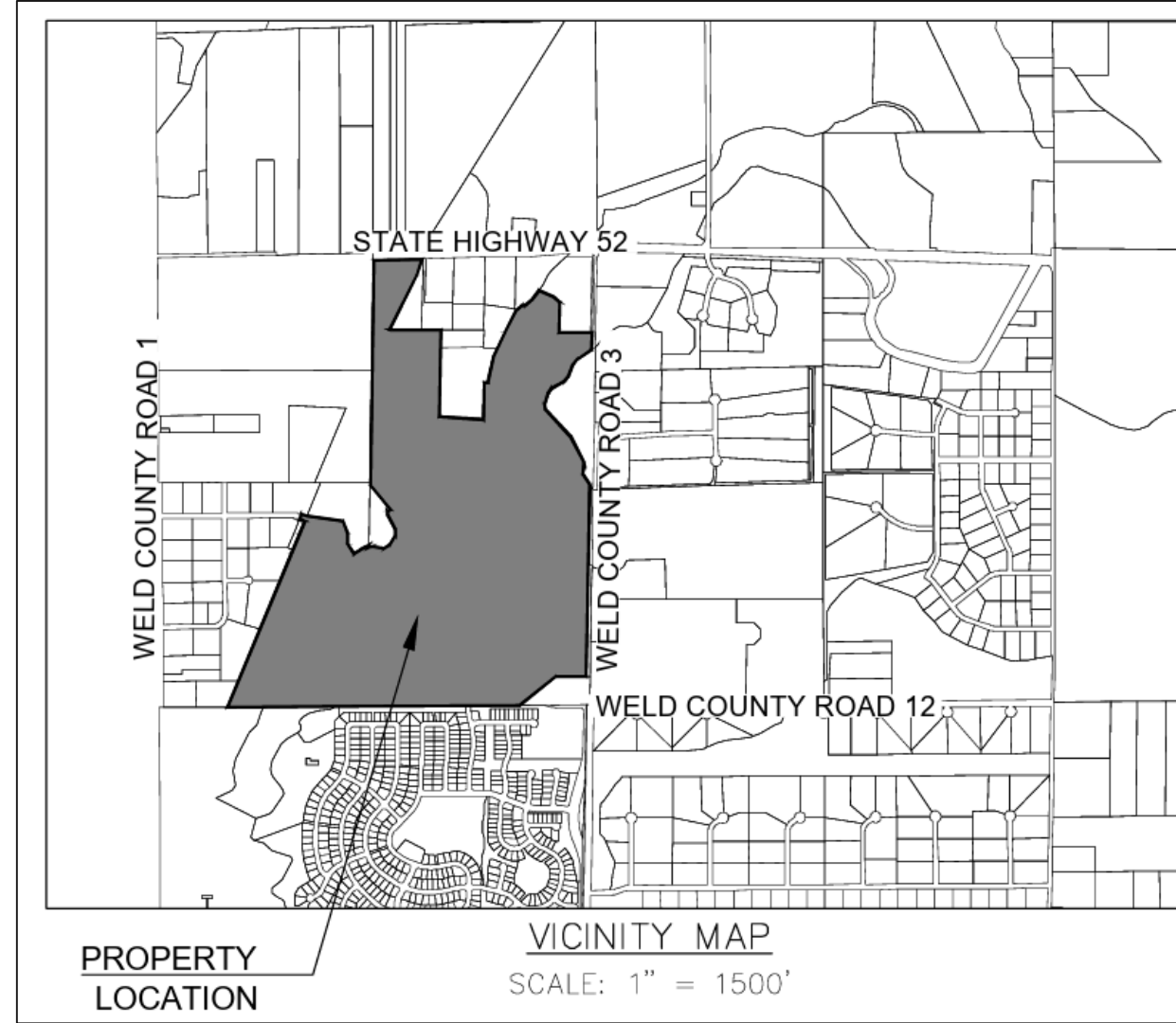


Overview

- Background
- Proposal
- Decision

