

A scenic landscape featuring a wooden boardwalk with a black metal railing. The boardwalk is set in a field of tall grasses and reeds. In the background, there are rolling hills and mountains under a cloudy sky. A few people are walking on the boardwalk. A bird is flying in the sky.

**SPRING HILL**  
**PLANNING COMMISSION**  
**PRESENTATION**

**APRIL - 2026**

PROJECT TEAM

# SPRING HILL

---

01

PROPERTY OWNERSHIP  
ME Erie, LLC

02

PLANNING & LANDSCAPE  
ARCHITECTURE  
PCS Group, Inc.

03

CIVIL ENGINEERING  
Westwood, Inc.

04

TRAFFIC CONSULTANT  
LSC Transportation Consultants, Inc.

05

ENVIRONMENTAL CONSULTANT  
Western Environment & Ecology, Inc.

06

ENVIRONMENTAL CONSULTANT  
Ecological Resource Consultants, Inc.

07

GEOLOGIC CONSULTANT  
CTL Thompson, Inc.

08

CULTURAL RESOURCE CONSULTANT  
James Enterprises, Inc.

09

RESTORATION SPECIALIST  
Duraroot, LLC

10

LEGAL CONSULTANT  
Davis & Ceriani, PC.

# 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 - 2014



## Andalusia Sketch Plan

After the Annexation and Zoning a Sketch Plan Submittal was processed with the Town of Erie.

AUGUST - 2014



## Andalusia Preliminary Plat

Our team has reviewed the comments that were made on the Preliminary Plat submittal that was made in August of 2014, and has incorporated the comments into this new Sketch Plan submittal.

APRIL - 2019



## Spring Hill Sketch Plan

Our team has addressed the previous project comments with this new Sketch Plan submittal, and has met with OSTAB specifically on this project to solicit early feedback.

MARCH 2021 - FEBRUARY 2022



## Spring Hill PD

A PD Zoning was reviewed by Planning Commission in December of 2021, and by the Board of Trustees in February of 2022, the proposal was approved and recorded in February of 2022.

MARCH 2021 - MARCH 2026



## Spring Hill Preliminary Plat

For over 5 years our team, with significant collaboration with the Town of Erie, has been refining and modifying the Preliminary Plat application to get to this point. Significant issues that we have worked through include plugging and abandoning all Oil and Gas on the property, revising the site design to accommodate new Oil and Gas standards, working out a design solution that solves Regional drainage issues through the development of this property, continuing to work with the adjacent neighbors on site design, incorporating an offsite roundabout design at the intersection of Hwy 52 and County Road 3.



# RESIDENTIAL DEVELOPMENT CONDITIONS 2025 ERIE, COLORADO

## Residential Conditions

### Development Activity

- Complete: 18,188 Total DU
- Entitled: 7,969 Total DU
- Planned: 8,939 Total DU
- Planning Boundary
- Retail Corners

DU: Dwelling Units

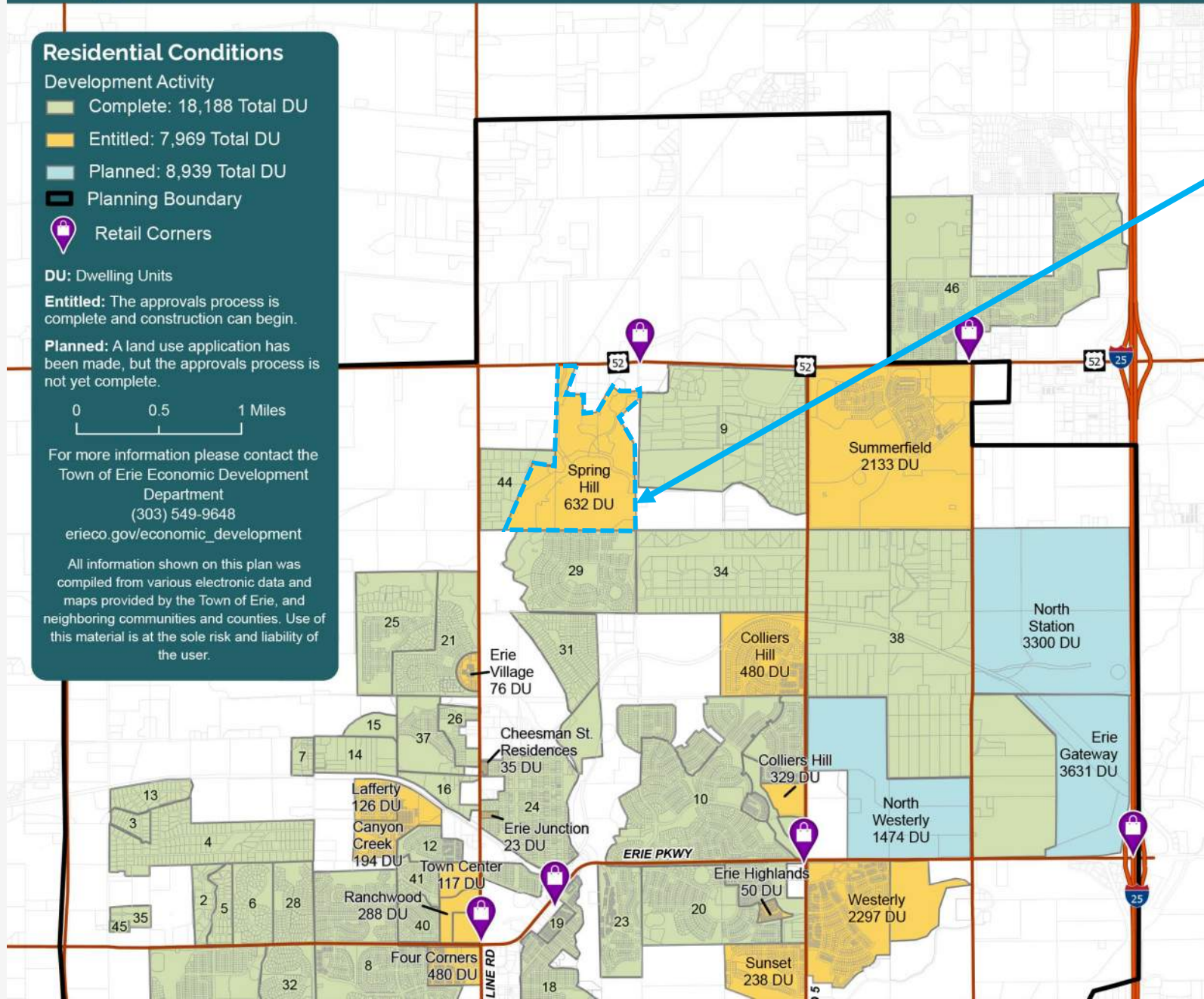
**Entitled:** The approvals process is complete and construction can begin.

**Planned:** A land use application has been made, but the approvals process is not yet complete.



For more information please contact the  
Town of Erie Economic Development  
Department  
(303) 549-9648  
[erieco.gov/economic\\_development](http://erieco.gov/economic_development)

All information shown on this plan was  
compiled from various electronic data and  
maps provided by the Town of Erie, and  
neighboring communities and counties. Use of  
this material is at the sole risk and liability of  
the user.



## Property Location

**Recognized community:** Spring Hill is shown on the Town of Erie Development Project Map, recognizing this future community.

