

From: Kayla Gau <kaylalgau@gmail.com>
Sent: Thursday, 11 June 2026 13:01:57
To: Noble, Susan - CC <snoble@c3gov.com>
Subject: No on Yardhomes

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Councilmember Noble,

Please vote no on Yardhomes Fronterra Park on Chambers. Our neighborhood is overwhelmed with new builds and does not want 227 additional rental units. We want grocery stores and libraries. No more gas stations and car washes, and no more apartments or rentals. This will negatively impact the middle school, as well as the elementary school right next to it.

I am already extremely disappointed in the approved apartments to the north of Harvest Meadows, and other proposed and approved projects around us. Please be more considerate of the types of building allowed in our area.

Kayla Gau

From: Casey <caseymgau@gmail.com>

Date: June 11, 2026 at 3:04:32 PM MDT

To: City Council <CityCouncil@c3gov.com>

Cc: "Ruger, Stephen - CM" <sruger@c3gov.com>

Subject: FORMAL OPPOSITION: YardHomes Fronterra Park

Some people who received this message don't often get email from caseymgau@gmail.com. [Learn why this is important](#)

FORMAL OPPOSITION: YardHomes Fronterra Park Development on Chambers Road

Dear Mayor, Members of the City Council, and Planning Commission,

I am writing as a resident of Commerce City and Harvest Meadows to register my formal and strong opposition to the proposed YardHomes Fronterra Park development located on Chambers Road.

Our neighborhood is completely overwhelmed by new residential construction, and adding 227 additional high-density rental units is unsustainable for our infrastructure and detrimental to our quality of life. I am deeply disappointed by the oversaturation of approved and proposed rental projects in our immediate vicinity, including the recent apartments to the north of Harvest Meadows.

I urge the City Council to deny approval for this development based on the following severe impacts to our community:

Impact on Local Schools: This project is located directly adjacent to our local elementary and middle schools (including Stuart Middle School). Adding hundreds of rental units will directly contribute to severe school overcrowding, strain educational resources, and create dangerous traffic and pedestrian safety hazards for students crossing Chambers Road.

Lack of Necessary Commercial Infrastructure: Our neighborhood does not need more rental units, apartments, gas stations, or car washes. We are severely underserved by essential commercial infrastructure. We want and need grocery stores, libraries, and accessible public resources that support stable, long-term community growth.

Oversaturation of Rental Units: The influx of massive rental developments alters the fabric of our community and places a heavy burden on local roads and emergency services without providing the long-term economic stability that come with retail opportunities and homeownership.

The project team's neighborhood outreach summary suggested a lack of community opposition. Please let this letter serve as clear, explicit notice that the neighborhood is deeply concerned. I ask that the City Council be far more considerate of the types of building allowed in our area and prioritize the actual needs of the existing residents.

I request that this statement be officially entered into the public record for all upcoming planning commission and city council hearings regarding the YardHomes Fronterra Park project.

Thank you for your time and your service to our community.

Sincerely,

Casey Gau

10083 Fairplay St, Commerce City, CO 80022

Dear Council Members:

I am writing as a Reunion resident to respectfully urge you to vote **against** the proposed 227-unit Yard Homes build-to-rent development behind Las Margs Restaurant.

Like many of my neighbors, I understand that our city will continue to grow. However, growth must be responsible, balanced, and supported by the infrastructure that current and future residents need. Unfortunately, this proposal does not appear to meet that standard.

Our community is already experiencing the impacts of rapid residential development:

- Increasing traffic congestion on our local roads.
- Schools that are already under significant strain.
- Limited access to essential amenities, including grocery stores and restaurants. Our area continues to rely on just one grocery store despite the thousands of homes that have already been built.
- Growing concerns about infrastructure capacity and long-term water resources.

Adding another 227 rental homes—along with the additional developments already proposed near 112th Avenue and Chambers Road—will only intensify these existing challenges without addressing the underlying needs of our community.

I appreciate that the Planning Commission recommended denying this proposal. I respectfully ask the City Council to give significant weight to that recommendation and to the concerns being voiced by residents.

Reunion deserves thoughtful planning that prioritizes quality of life alongside development. Before approving hundreds of additional homes, the City should ensure that schools, transportation, public infrastructure, grocery stores, restaurants, parks, and other essential services can adequately support both current residents and future growth.