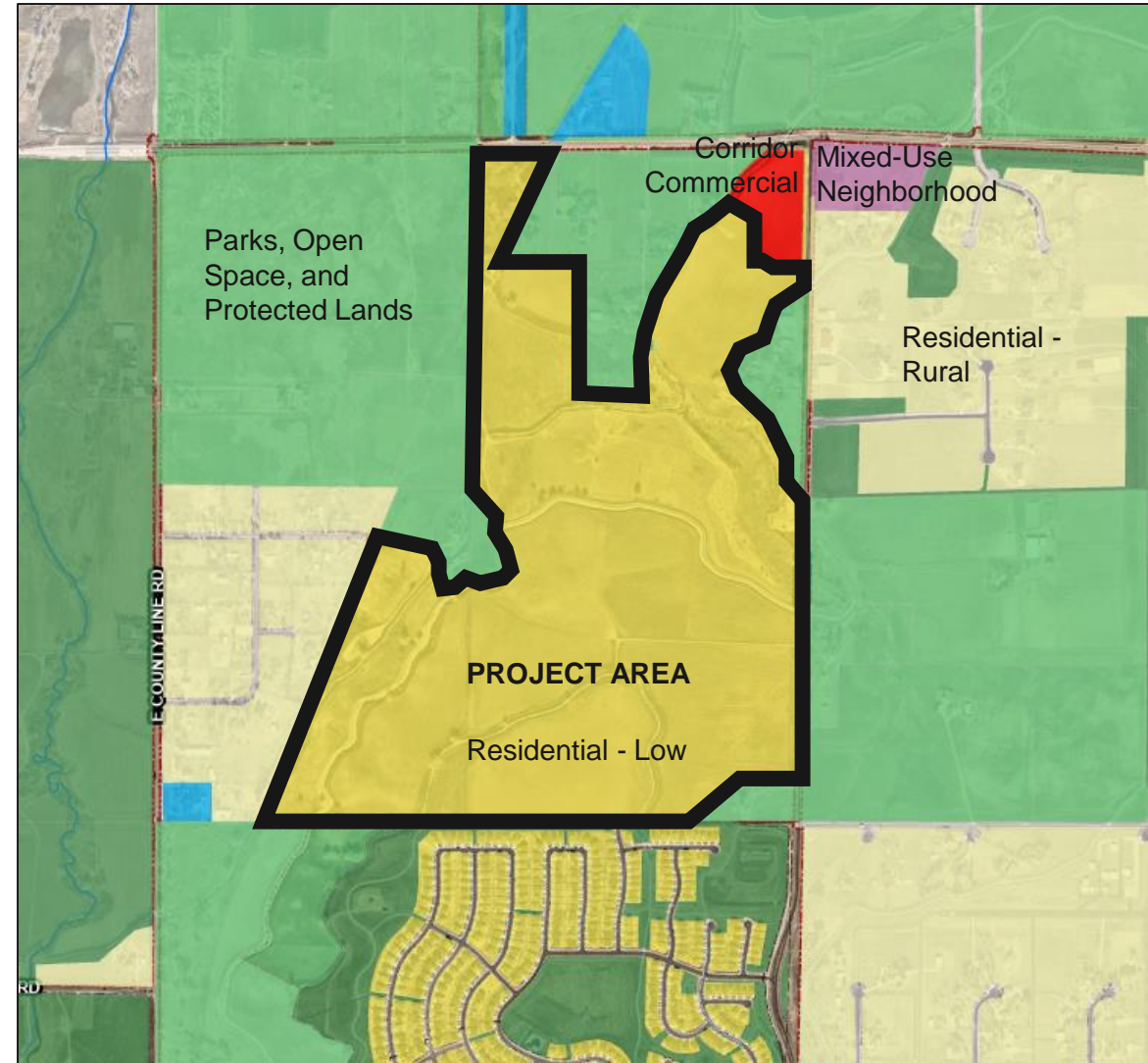
Location

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