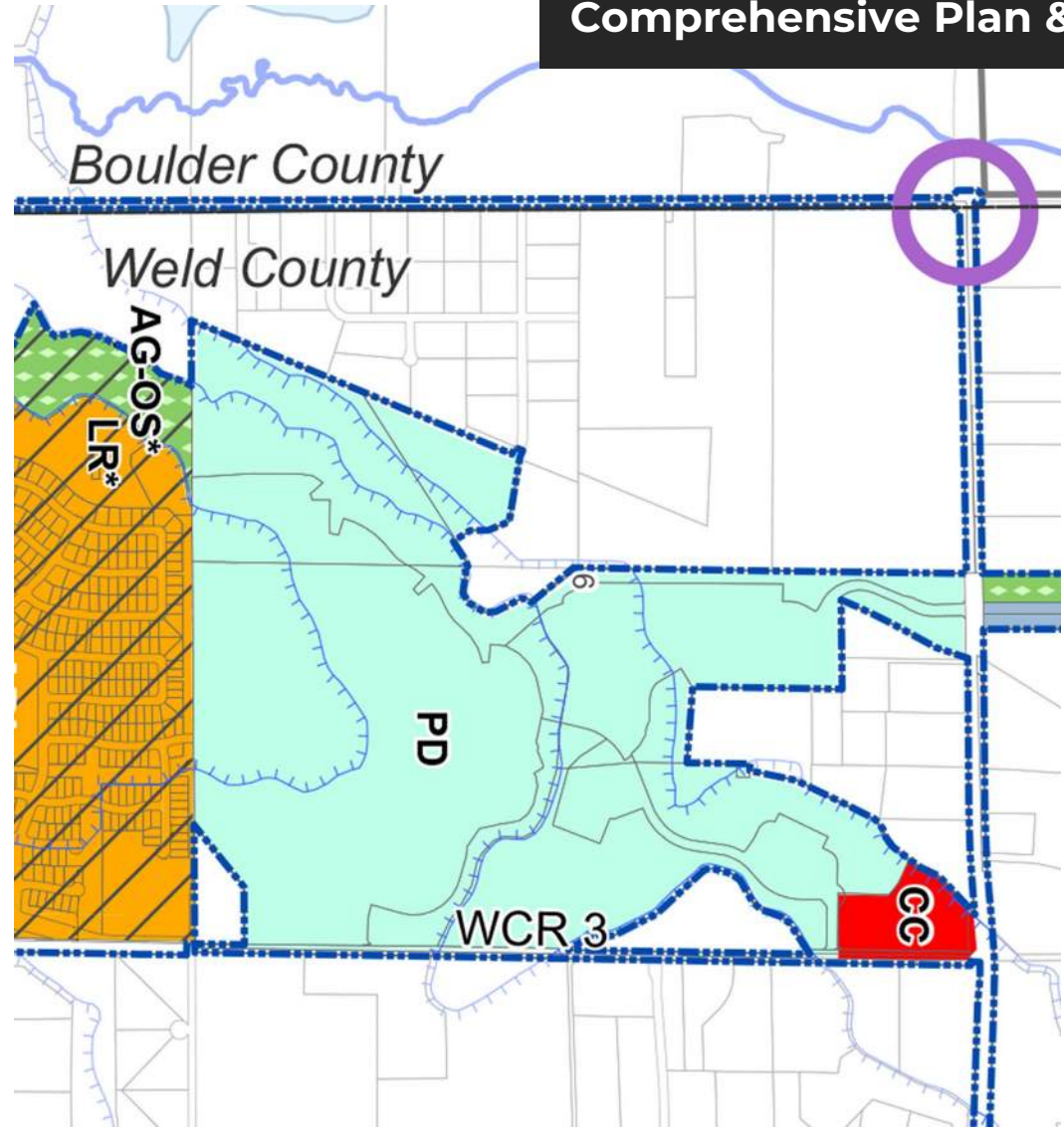
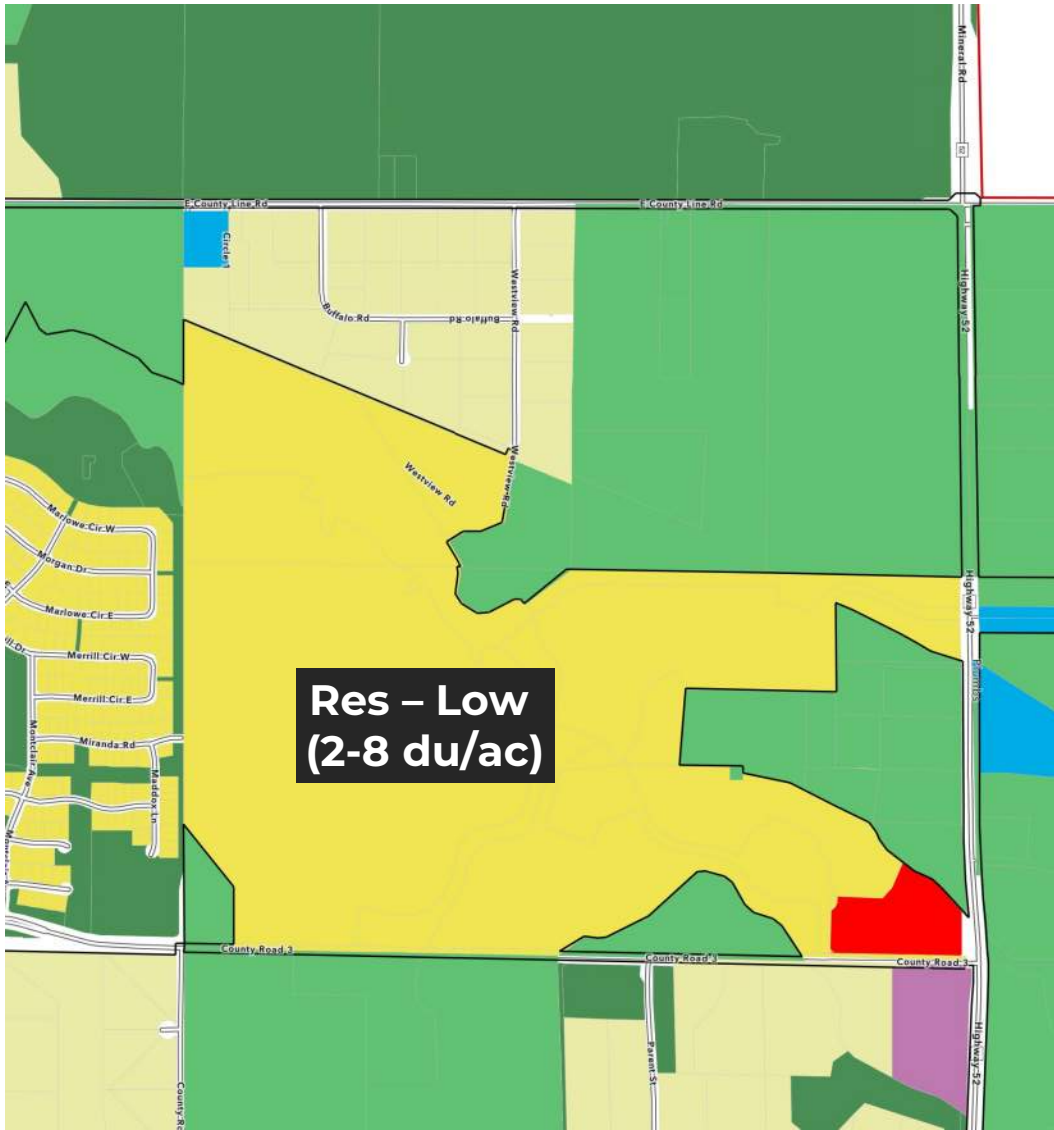
**Planned growth:** Annexed in 2014 with an anticipated build-out of 632 homes — this proposal fulfills an established community vision.

**Prime, well-defined site:** Hwy 52 forms the northern edge and County Road 3 the eastern boundary, providing clear, accessible frontage.

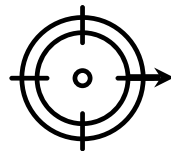
**Seamless neighborhood context:** Adjacent to Morgan Hill to the south and Westview/Broomfield County lands to the west, Spring Hill complements and strengthens the existing residential fabric.

**Strategic opportunity:** This location and history make Spring Hill a ready, responsible next step in Erie's planned growth—bringing homes, connectivity, and civic value to the town.

**Comprehensive Plan & Zoning**



**Comprehensive Plan**



**North**

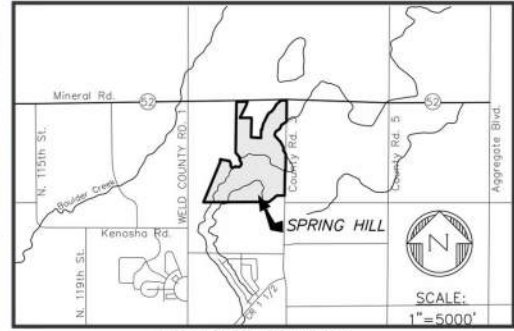
**Zoning**

# SPRING HILL SKETCH PLAN

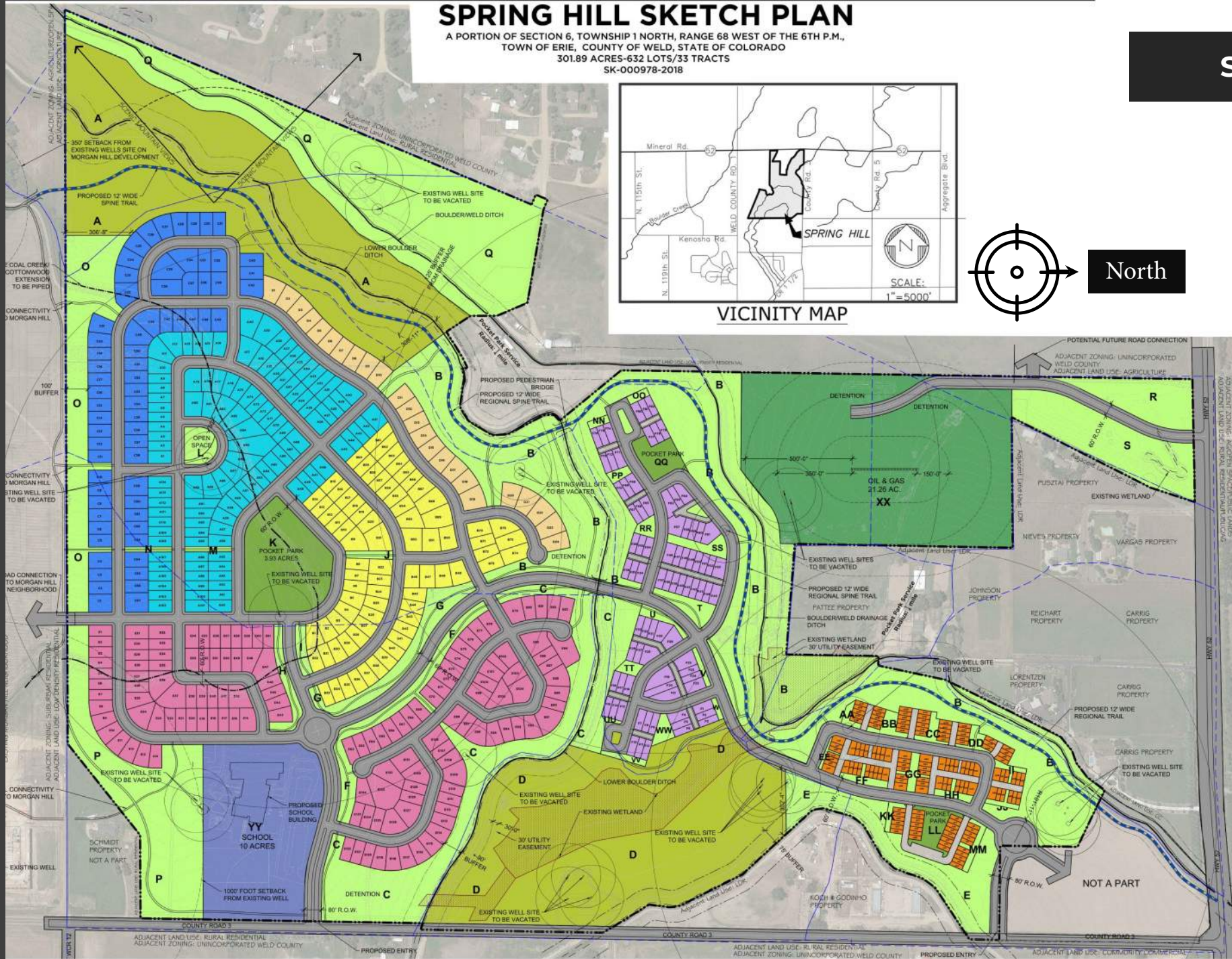
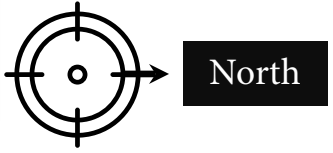
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
301.89 ACRES-632 LOTS/33 TRACTS  
SK-000978-2018