I ask that you:

- Vote **no** on the proposed Yard Homes development and any future residential building until these needs can be met
- Prioritize infrastructure and community services before approving additional large-scale residential projects.
- Ensure future development is balanced with investments that benefit the families already living in our community.

Thank you for your service and for considering the concerns of the residents you represent.
I hope you will stand with our community and support responsible, sustainable growth.

Sincerely,

Steph Bonham
Reunion Resident

Dear Commerce City Council Members and City Clerk

Our names is Zary Nava and Gonzalo Nava and we are residents living at 10169 Jasper St, which is located near the proposed development site behind Las Margas.

As a nearby neighbor, I urge the City Council to uphold the Planning Commission's recommendation to deny this project. I am highly concerned about the severe strain this development will place on our neighborhood:

Overburdened Local Schools: Our local schools do not have the capacity, staffing, or infrastructure to support the influx of families that a 227-unit high-density development will bring. Forcing more students into already crowded classrooms is unfair to both current students and educators.

Severe Traffic and Daily Congestion: The roads in this immediate area are already heavily congested and a major point of annoyance for many residents. Every single day, I see firsthand the intense frustration of my neighbors during the early morning rush hours before work and school.

Worsening Gridlock: Adding hundreds of additional vehicles from a build-to-rent complex onto our already strained streets will turn an ongoing neighborhood nuisance into a complete gridlock, compromising both our quality of life and local emergency vehicle access.

While I understand city staff recommended approval, the Planning Commission correctly recognized that this project is a poor fit for our area. Please prioritize the actual community members who live here, add these comments to the official meeting record, and vote to deny this application.

Sincerely,

Zary and Family

303-5224425

To whom it may concern,

I am writing as a longtime resident and parent to express my concerns regarding the proposed 227-unit build-to-rent development.

My concern is not simply about adding housing. My concern is about continuing to add housing without making the necessary investments in the infrastructure and services our community already struggles to support.

Our community has experienced significant growth over the past several years, yet it feels like the roads, and businesses have not kept pace. As a family, we've noticed the impact in our everyday lives. We have one primary grocery store serving this area, and it is frequently overcrowded. Shelves are often empty, and long checkout lines have become the norm. While that may seem like a small inconvenience, it reflects a much larger issue, our community is growing faster than the resources that support it. Which leads to having to leave our area to shop.

Traffic is an even greater concern. As the parent of a middle school student at Stuart Middle School, I experience firsthand the congestion and safety concerns during morning drop-off and afternoon pick-up. The traffic around the school is already difficult to navigate which creates potentially unsafe conditions for students, parents, pedestrians, and school staff. Placing a 227-unit development nearby without first addressing these existing traffic issues will only make an already challenging situation worse.

Growth itself is not the problem. Responsible growth requires planning for the needs of the people who already live here while accommodating new residents. That means investing in roads, traffic improvements, schools, grocery options, parks, and other essential infrastructure before approving additional high-density housing. Things that have been whispered and rumored about for years with no actual plan to do.

I urge the Council to consider the bigger picture. Residents want to feel that decisions are being made with the long-term health of our community in mind, and NOT simply to

increase development. Right now, it feels as though our quality of life is taking a back seat to continued expansion, and the community is paying that price!

Please prioritize infrastructure improvements and thoughtful planning before approving additional large-scale residential developments.

Thank you

Erica Shaw

Hello -

I wanted to submit a comment for the July 6th meeting regarding the housing project behind Las Margs. I believe it's called Yard Housing or something along those lines.

As a reunion resident since 2021, I am opposed to additional housing being approved before adequate additional community amenities have been provided.

I believe this project was recommended for denial by the Planning Commission, which seems like the right decision.

I hope our council will hear the concerns of residents and deny this project as well.

Warmly

Emily Amko

301-643-1716

emilydamko@gmail.com

10149 Southlawn Cir,

Commerce City, CO 80022

To the City Council,

I am writing to formally express my strong opposition to the proposed 227-unit "Yard Homes" build-to-rent development planned for the area behind Las Margs Restaurant.

As a resident of Commerce City, I am deeply concerned about the pace and nature of development in our community.

Our local infrastructure—including our roads, schools, and water resources—is already under significant strain.