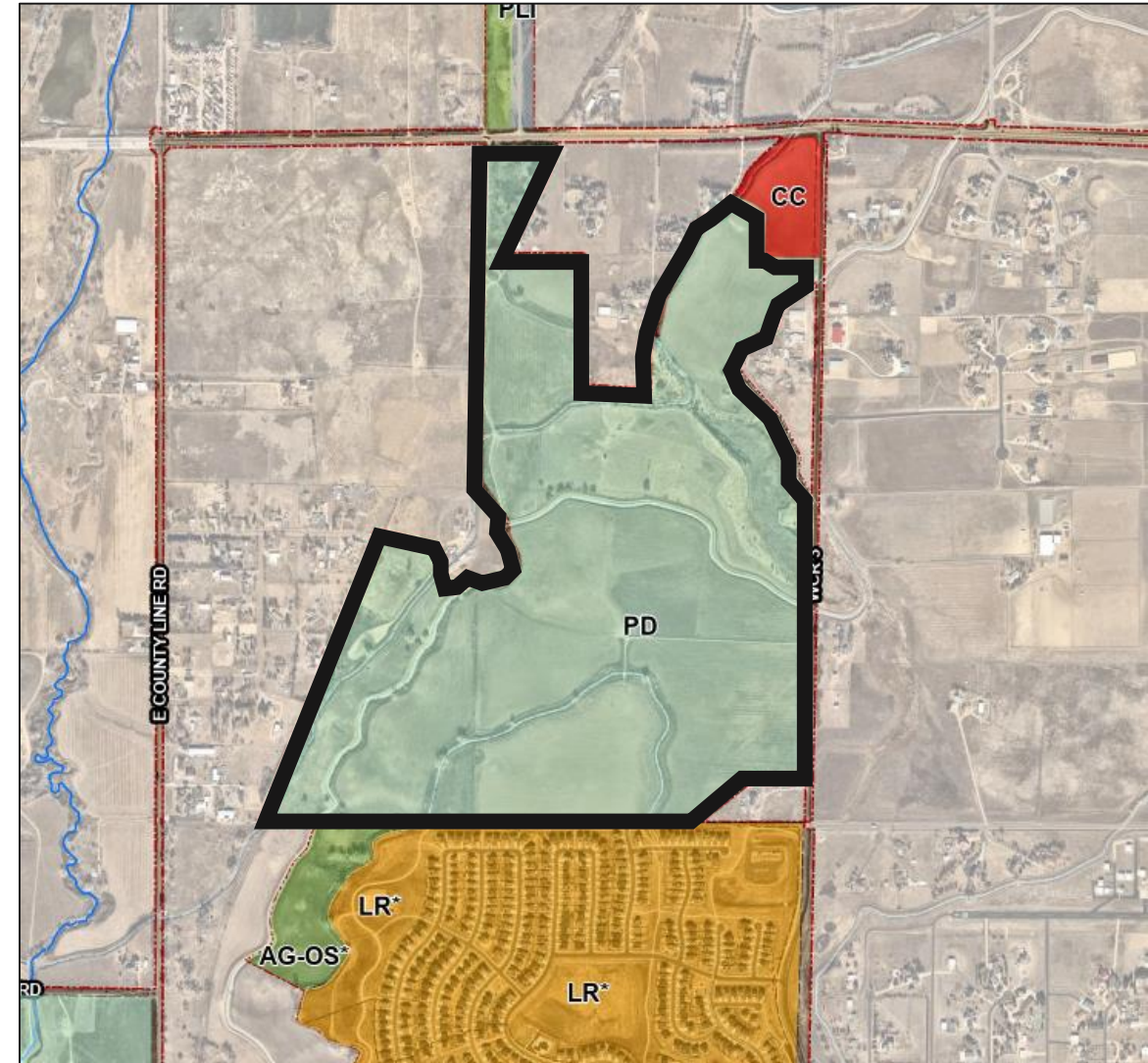
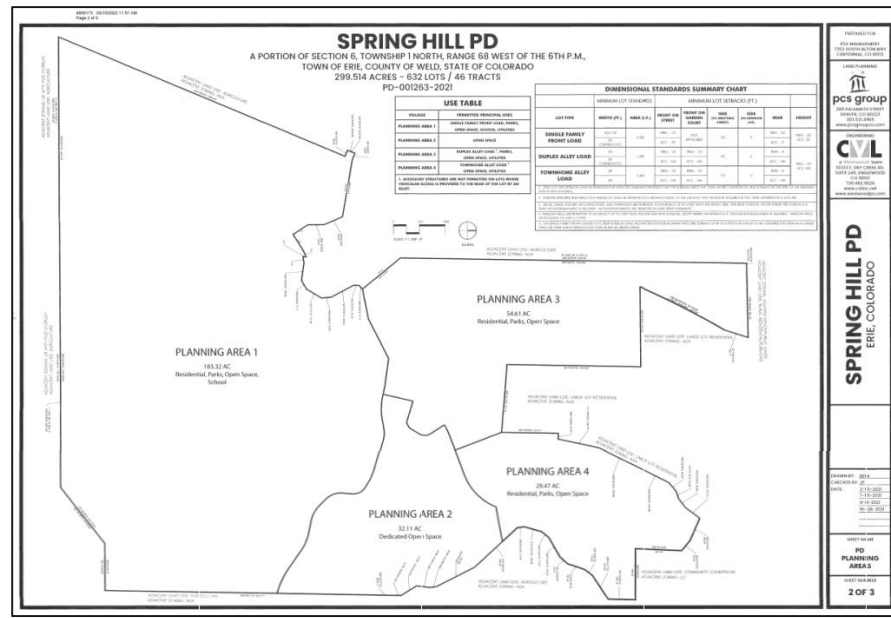
Comprehensive Plan