## Sketch Plan Concept

SKETCH PLAN



VICINITY MAP



LOT SUMMARY CHART

	TYPICAL DEPTH	TOTAL UNITS
LOT TYPE		
<span style="color: cyan;">■</span>	A-45'x110'	114
<span style="color: yellow;">■</span>	B-50'x110'	76
<span style="color: blue;">■</span>	C-60'x110'	67
<span style="color: orange;">■</span>	D-65'x115'	24
<span style="color: pink;">■</span>	E-50'x110'	134
<span style="color: purple;">■</span>	F-32'x95' (ALLEY LOAD)	82
TOWNHOMES		
<span style="color: orange;">■</span>	H-20'x60'	135
<b>TOTAL</b>		<b>632</b>
OPEN SPACE KEY		
<span style="color: lightgreen;">■</span>	GENERAL OPEN SPACE	
<span style="color: green;">■</span>	PARKS	
<span style="color: yellowgreen;">■</span>	TOWN DEDICATED OPEN SPACE	
<span style="color: darkgreen;">■</span>	OIL AND GAS	

NOTES:  
1. PER THE PRELIMINARY GEOTECHNICAL SUBSURFACE EXPLORATION REPORT THERE ARE NO KNOWN HAZARD AREAS, INCLUDING GEOLOGIC HAZARDS, UNDERMINED AND SUBSIDENCE AREAS & EXPANSIVE SOILS.

LAND SUMMARY CHART

Type	Area (in Acres)	% of Total Area
Residential Lots	76.23	25.25%
Oil and Gas	21.26	7.04%
Public Right-Of-Way	43.84	14.52%
Private Alley Right-Of-Way	2.69	0.89%
Open Space Tracts	142.70	47.27%
Pocket Park	5.17	1.71%
School	10.00	3.31%
<b>Total Subdivision Area:</b>	<b>301.89</b>	<b>100.00%</b>
<b>Dedicated Open Space</b>	<b>49.61</b>	<b>16.43%</b>
<b>Non-Dedicated Park and Open Space</b>	<b>98.26</b>	<b>32.55%</b>

# SPRING HILL PD

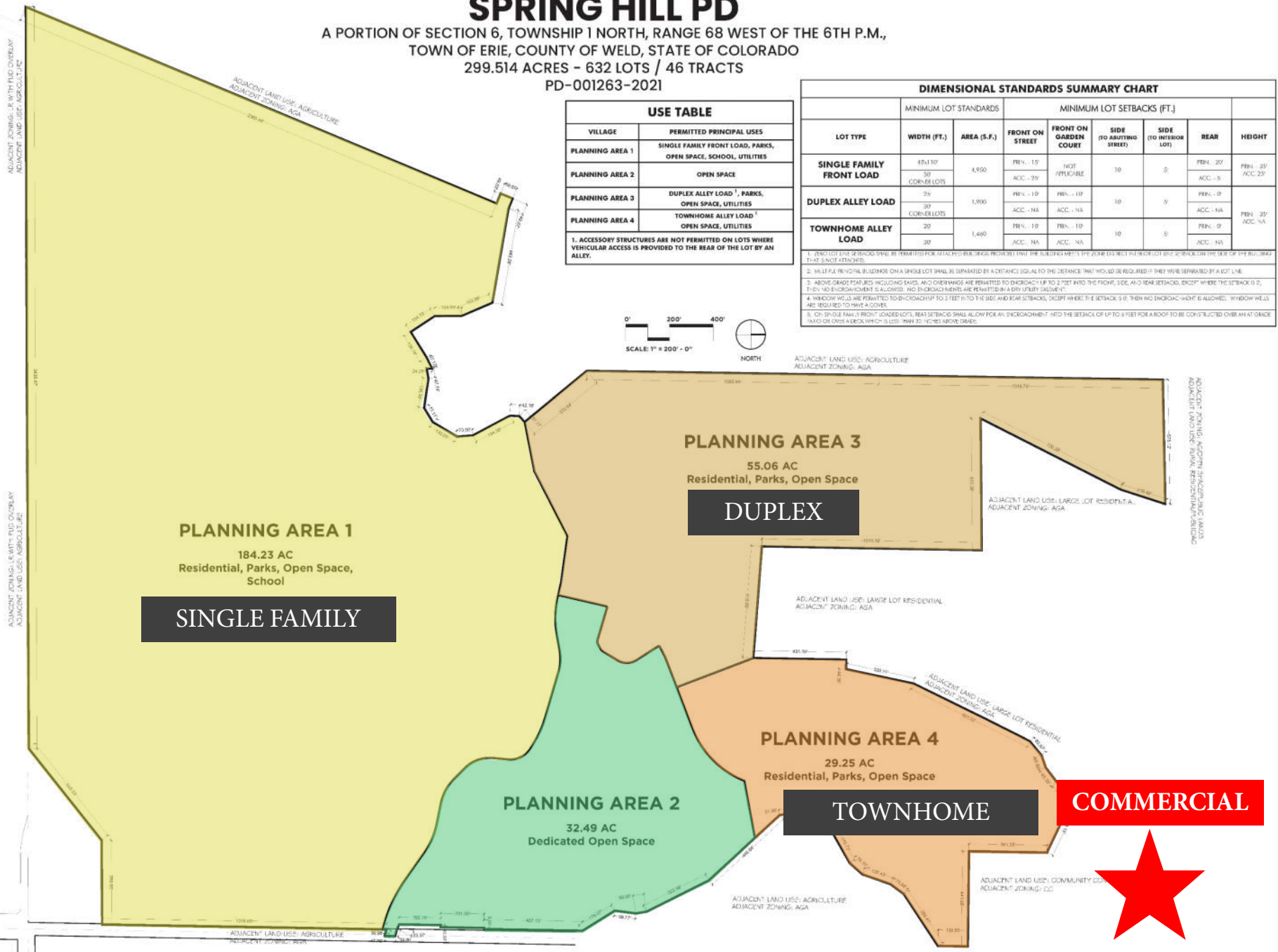
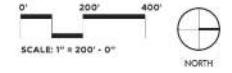
A PORTION OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
299.514 ACRES - 632 LOTS / 46 TRACTS  
PD-001263-2021

USE TABLE	
VILLAGE	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD, PARKS, OPEN SPACE, SCHOOL, UTILITIES
PLANNING AREA 2	OPEN SPACE
PLANNING AREA 3	DUPLEX ALLEY LOAD <sup>1</sup> , PARKS, OPEN SPACE, UTILITIES
PLANNING AREA 4	TOWNHOME ALLEY LOAD <sup>1</sup> , OPEN SPACE, UTILITIES

<sup>1</sup>. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY FRONT LOAD	17x110'	4,950 CORNER LOTS	FRONT - 10'	NOT APPLICABLE	10'	5'	FRONT - 20'	FRONT - 35' ACC - 25'
	30'		ACC - 30'	ACC - 5'				
DUPLEX ALLEY LOAD	25'	1,900 CORNER LOTS	FRONT - 10'	FRONT - 10'	10'	5'	FRONT - 0'	FRONT - 30' ACC - NA
	30'		ACC - NA	ACC - NA				
TOWNHOME ALLEY LOAD	20'	1,400	FRONT - 10'	FRONT - 10'	10'	5'	FRONT - 0'	FRONT - 30' ACC - NA
	30'		ACC - NA	ACC - NA				

1. ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ALL LOTS PROVIDED THAT THE BUILDING MEETS THE ZERO SETBACK SETBACKS ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.  
2. VALID PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DETACHMENT EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.  
3. ABOVE GRADE FEATURES INCLUDING EXITS AND OVERHANGS ARE PERMITTED TO ENDOACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0, THEN NO ENDOACHMENT IS ALLOWED, AND ENDOACHMENTS ARE PERMITTED BY A DRIVE UTILITY PROVIDED.  
4. WINDOW WELLS ARE PERMITTED TO ENDOACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0, THEN NO ENDOACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.  
5. FOR SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENDOACHMENT INTO THE SETBACK OF UP TO 3 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRACE PAVED OR OVER A DECK WHICH IS LESS THAN 30' FROM THE DRIVE.