Adding hundreds of additional rental units without a comprehensive plan to expand these essential services is irresponsible and overlooks the needs of existing residents.

Furthermore, I share the concerns regarding the lack of support for our community's amenities.

With limited grocery options and already congested traffic, this project as currently proposed will only exacerbate existing quality-of-life issues for those of us who live here.

Additionally, I am concerned about the lack of youth-oriented infrastructure in our area.

Our children currently have very few constructive outlets, which contributes to increased local crime as teenagers are left without options for engagement.

This land represents a valuable opportunity to improve our actual quality of life by creating spaces that serve the community and provide small businesses a chance to thrive, rather than simply adding more density to an already overwhelmed neighborhood.

I believe the Planning Commission's recommendation to deny this project is well-founded. I urge the City Council to prioritize the long-term sustainability of our neighborhood and the voices of its current residents by voting against this development.

Thank you for your time and for considering my concerns in the official public record.

Respectfully,

Samantha Stevens

10616 Wheeling St, Commerce City, CO 80022

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"You must not lose faith in humanity. Humanity is an ocean; if a few drops of the ocean are dirty, the ocean does not become dirty." — *Mahatma Gandhi*

✿ " " ✿ ' , ✿ " " ✿

Greetings,

As a homeowner for 20+ years in the Fronterra Village subdivision, I would like to address the issue of rezoning property Case PUDA25-0003. Through the years the development has lead to over congestion which our roadways cannot handle. **227** additional homes would only increase this dilemma. The infrastructure for this development cannot address such things as traffic and parking. And, who will pay for the additional improvements? Will our METRO district bare the burden? Our vote is a definite **NO** for additional housing.

I took the liberty of contacting some realtors who felt that this development could decrease my property value. My well maintained home might be hard to sell in the event that I would want or need to move.

There have been rumors that this development would want to open Jasper Street up to Idalia. What possible good would this bring? Jasper cannot handle more traffic. We have homes on both sides of the street which can barely accommodate one vehicle if cars are parked on both sides. Please remember that this street has families with small children. I can foresee the development needing more parking spiling on to Jasper Street.

Remember that Commerce City has an ordinance that only allows parking in front of a home that you do not occupy for a limit/maximum of 5 hours.

Thank you for your time.

Margaret Kircher-Jeske

10160 Jasper Street

Commerce City, CO 80022

Magshatrick@comast.net

This email is being sent to the Commerce City City Council in **100% opposition** against the proposed multi unit housing behind Las Margs and other businesses near Idalia and 104th. The traffic in this area is already horrible with the middle school and elementary schools, as well as all the kids that are walking in that area before and after school. Adding something like this to that area is not only a logistics nightmare for the people that live in the area, it is not fair to current residents of Commerce City to suffer more with traffic issues and more loss of water usage.

Commerce City council members and administration need to be listening and supporting the current residents of the city that choose to make this our home, not the builders who do nothing but make our city worse.

Respectfully submitted,

Shari & Curt Graham

10241 Olathe Street

Commerce City, CO. 80022

Sent from my iPhone

Dear City Council,

I am a citizen and homeowner in Commerce City writing to you about the 227 unit rental only Yard Homes to be built behind Las Marqs. I am completely against this action. Adding this amount of people to the small and compacted area of Chambers Rd and 104th will create a terrible increase in traffic and unsafe movement of cars to pedestrians. It is already difficult for pedestrians to maneuver the intersections around Dollar Tree. There are no sidewalks or pedestrian crossings. My daughters walk to Dollar Tree, Ziggy's and Walgreens, and tell me how treacherous it is in that area for them walking.

Northern Commerce City is a neighborhood of mostly single-family homes and as homeowners we would like to keep it that way. Our area already does not have enough retail to serve the citizens living here now and everything is packed into the 104th and Chambers Rd area. We have no Post Office, only one grocery store that is often out of much needed items, and low nutrient fast food. Adding 227 rental people with their cars and other family members seems very irresponsible on the City Councils part. The Planning Commission recommended not to allow this development. I think the Planning Commission has more experience on how to plan a city and the Council should take that advice.

When we first moved here over 20 years ago my neighbors were all homeowners. Mostly because of unsatisfactory living conditions many have moved away. Many of the houses on my street are rentals now, with landlords who care little for our neighborhood. There are constant problems with these rentals. Twice the house next door has been raided for pot growing. The condition of the houses are not kept up. Many who rent are only temporary tenants without the resources to maintain living in the homes. Adding large amounts of rentals only adds to this instability.