- 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





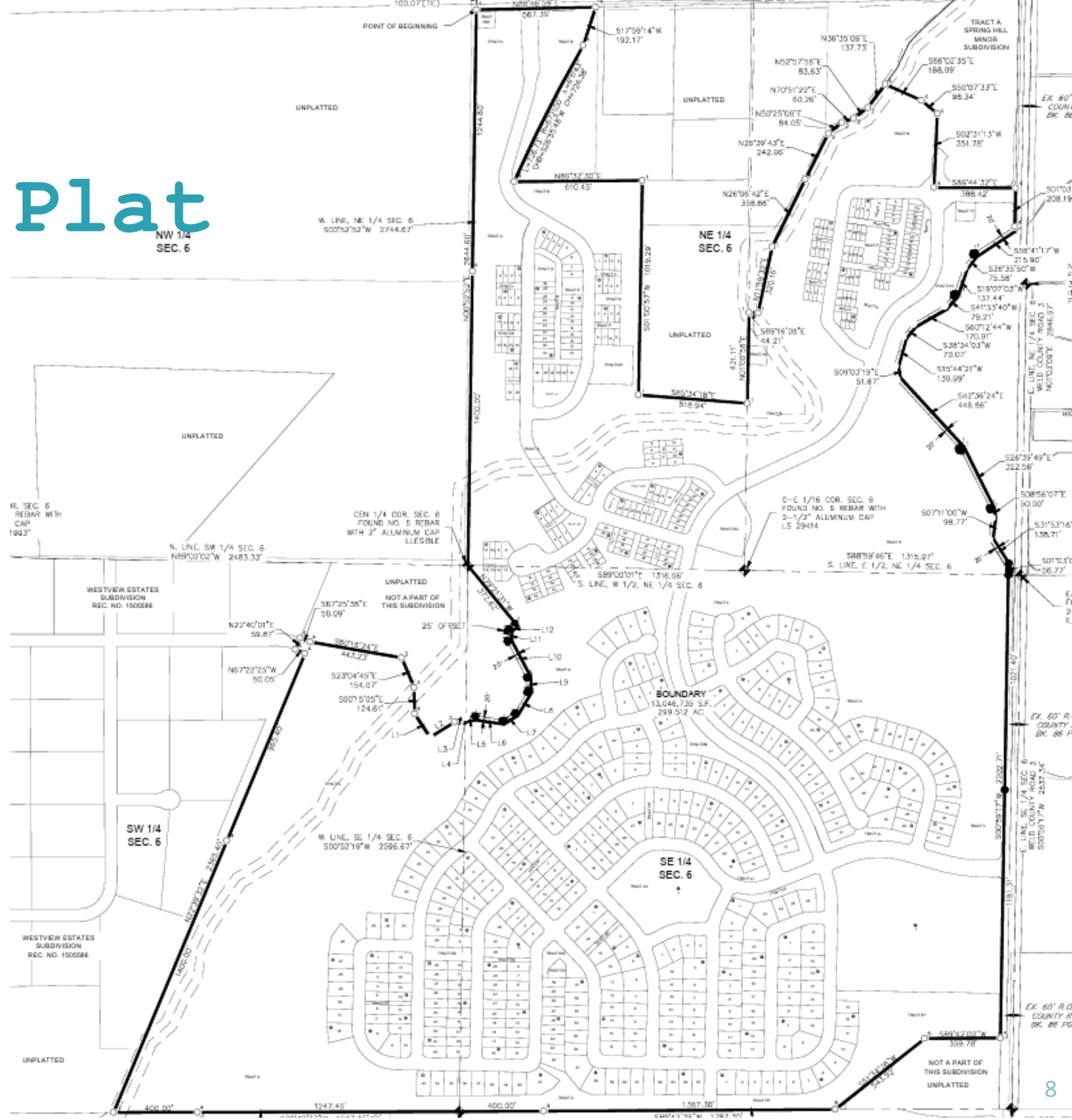
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Preliminary Plat