PREPARED FOR  
ESX MANAGEMENT  
7353 SOUTH ALTON WAY  
CENTENNIAL, CO 80112

LAND PLANNING

**pcs group**  
200 KALAMATH STREET  
DENVER, CO 80223  
303.531.4905  
www.pcsgroupco.com

ENGINEERING

**CVL**  
a Westwood team  
10333 E. DRY CREEK RD.  
SUITE 240, ENGLEWOOD  
CO 80112  
720.482.9528  
www.cvlinc.net  
www.westwoodps.com

**SPRING HILL PD**  
ERIE, COLORADO

DRAWN BY: BEM  
CHECKED BY: JP  
DATE: 3-15-2021  
7-15-2021  
9-8-2021  
10-28-2021

SHEET NAME  
**PD PLANNING AREAS**

SHEET NUMBER  
**2 OF 3**



# SPRING HILL

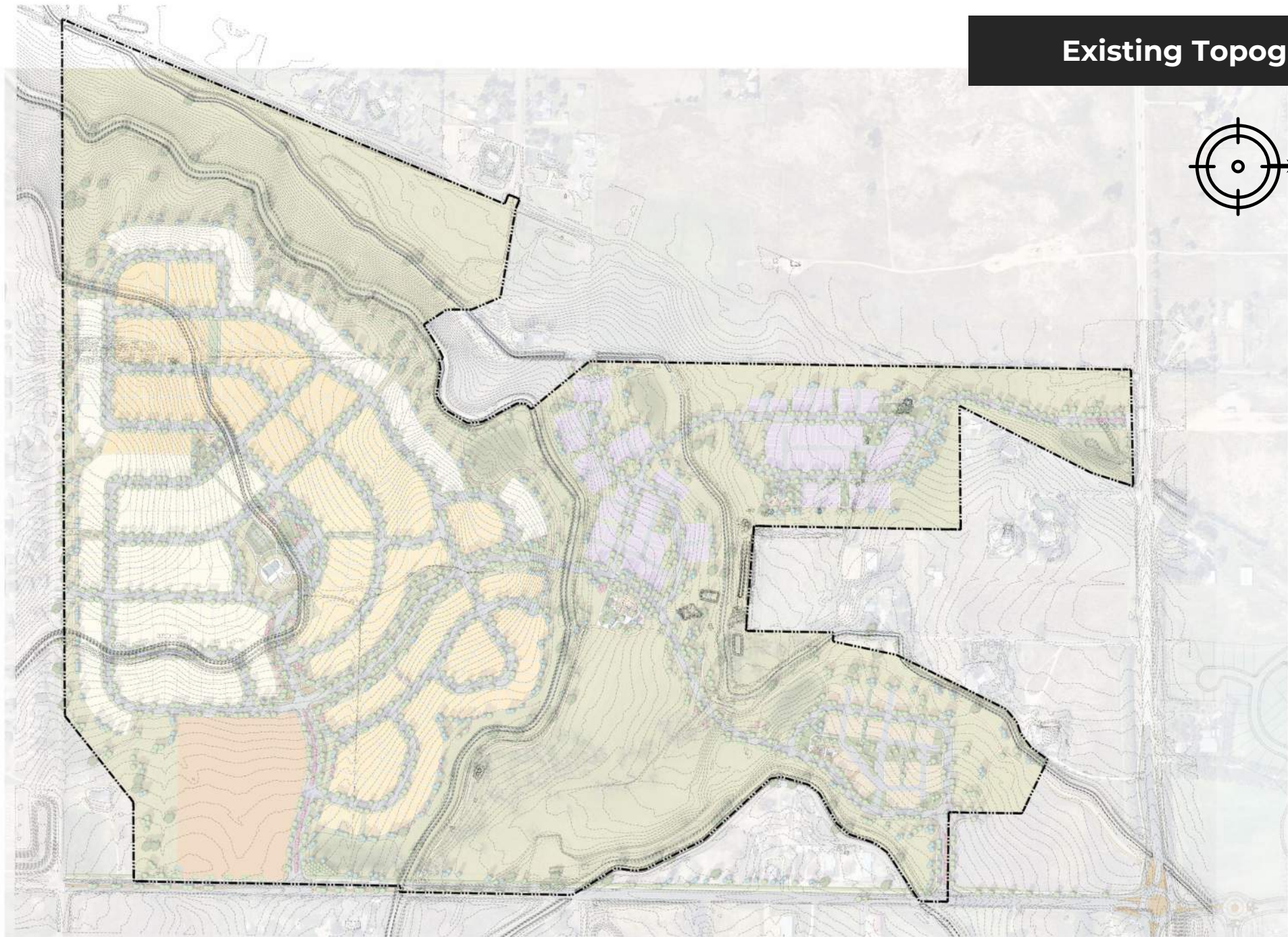
## PROPERTY ANALYSIS

APRIL - 2026

# Existing Topography



North



**Existing Irrigation Ditches**

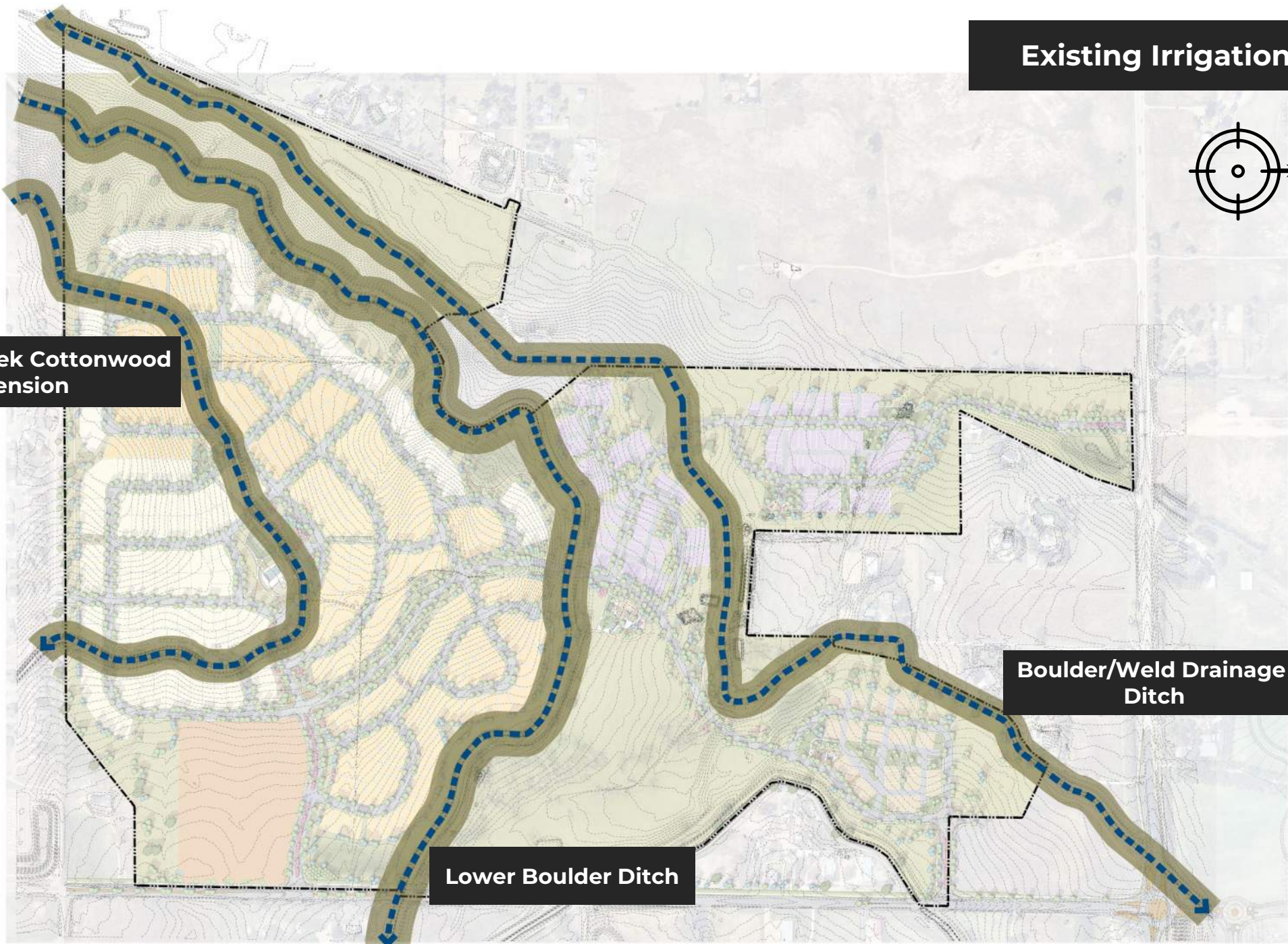


**North**

**Erie/Coal Creek Cottonwood Extension**

**Boulder/Weld Drainage Ditch**

**Lower Boulder Ditch**

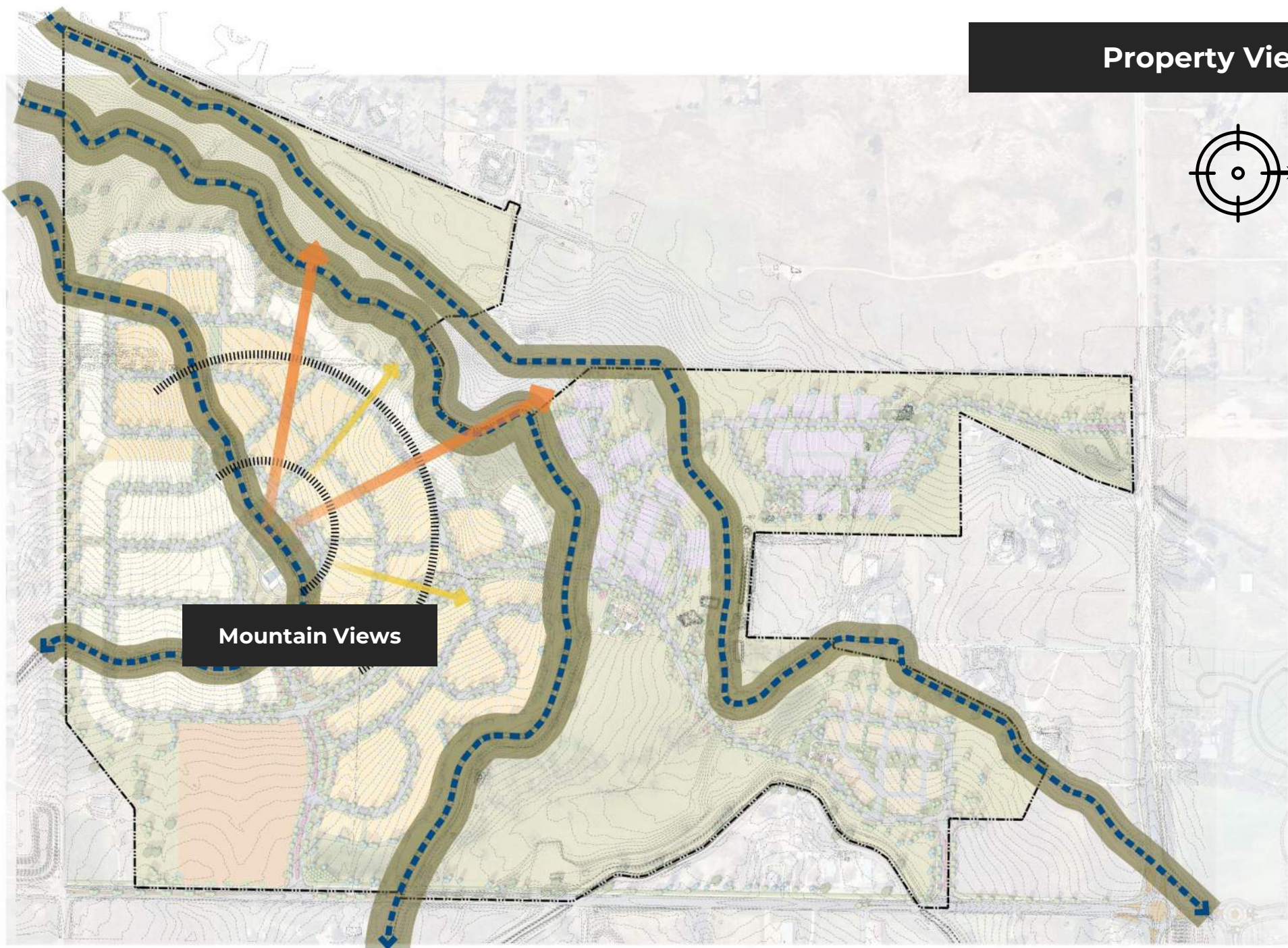


# Property Views



North

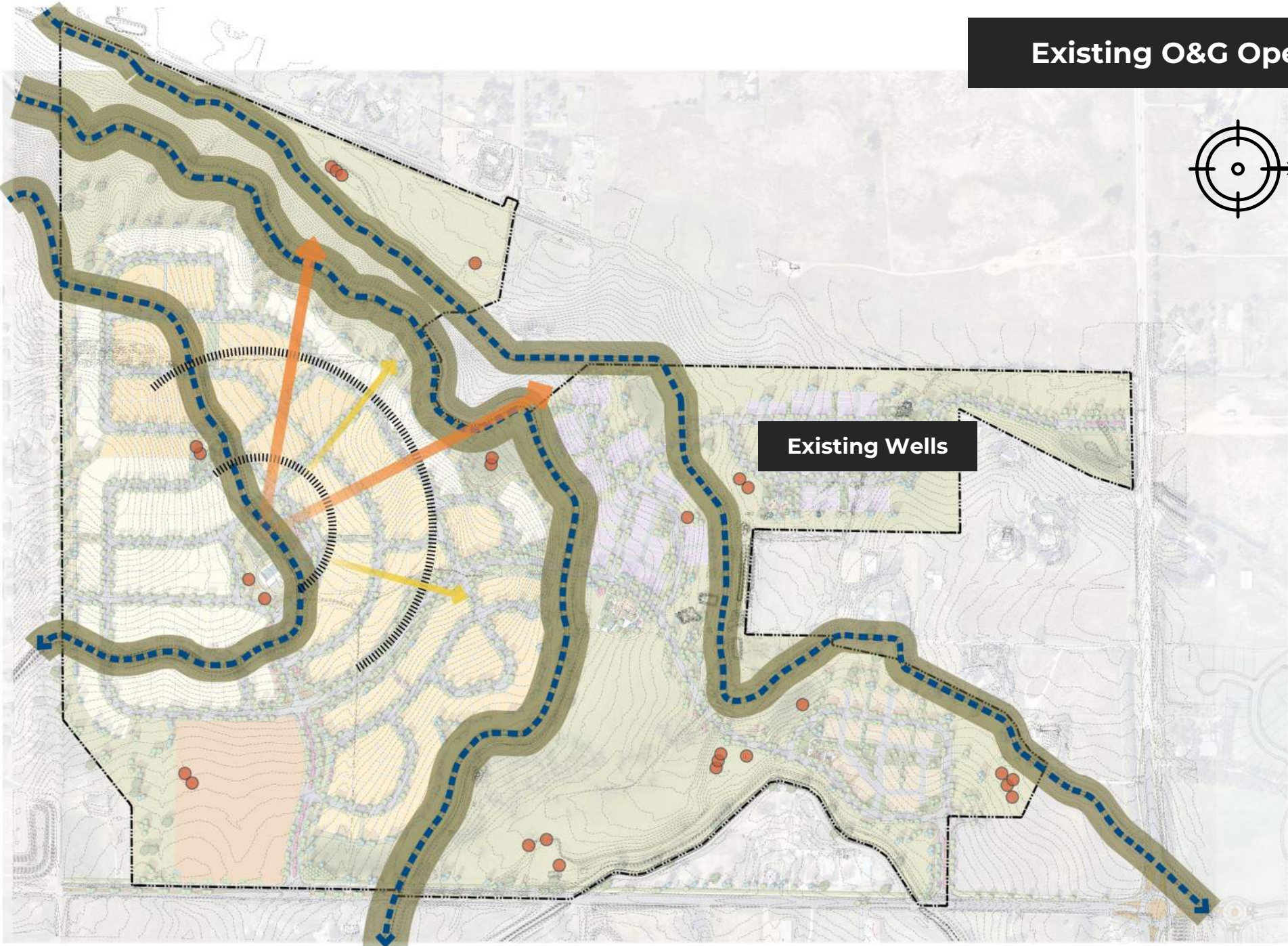
## Mountain Views



Existing O&G Operations



North

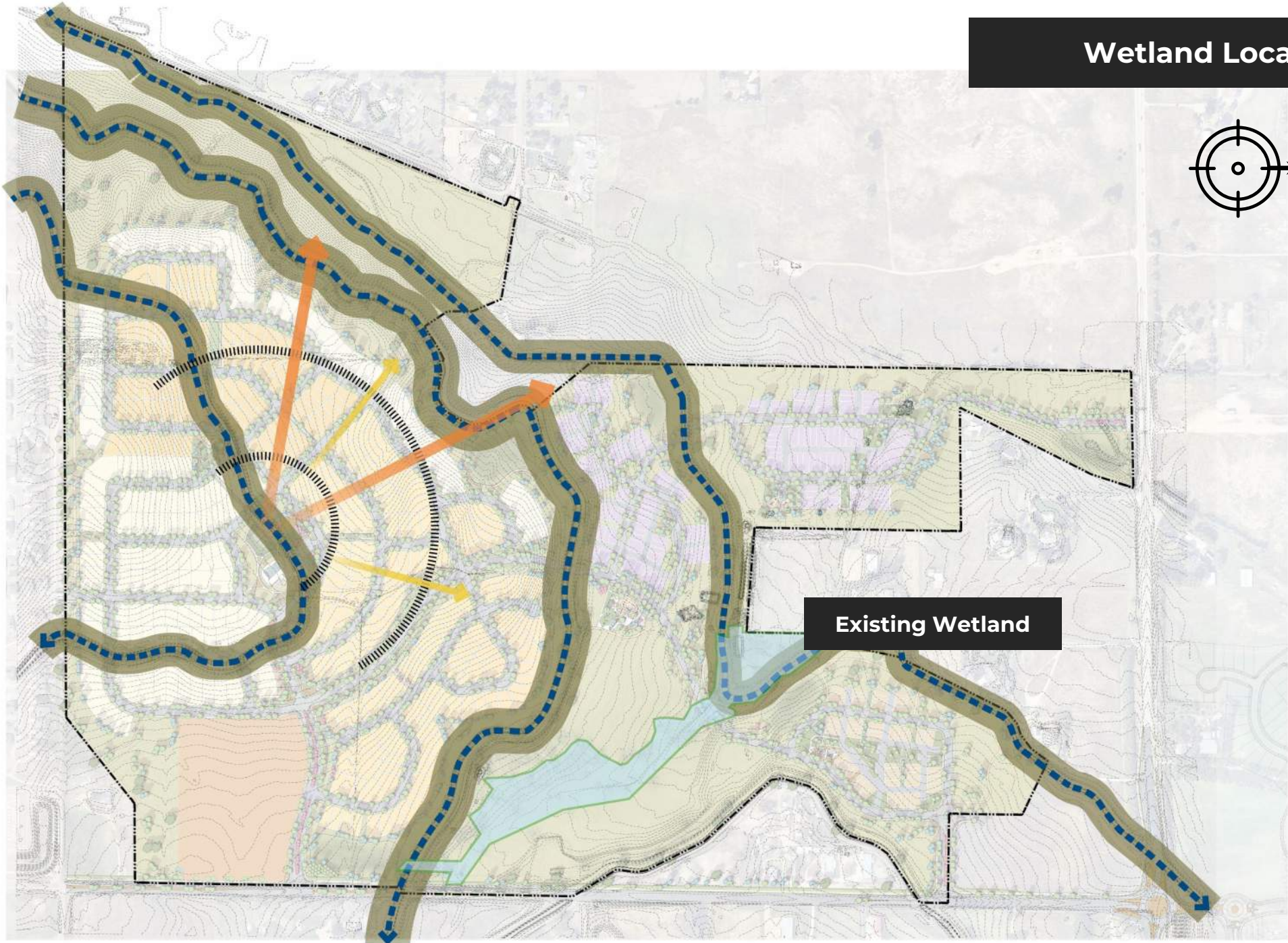


Existing Wells

# Wetland Location



North

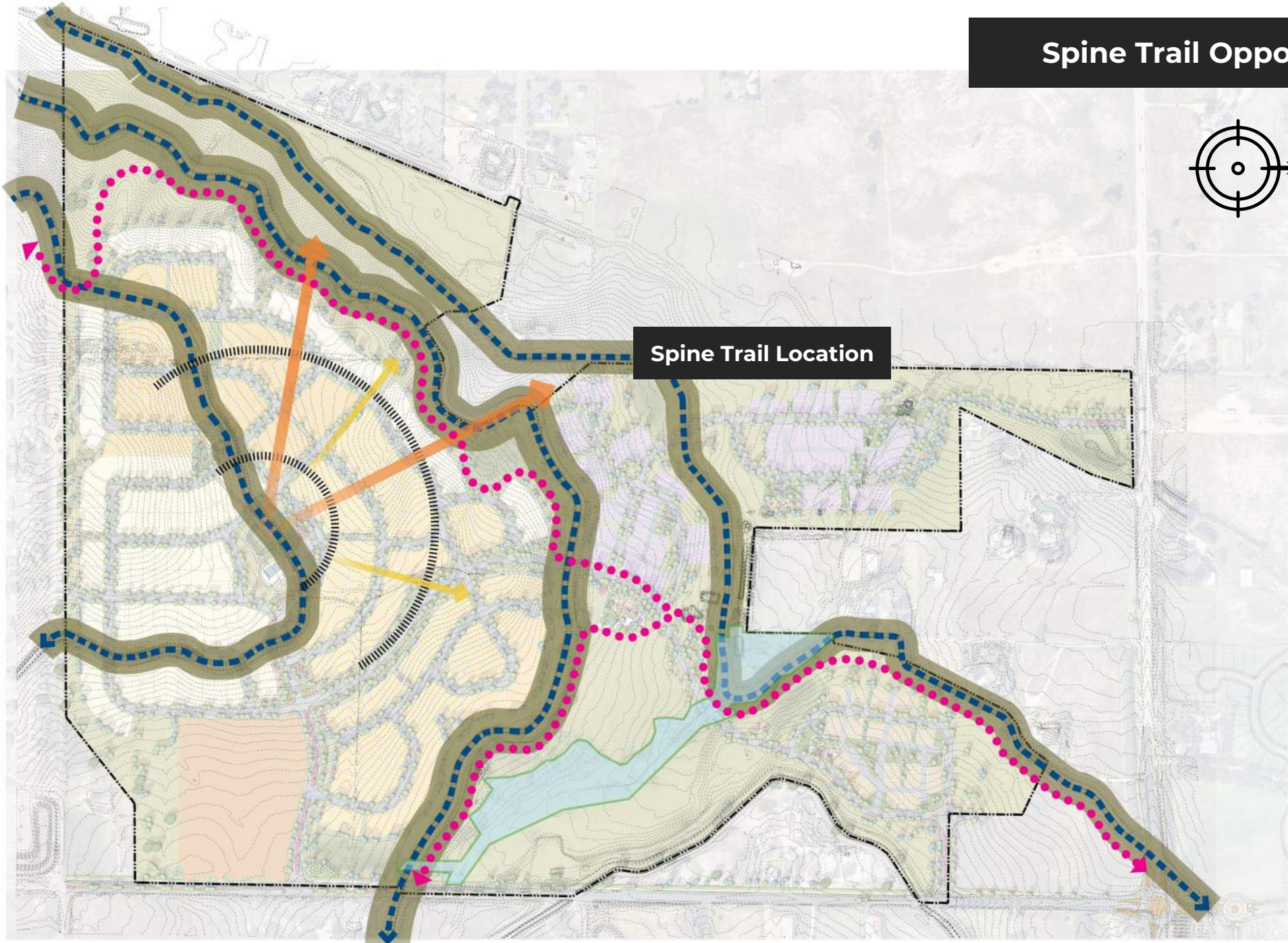


Existing Wetland

# Spine Trail Opportunity



North



Spine Trail Location

An aerial site plan for the Spring Hill Community Concept. The plan shows a network of winding roads, residential lots, and green spaces. A central area is highlighted in yellow, and a larger area on the right is highlighted in purple. A large body of water is visible in the upper right. The text 'SPRING HILL' is written in large, white, sans-serif capital letters, with 'COMMUNITY CONCEPT' in smaller, white, sans-serif capital letters below it. The entire text is enclosed in a white rectangular box.

SPRING HILL  
COMMUNITY CONCEPT

APRIL - 2026

# SUBMITTAL HISTORY

MARCH - 2020



## Initial Submittal

Major comments related to requesting that the Traffic Study provide analysis of more intersections and warrant analysis for Hwy 52 and County Rd 3. Comments related to Drainage through the property and off the property. The design team spent more than a year working on these comments.

SEPT. - 2021