We ask the City Council to please think responsibly and reject these added rentals.

Michele Fortune and Family

I am a resident of Fronterra Village neighborhood and live on Jasper St between the lot in question and 101st. I would like to submit a comment against this building project. The traffic on Idalia/Joplin is almost unbearable during school dropoff and pickup times for Stuart Middle School, I cannot imagine a practical solution to this when building 227 additional rental units in such a concentrated area. We live in such close proximity to so many other open lots that would accommodate this kind of population density, and I fail to see why developing this one is practical. Thank you for your consideration

Linzy Voytoski

I hope this email gets to the correct person and gives a hearing on a problem that seems the city is not helping to solve.

Oakwood and different builders now keep building in Commerce City as fast as they can just thinking on how make their bank accounts grow.

The neighbors in the area of 104th Ave Tower rd and 120th Ave have needs of more amenities nothing fancy just the basics like at least one more grocery store, we just have one for several growing communities as a result you have long lines and lack of products on the store, you always have to drive to another cities to do your grocery shopping.

Talking about schools, most of the families in the community have little kids, they all need to attend schools with good opportunities not crowded buildings that won't offer quality learning environment.

Now...roads...we already have tons of traffic all the time, is complicated to get in or out from the neighborhood already, lots of traffic lights trying to make it safe but long lines

What is it gonna be like with more residential buildings? More cars, more people but no more quality for anyone

Say NO to more Irresponsible Building!!

I am writing to formally register my opposition to the proposed PUD amendment PUDA25-0003.

While I understand and look forward to the growth of our city, the current scope and density of this project pose significant quality-of-life and infrastructural challenges for Fronterra Village and surrounding families that access the area for schools. The plan will increase local traffic and alter the established character of our community, especially on Jasper street.

Most importantly, I am concerned about the proposed build-out of Jasper Street. Directing and opening traffic onto Jasper Street creates an immediate, severe safety hazard. This is a residential street where my children play, ride bikes, and walk daily. Turning this road into a major neighborhood thoroughfare directly threatens their safety which is already concerning given the current state. The plan lacks adequate traffic-calming measures, sidewalks, and buffers necessary to protect our neighborhood's most vulnerable residents.

Before approving this amendment, I urge City Council to require a comprehensive independent traffic safety study and to re-evaluate the Jasper Road connectivity plan to ensure our children remain safe.

Thank you for your time and your service to our community.

Stephanie Schmid

10159 Jasper Street

Hi Nic,

I have a home in Fronterra Village that will be impacted by development on the above property that is directly behind my home. I have lived in my home for over 22 years. My husband and I purchased our property when it was built in 2003. The field behind our backyard has always been vacant even though new construction of businesses and homes have been built around us. It would be great to see this parcel redeveloped and bring more residents to our community in north Commerce City.

I support this redevelopment and hope that Urban Moment's request for approval of a PUD zone change to residential development is approved at the City Council Meeting on July 6, 2026. I am unable to attend the meeting in person but want to share my support.

Thank you,

Joann Crouse

15549 E 101st Way

Commerce City CO. 80022

[Sent from Yahoo Mail for iPad](#)

Hello,

I'm submitting public comment regarding the proposed housing development behind Las Margs.

As a Reunion resident, I oppose approving more housing before adequate roads, services, and promised community amenities are in place. Existing residents should not be expected to absorb more strain while current needs remain unmet.

The Planning Commission recommended denial. I support that recommendation and ask City Council to deny this project.

Please include this email in the public record for the July 6 meeting.

Thank you,
Carl Amko

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Hello, please deny PUDA25-003 227 unit build to rent. thanks

Dear City Council,

I am writing once again regarding the proposed rezoning of the properties located at 10230 Chambers Road and 15955 E. 101st Way (Public Hearing PUDA25-0003). I submitted comments last month as well, but because this item was rescheduled, I am unsure whether my concerns were shared with the Council. I had hoped to attend tonight's meeting in person to speak during the public hearing, but I am unable to do so. I respectfully ask that you consider the following concerns and vote **against** approving this rezoning request.