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



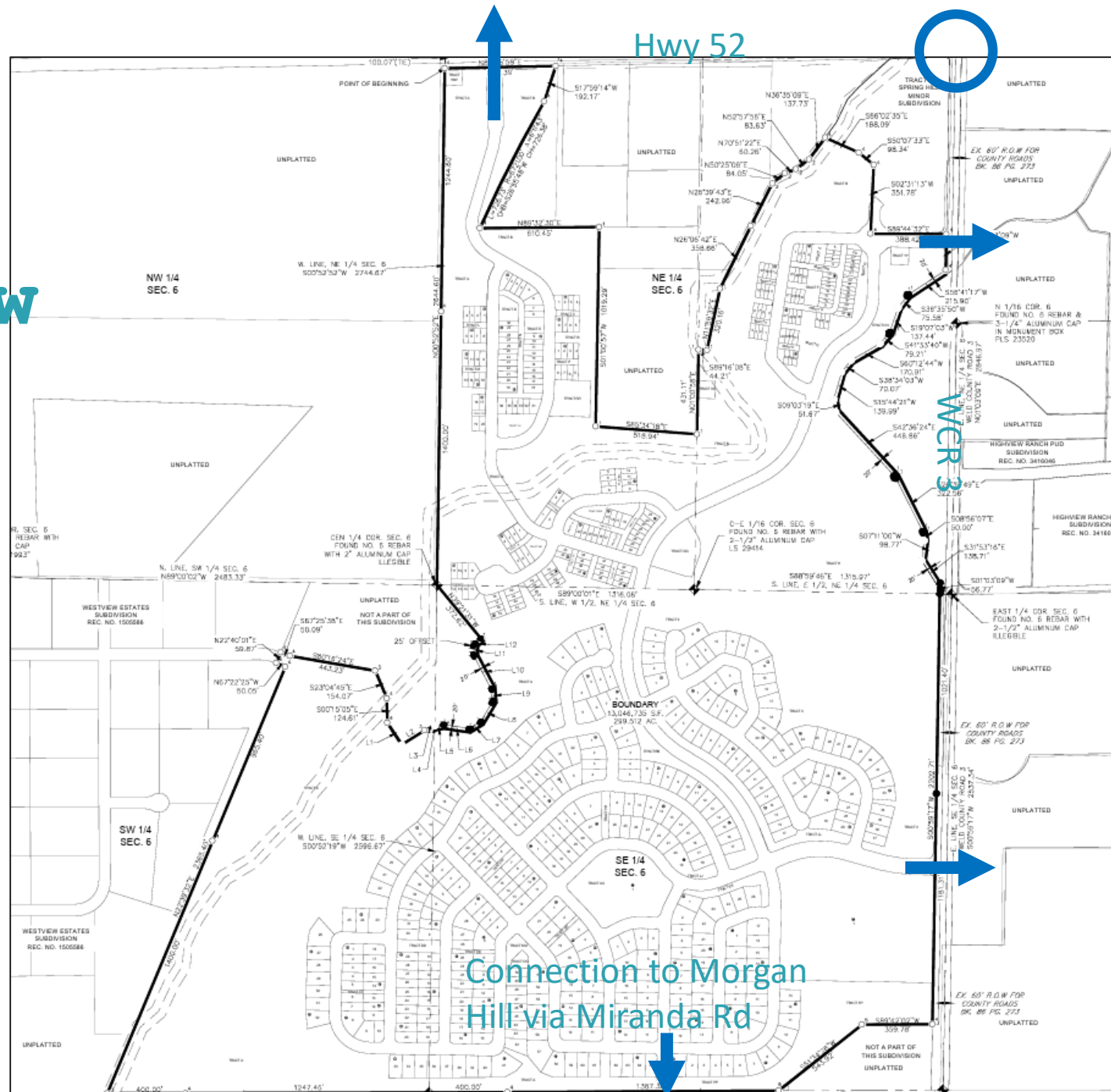


Preliminary Plat - Access/Roadways

- 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, OS

- 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 - Parks, Trails, OS

TRAILS LEGEND

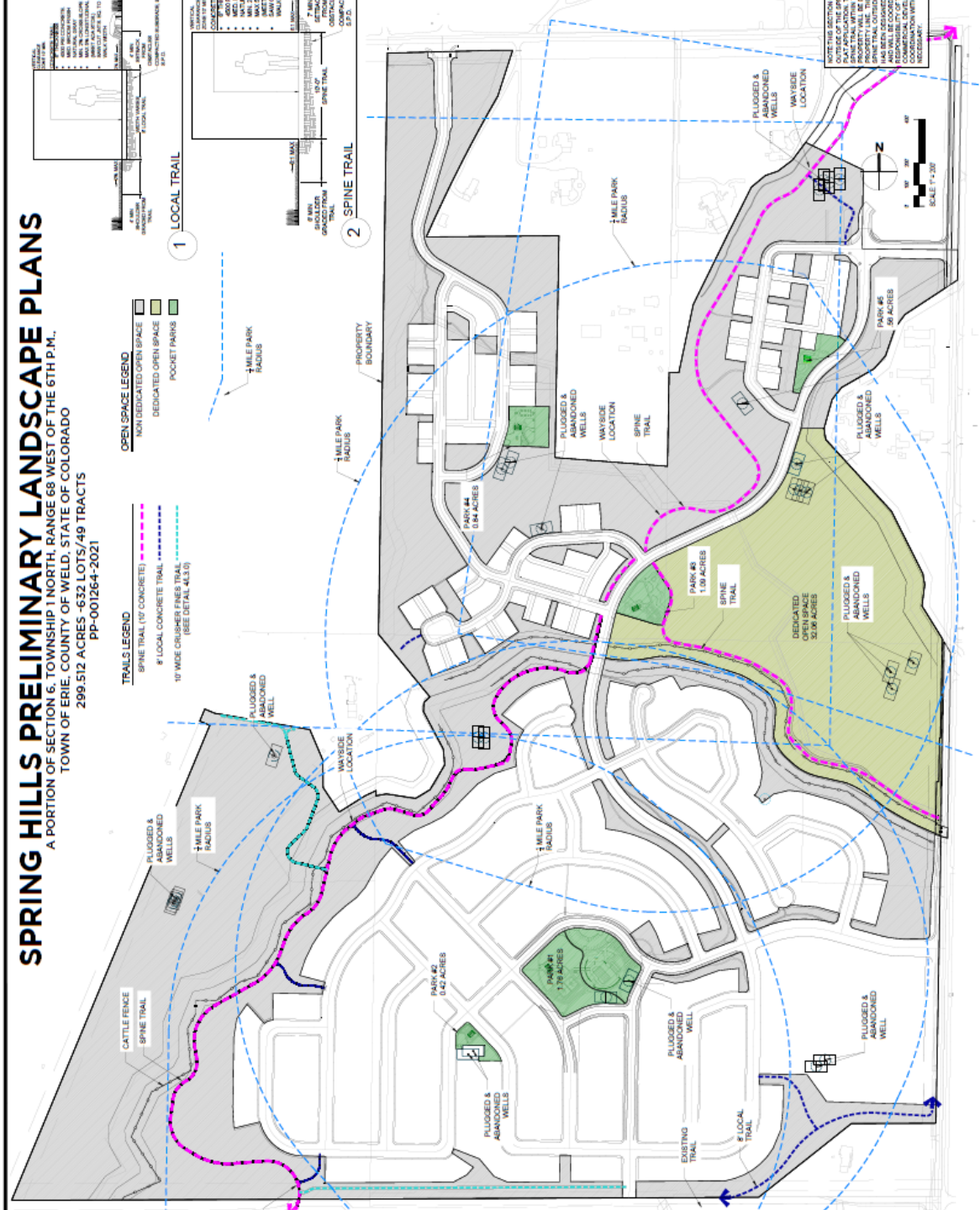
SPINE TRAIL (10' CONCRETE)	
8' LOCAL CONCRETE TRAIL	
10' WIDE CRUSHER FINES TRAIL (SEE DETAIL 4/L3.0)	

OPEN SPACE LEGEND

NON DEDICATED OPEN SPACE	
DEDICATED OPEN SPACE	
POCKET PARKS	

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
299.512 ACRES - 632 LOTS/49 TRACTS
PP-001264-2021



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SPINE TRAIL (10' CONCRETE)	
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10' WIDE CRUSHER FINES TRAIL (SEE DETAIL 4/L3.0)	

OPEN SPACE LEGEND

NON DEDICATED OPEN SPACE	
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POCKET PARKS	