## Second Submittal

Comments related to obtaining offsite approvals for drainage channel and outfall location, also additional comments related to Oil & Gas locations. Also provide preliminary approvals from ditch companies for crossings and relocations.

DEC. - 2021



## Third Submittal

Comments were primarily related to making sure CDOT is agreeable to the access location on Hwy 52 that aligns with the Town's Facility on the north side of Hwy 52, as well as culvert widenings under Hwy 52. Continue working with Broomfield and Boulder County on approvals for offsite drainage. The Town requests a Regional Pond on the Spring Hill property.

MARCH - 2022



## Fourth Submittal

The Town agrees a Regional Pond is not required, but the applicant still needs agreements on the channel alignment outside of the property. The client team is actively working with the Oil & Gas operators to plug the wells on site.

JANUARY - 2023



## Fifth Submittal

The design team has started working with property owners to the north to take drainage across Hwy 52 instead of through Broomfield and Boulder County. All Oil & Gas has been plugged on site and David Frank has suggested looking at how to best meet current code requirements.

# SUBMITTAL HISTORY

AUGUST - 2024



## Sixth Submittal

Very minor comments; however, in discussion with the Town engineering department they have requested that we include the adjacent property design for a roundabout at the intersection of Hwy 52 and County Road 3. Further, in discussions with the Town the design team prepared an alternative design that modestly moved roads and adjusted lots to more closely align with the current Oil & Gas code requirements. The design team worked closely with David Franks on this re-design and we anticipated that we would make these revisions during the Final Plat process. We continued having conversations with CDOT and adjacent property owners and incorporated the roundabout into our base files, in addition the client team suggested that we go ahead and submit the revised design incorporating the revisions to accommodate as best we can the new Oil & Gas standards.

JULY - 2025