My primary concern is the significant increase in traffic that would result from adding 227 rental units to this area. I am unsure where the proposed entrances and exits will be located, but if access is provided from Joplin Street, it would add to an already dangerous traffic situation. During weekday peak hours between approximately 8:00 and 9:00 a.m. and again from 4:00 to 6:00 p.m.

Adding a 227-unit apartment complex could easily mean hundreds of additional vehicles using these roads each day during the busiest commuting hours. Even if the development accesses Chambers Road instead of Joplin, the impact would still be substantial. The roads in North Commerce City were simply not designed to accommodate the rapid growth our community has experienced over the past five years. Increasing daily traffic by this magnitude is not in the best interest of the residents who already live here.

My second concern is the lack of commercial amenities available in North Commerce City. Since 2012, our area has relied on a single King Soopers to serve a rapidly growing population. While the city has continued approving large residential developments, including numerous Oakwood neighborhoods, comparable investments in grocery stores, retail, and other essential services have not followed. Adding 227 more households will only worsen this issue and will likely force many residents to shop in Brighton or Thornton instead. That means residents and their tax dollars will support neighboring communities rather than Commerce City.

Schools are another important concern. The 27J School District recently completed a comprehensive redistricting of its middle and high school boundaries. Those adjustments did not appear to account for a development of this size. Introducing hundreds of additional residents into the area has the potential to place unexpected strain on the newly established attendance boundaries and increase enrollment pressures on nearby schools.

Overall, this rezoning proposal does not appear to reflect thoughtful planning for the future of our community. It prioritizes additional residential development without first addressing the infrastructure, traffic, public safety, schools, and commercial services necessary to support that growth. Our community's needs should take precedence over continued development.

If the Council approves this rezoning, I respectfully ask that the City explain its plans to address these issues. Specifically:

- How will the City improve the intersections at 104th Avenue and Joplin Street, or 104th Avenue and Chambers Road, to safely accommodate the additional traffic?
- What plans exist to bring additional grocery stores, restaurants, and retail services to North Commerce City to support continued residential growth?
- How has the City coordinated with the 27J School District regarding the impact this development may have on local schools?

This proposal involves much more than a simple zoning change. It represents yet another significant increase in residential density without the supporting infrastructure our community needs. I do not believe this to be what is best for North Commerce City, and I respectfully ask the Council to consider the long-term impacts before approving this request.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

Jennifer Brubaker 16449 E. 99th Way

Nic,

In addition to my comments below, I would like to add the following. I understand that the community proposed by Urban Moments would be rental homes. I support this as the high price of new homes and the high interest rates prevents many prospective homeowners from buying new homes. This development would allow people to live in a small home rather than an apartment setting until they could afford to buy their own home. Our community will continue to grow as evidenced by all the current construction and I feel an opportunity to allow rental homes on this parcel would be welcomed by many including myself whose property backs up to this parcel of land.

I am unable to attend the meeting tonight but I hope that the City Council approves this request.

Thank you,

Joann Crouse

[Sent from Yahoo Mail for iPad](#)

On Sunday, July 5, 2026, 10:48 PM, Joann Crouse <mybird111@yahoo.com> wrote:

Hi Nic,

I have a home in Fronterra Village that will be impacted by development on the above property that is directly behind my home. I have lived in my home for over 22 years. My husband and I purchased our property when it was built in 2003. The field behind our backyard has always been vacant even though new construction of businesses and homes have been built around us. It would be great to see this parcel redeveloped and bring more residents to our community in north Commerce City.

I support this redevelopment and hope that Urban Moment's request for approval of a PUD zone change to residential development is approved at the City Council Meeting on July 6, 2026. I am unable to attend the meeting in person but want to share my support.

Thank you,

Joann Crouse

15549 E 101st Way

Commerce City CO. 80022

I am writing to express my disappointment in the city accepting, and the council approving so many housing projects that overwhelm the schools, streets, our ONE grocery store, and our few other resources. We need better choices, which include retail, as well as post offices, libraries, and other resources for the well-being of our community.

Please stop adding car washes and fast food. Please stop cramming in rentals and apartments in any open space. Please slow down and deny bad proposals and wait until a better one comes along. We have the opportunity to make great neighborhoods. We are being failed.

Kayla Gau

10083 Fairplay St

Commerce City, CO 80022