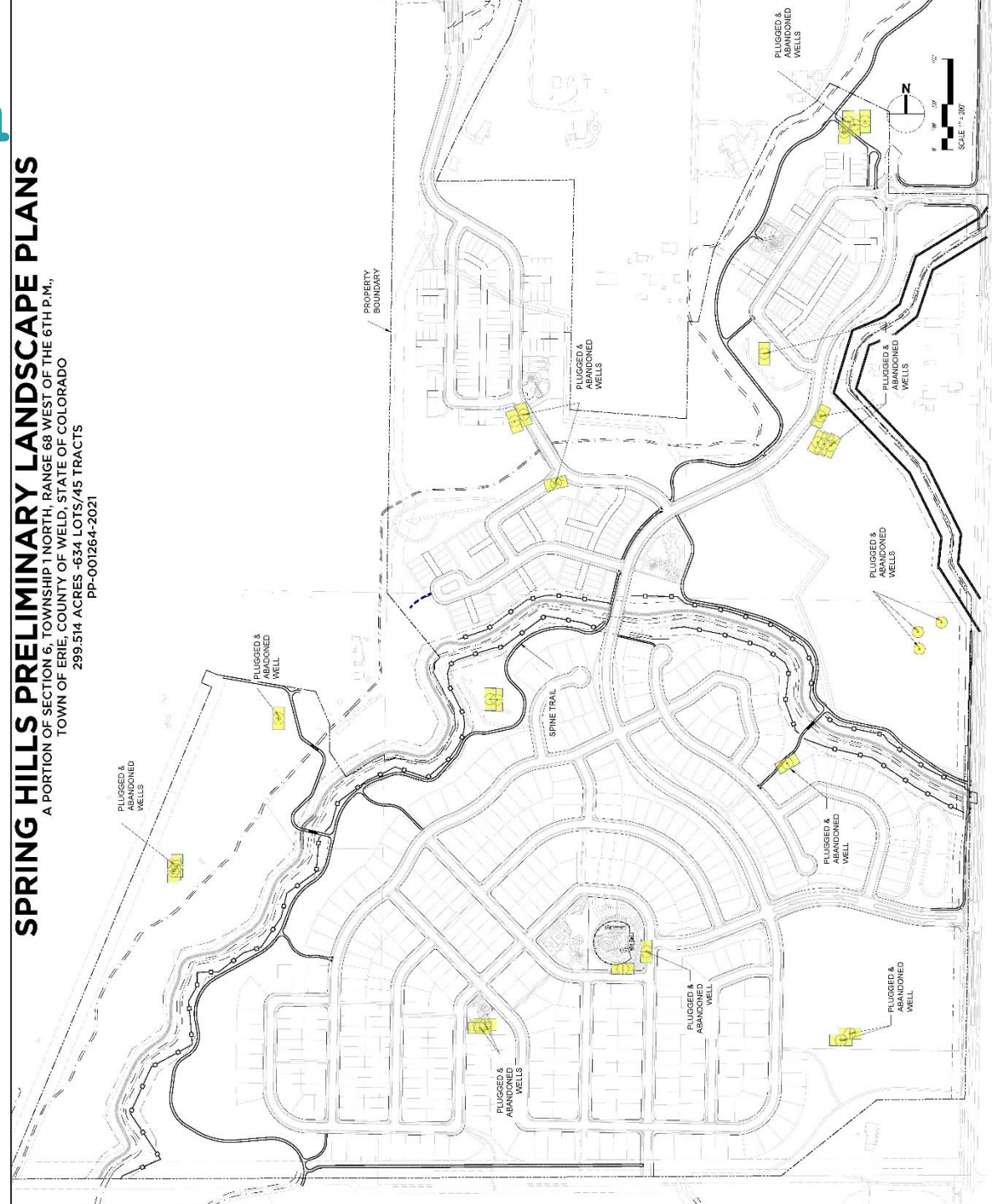


Preliminary Plan - Oil & Gas

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

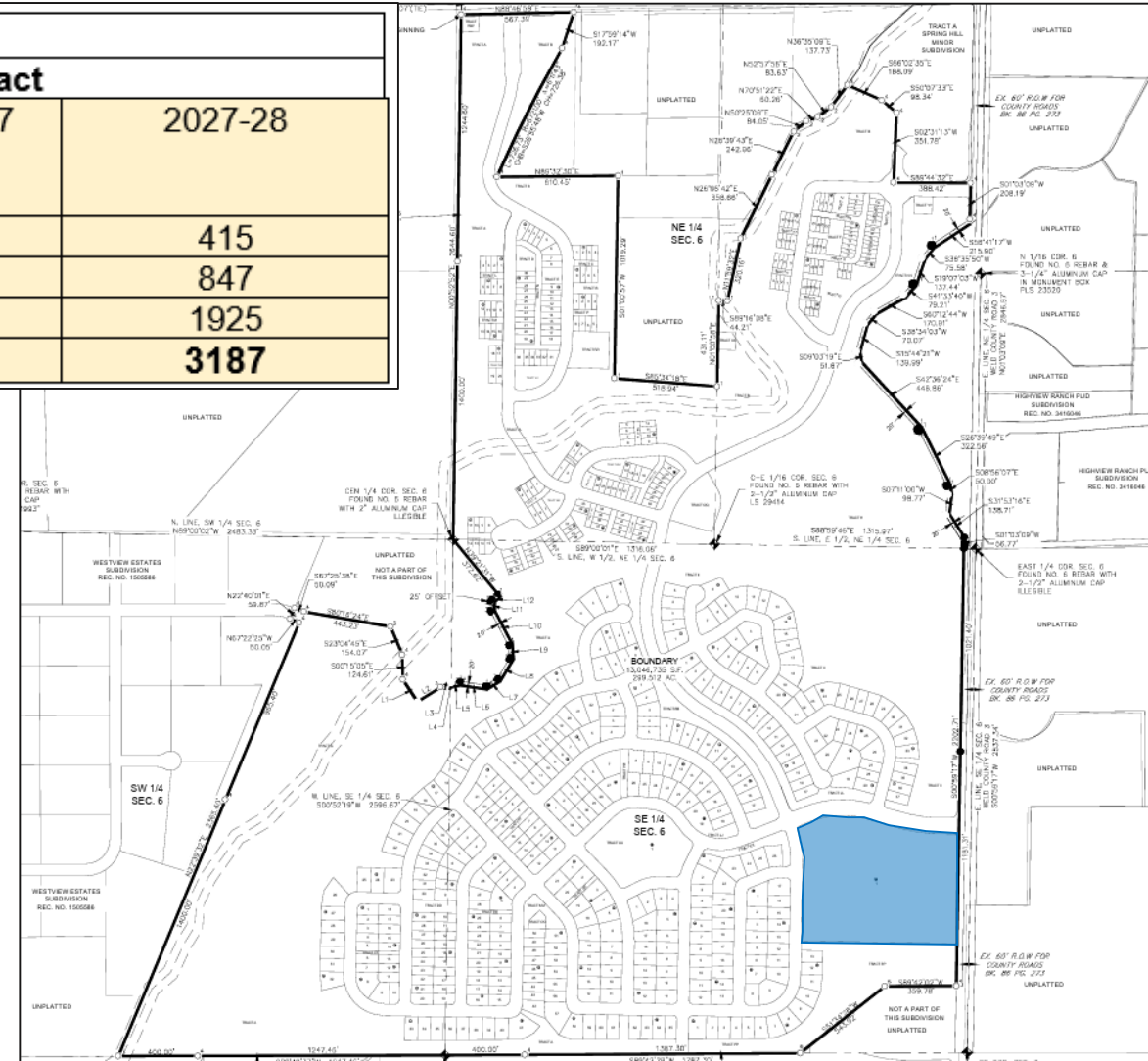




Preliminary Plat - Schools

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

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Approval Criteria UDC Section

10.7.7.D.2

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: The Preliminary Plat is generally consistent with the Town's Comprehensive Plan and the Spring Hill PD. The proposed lots meet the dimensional standards in the zoning.

Approval Criteria

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff: The Preliminary Plat meets the applicable Town standards. High value wetland and open space areas will remain undeveloped under the development plan. The subdivision meets design standards contained in the UDC and will allow for orderly development.

Approval Criteria

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Staff: Provisions are in place to protect water quality, erosion control, and wastewater. Construction documents as part of the Final Plat process will require Best Management Practices (BMP's) for water quality, stormwater management and erosion control in accordance with the Town of Erie standards.

This subdivision is not anticipated to create any significant or unmitigated adverse impacts on the environment. The plan calls for setting aside wetland areas and existing irrigation ditches to retain habitat and vegetation.

Approval Criteria