## Seventh Submittal

This submittal triggered new Transportation comments with new Town staff. An updated Traffic Study was requested and submitted. We worked with staff to address these comments without being required to have another submittal because they are minor comments that can be addressed with the Final design. In addition, the client team, Town of Erie Engineering, the client's dedicated Drainage Engineer, and CDOT have been coordinating for several years to satisfy all parties that the Regional drainage solution can move forward past the preliminary plat stage at this time.

In Summary, while this has been a very long process the primary delays were related to offsite design and agreements that solve regional issues.

## Oil & Gas

- **Safety-first approach:** all existing on-site wells have been fully plugged and abandoned to eliminate risk and liability.
- **No future wells:** with this preliminary plat, the property will be protected by a commitment that no new wells will be permitted.
- **We're compliant:** the project adheres to the Oil & Gas setbacks established in the 2014 annexation agreement.
- **Going above and beyond:** recognizing community concerns, the team voluntarily updated the Preliminary Plat after the 6th submittal to enhance protections and responsiveness.
- **Community-first outcome:** these measures reduce risk, increase public confidence, and help move a safe, well-considered project forward for the benefit of the community.

# Spring Hill Regional Outfall Channel

- On-site detention pond reduces 100-year peak flows by approximately 40%, **significantly lowering peak runoff** leaving the property.
- Proposed culvert at SH 52 replaces undersized infrastructure and is designed for the 100-year storm, **reducing the likelihood of roadway overtopping.**
- Historically widespread, shallow flooding will be directed into a **defined, engineered channel** with a clear path to Boulder Creek.
- Lower peak flows and a formalized drainage corridor **improve downstream drainage conditions.**
- Project provides a coordinated **regional drainage improvement** in partnership with CDOT, Erie, and Weld County.

# Regional Drainage



North

Morgan Hill

Boulder Creek

8' Wide, 6' Tall  
Double Box  
Culvert

Det.

Det.

Det.

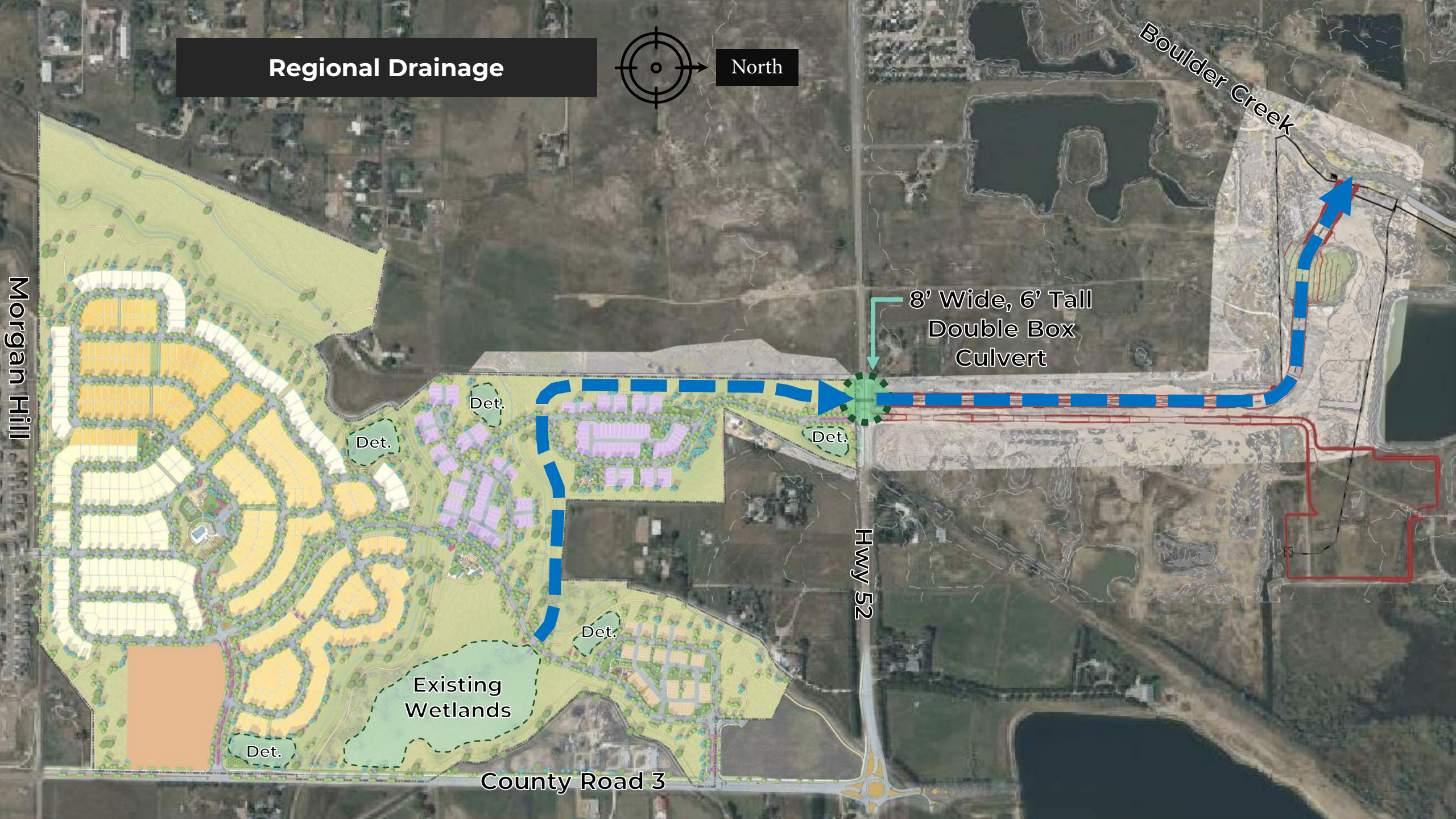
Det.

Existing  
Wetlands







Det.

County Road 3

HWY 52



# Preliminary Plat Illustrative

LAND SUMMARY CHART		
LOT OR PRODUCT SIZE		TOTAL UNITS
	21' X 77' (T-HOME)	70
	20' X 60' (DUPLEX)	148
	45' X 110'	112
	50' X 110'	151
	60' X 110'	107
	65' X 120'	44
<b>TOTAL</b>		<b>632</b>

*\*361 HOMES BACK TO OR FRONT OPEN SPACE / PARKS*

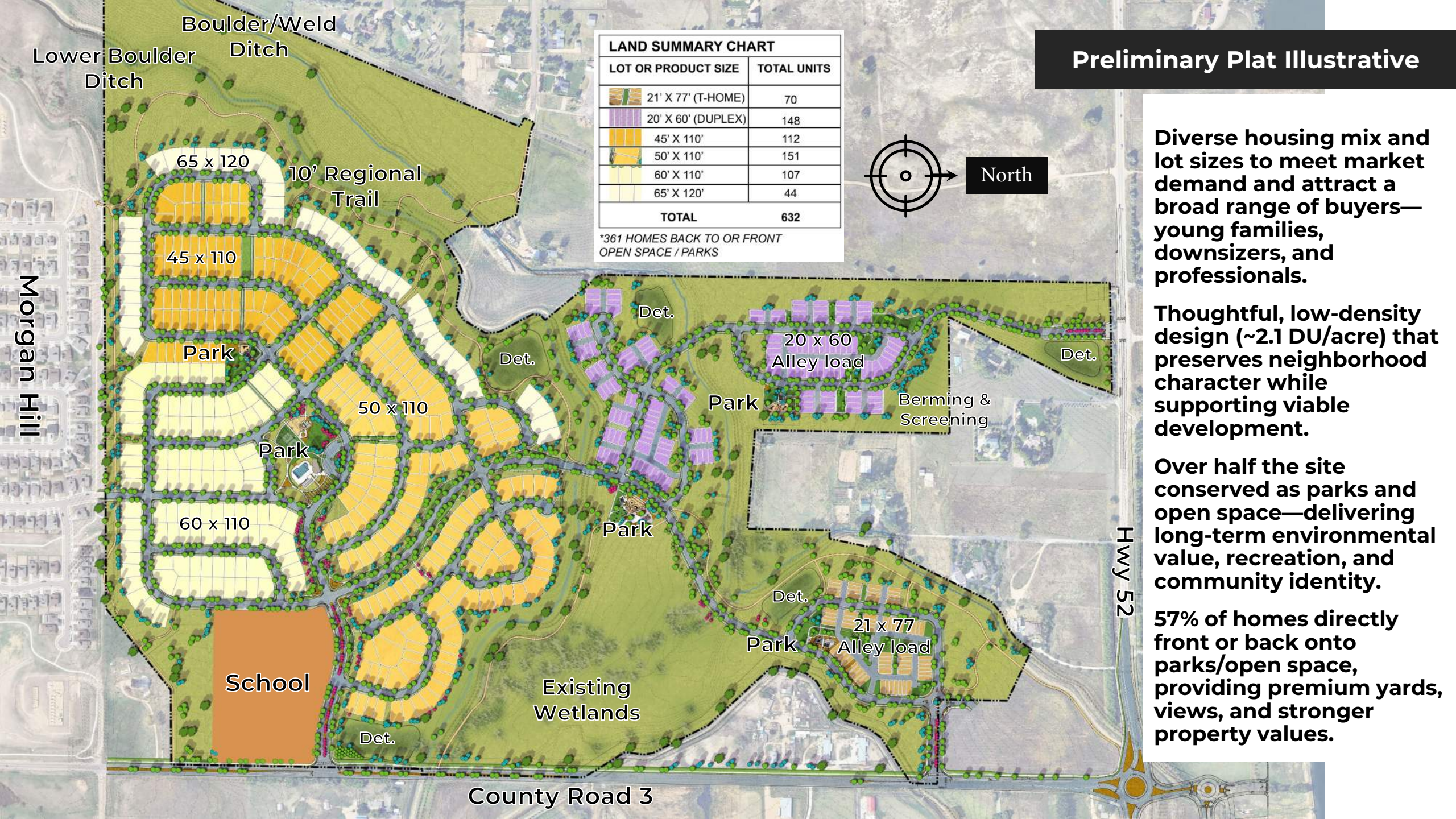


**Diverse housing mix and lot sizes to meet market demand and attract a broad range of buyers— young families, downsizers, and professionals.**

**Thoughtful, low-density design (~2.1 DU/acre) that preserves neighborhood character while supporting viable development.**

**Over half the site conserved as parks and open space—delivering long-term environmental value, recreation, and community identity.**

**57% of homes directly front or back onto parks/open space, providing premium yards, views, and stronger property values.**



Boulder/Weld Ditch  
Lower Boulder Ditch

Morgan Hill

County Road 3

Hwy 52

65 x 120  
10' Regional Trail

45 x 110

Park

50 x 110

Park

60 x 110

School

Existing Wetlands

Det.

Det.

Park

20 x 60  
Alley load

Berming & Screening

Det.

Det.

Park

21 x 77  
Alley load

Det.



## Open Space and Parks

### Exceptional open space commitment:

35 acres of dedicated open space — well above the 28-acre requirement, preserving natural character and long-term community value.

### Plentiful neighborhood amenities:

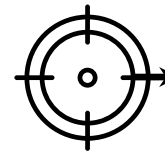
4 acres of pocket parks (vs. 0.8 acres required) — intimate, accessible gathering places woven into every neighborhood.

### Broad recreational resource:

123 acres of park and non-dedicated open space offering flexible opportunities for passive and active uses.