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Staff: Pedestrian and vehicular access is adequately provided throughout the subdivision. Sidewalk and trail connections are provided at key locations and extend the Spine Trail and also to Morgan Hill to the south.

As part of the Preliminary Plat review, drainage and erosion, traffic impact, environmental, and cultural studies were reviewed. All oil and gas facilities are now plugged and abandoned, and additional clean up/mitigation in one specific location will be completed in the future

Approval Criteria

- i. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: Adequate services and facilities currently exist or will be enhanced by the Preliminary Plat that will provide service to the development, adjacent neighborhoods, and the community at large. SVVSD is supportive of the plan to dedicate the new school site for future needs.

Phasing is not contemplated at this time. The future Final Plat(s) and Development Agreement(s) may include phasing.



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



Public Notice

Public Notice of Planning Commission Hearing

- Published in the Colorado Hometown Weekly: 3/11/26
- Property Posted: 3/13/26
- Letters to Adjacent Property Owners: 3/13/26



Staff Recommendation

Staff finds the Spring Hill Preliminary Plat complies with the Approval Criteria and recommends the Planning Commission recommend approval of the Preliminary Plat, with the following condition:

- The Applicant shall make all necessary technical corrections as directed by staff prior to the public hearing on the Application by the Town Council.



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Planning Commission

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