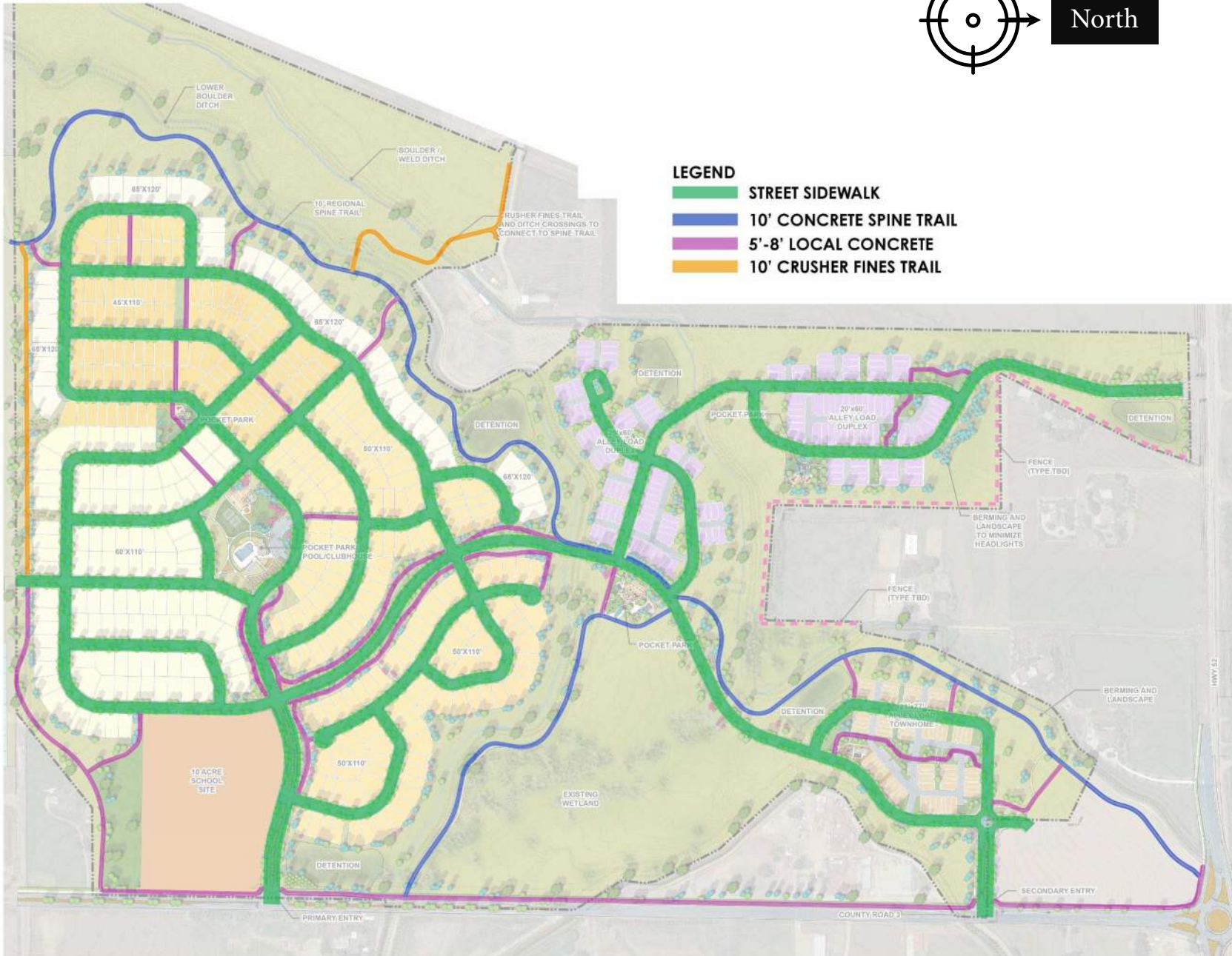
### Significant overall preservation:

162 total acres of open space — 54% of the site — delivering a healthy, resilient, and highly marketable community that prioritizes quality of life.



North

# Trail Connections



## Signature spine trail:

**1.9 miles of scenic, multi-use spine trail — a community-defining amenity that boosts recreation, connectivity, and property appeal.**

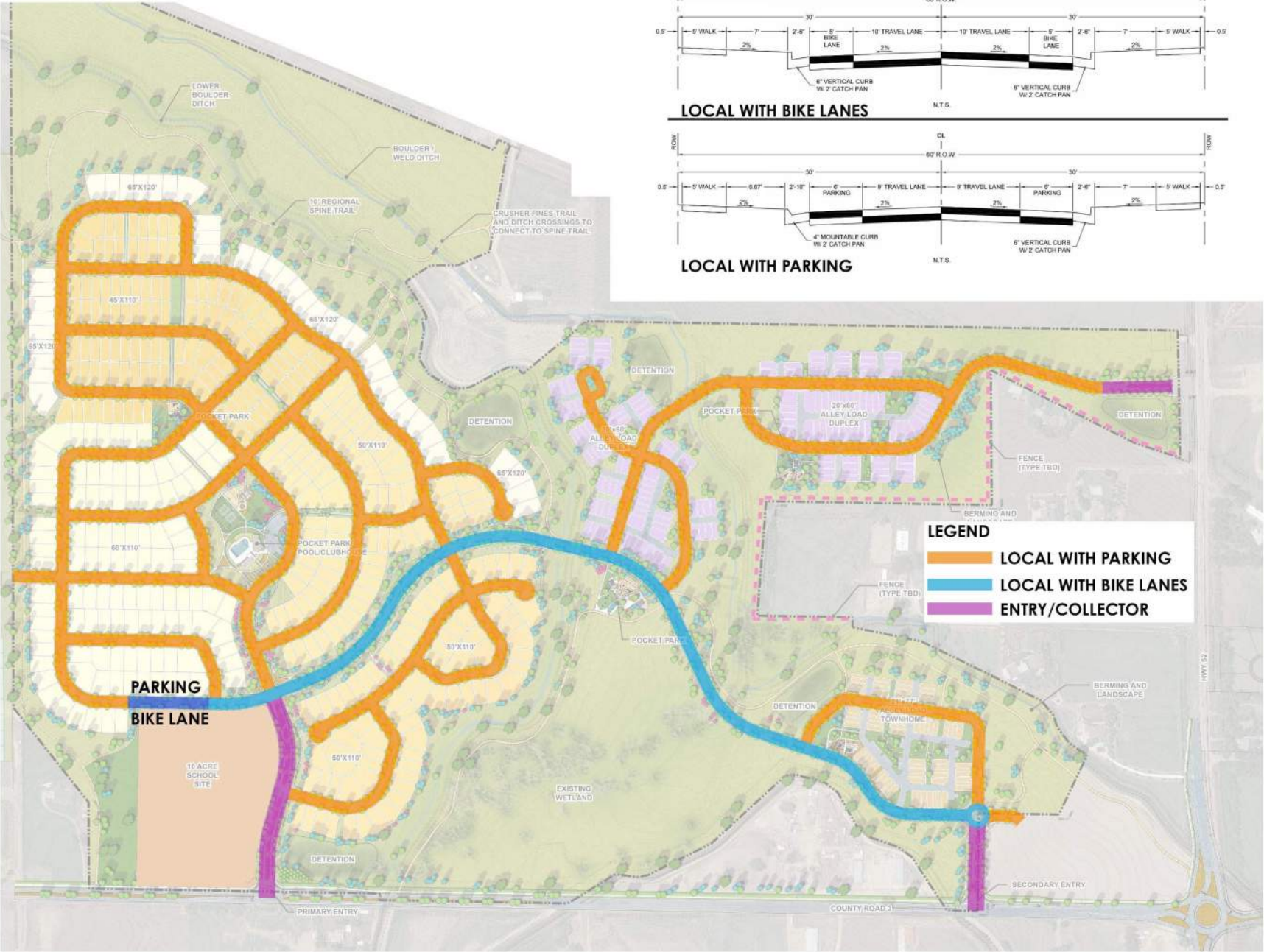
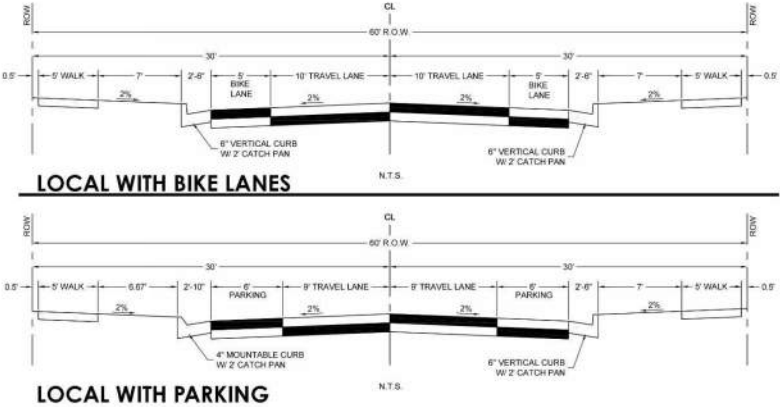
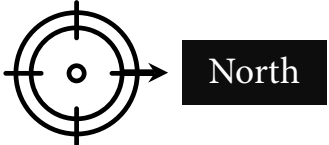
## Neighborhood-first connections:

**3.6 miles of local trails weaving through neighborhoods to promote walking, biking, and safer routes to parks and schools.**

## Best-in-class access:

**nearly 5.5 miles of total trails across the site — extensive, marketable outdoor infrastructure that enhances quality of life and increases long-term value.**

# Road Classifications



**Partnering** with the Town’s transportation team to deliver safe, connected bike lanes that link neighborhoods, parks, and trails.

**Enhances** multimodal access and reduces car trips—supporting healthier, more sustainable mobility.

**An investment** in active transportation that boosts community appeal and supports long-term town goals.

## Offsite Roundabout

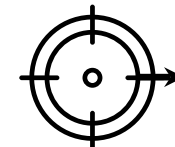
**Collaborative solution:** Spring Hill coordinated with CDOT and neighboring developers to deliver a roundabout design instead of a traffic signal, demonstrating proactive interagency teamwork.

**Improved safety and traffic flow:** roundabouts reduce conflict points and delay, calming speeds and minimizing long-term accident risk.

**Cost-effective and durable:** lower long-term operations and maintenance compared with signalized intersections.

**Enhances circulation:** smoother vehicle movement at Hwy 52 & County Road 3 improves ingress/egress for residents and emergency response times.

**Thoughtful regional planning:** this coordinated approach aligns with broader transportation goals while adding tangible value to the project and community.



North



**ANIMATION**

# PROJECT SUMMARY



## Overall Project

The Property is a little over 300 acres and proposes a maximum number of 632 homes, approximately 2 units per acre.



## Open Space

The Community Concept proposes approximately 162 acres of Open Space uses, about 54% of the property.



## Trails

The Community Concept depicts almost 5.5 miles of trails throughout the Community, including 1.9 miles of Spine Trail for the Town of Erie.



## Comprehensive Plan

The property is identified as Residential-Low, which is intended to include a variety of housing with a density range of 2 to 8 dwelling units per acre. The proposal for Spring Hill meets the requirements of the Comprehensive Plan.



## Zoning Compliance

While the Preliminary Plat has lagged the PD Zoning, we were ultimately preparing both documents at the same time to ensure compliance. The proposal for Spring Hill meets the requirements of the PD Zoning.



## Review

This preliminary plat has been through a rigorous review with staff and outside referral agencies; all issues have been resolved for the Preliminary Plat and staff has recommended approval based on their analysis of the approval criteria, additionally Planning Commission has unanimously recommended approval as well.