



# PUD Amendment Report

## Case #PUDA25-0003

*Planning Commission Date: May 5, 2026*

### **GENERAL INFORMATION**

<b>PROJECT NAME</b>	Yardhomes at Fronterra Village
<b>LOCATION</b>	10230 Chambers Road and 15955 E 101st Way
<b>SITE SIZE</b>	16.82 acres
<b>CURRENT ZONING</b>	PUD (Hogan Property Planned Unit Development)
<b>APPLICANT</b>	Urban Moment
<b>OWNER</b>	Eunice C Hogan Common Trust
<b>CASE PLANNER</b>	Nic Berry

### **REQUEST**

This PUD Amendment, if approved, would expand the boundary of the PUD and change the allowable uses for the subject property from commercial and single family residential to allow for a build to rent community consisting of detached dwellings.

### **BACKGROUND AND CASE HISTORY**

The subject property is located within the Hogan Property PUD. The original PUD was adopted in 2003. Since that time, the 20.32 acres north of the Xcel power lines has been developed as commercial. In 2017, the City approved Amendment One to the PUD to modify the notes about frontage for one specific lot at the southeast corner of Chambers Road and East 103<sup>rd</sup> Avenue (The Goddard School Lot). There have been no changes to the PUD for the subject property. In addition, the applicant is proposing to include an approximately 1.10-acre parcel in the southeast. In 2009, the Stuart Middle School Subdivision created the current alignment of Joplin Street thereby separating this 1.10-acre parcel. School District 27J has maintained ownership of this leftover parcel.

### **PUD ZONE DOCUMENT**

The applicant is proposing to amend the PUD to convert a portion of the commercial and single-family land into “household living.” As defined by the PUD household living means “a mix of multi-family residential living units that may be arranged in detached buildings or attached buildings containing two or more units that share a common legal parcel(s).”

Under the 2003 PUD the subject parcel consists of Planning Areas B, C, D, and E. These Planning Areas allow for approximately 8 acres of residential and 8 acres for commercial. The applicant is proposing to combine these Planning Areas together to create one large lot to develop. The amended PUD is calling this area Planning Area B. This naming convention maintains the naming convention already established by the current PUD.

Along with consolidating the Planning Areas, the applicant is proposing to add customized development standards to the PUD. They intend to build a multi-family development, consisting of smaller detached single-family homes and duplexes that will be available for rent within the community. Because of the hybrid nature of the product, the applicant is proposing to modify the City's standards for apartments (for unit size, setbacks and building separation) and residential development (for architectural design). Most of the standards are consistent with those found in the 2009 Land Development Code (LDC). The deviations proposed are to accommodate the product type, the scale of the development, the ownership model, and the on-site amenities. This PUD Amendment was necessary for the applicant since neither the 2009 nor the 2025 Land Development Code contemplate this type of development. Staff supports the proposed modifications to the LDC in order to accommodate this type of development.

The 27J parcel being added to the PUD is currently zoned Public. By including this parcel within the PUD, the design can accommodate better circulation, access to Joplin Street, additional residential units, and an outdoor gathering space. The parcel would be included into Planning Area B and use the same development standards.

## **PROJECT ANALYSIS**

### **Site Overview**

The requested PUD Amendment is for approximately 16.82 acres, located at 10230 Chambers Road and 15955 East 101st Way (27J parcel).

This site is bordered by the existing residential to the south, Stuart Middle School to the east, Xcel power lines on the north and the recently approved R-3 (multi-family) zoning to the west. The subject property is bounded by existing public roadways, Joplin Street to the east and Chambers Road to the west. The applicant proposes to have one connection onto Chambers Road and two connections onto Joplin Street. There are no access points into the neighborhood to the south.

### **Overall Analysis**

The proposed PUD Amendment has been reviewed by the Development Review Team (DRT) including Planning, Public Works, Engineering, Economic and Community Vitality, Environmental, South Adams County Fire Department, and South Adams County Water and Sanitation District. The DRT has reviewed the proposal against the 2045 Comprehensive Plan, Economic Development Strategic Plan, 2009 Land Development Code (LDC) requirements and other applicable plans.

### **Traffic Study**

The traffic study submitted with this proposed PUD amendment analyzed the existing and projected future conditions at the following intersections:

- East 104<sup>th</sup> Avenue and Chambers Road
- East 104<sup>th</sup> Avenue and Idalia Street
- East 96<sup>th</sup> Avenue and Chambers Road
- East 100<sup>th</sup> Avenue and Chambers Road
- East 101<sup>st</sup> Way and Joplin Street (Stuart School Access)

For the above intersections, the traffic study analyzed the 2026 existing traffic conditions, the 2028 projected traffic conditions and the 2046 projected traffic conditions. For 2028 and 2046 the traffic volumes were projected both with development and without. So that a comparison can be done to determine the project’s impacts on traffic.

Existing Conditions

The traffic study revealed there are a few locations where residents are experiencing longer delays. Commerce City Public Works has planned improvements to resolve these impacts in the future.

Intersection	Direction	AM/PM Impact
E. 104th Ave./Chambers Rd.	Eastbound left turn	AM and PM
E. 104th Ave./Chambers Rd.	Westbound left turn	AM and PM
E. 104th Ave./Chambers Rd.	Southbound through/right lane	PM
E. 104th Ave./Idalia St.	Northbound shared through/right lane	AM and PM
E. 96th Ave./Chambers Rd.	Southbound shared left turn/through	PM
E. 96th Ave./Chambers Rd.	Southbound right turn	AM and PM

Future Conditions

To calculate future traffic conditions, the traffic study utilized several assumptions. These include a regional growth factor, planned roadway expansions/improvements, and some known developments at build out. When factoring in this development into the projects, there are two locations which drop below City standards. At East 96<sup>th</sup> Avenue and Chambers Road the southbound left-turn and this development’s left turn onto Chambers Road are those locations. Overall, the expected impact on traffic from this development is minor.

**Neighborhood Input**

The applicant elected to host two neighborhood meetings for this project. The first meeting was held on March 16, 2026 at Bison Ridge Recreation Center. There was 1 resident in attendance.

Questions were asked about Urban Moment's other projects, site circulation and access, and unit types and amenities. The second meeting was held virtually on March 31, 2026. There were no residents in attendance for that meeting.

## **COMPREHENSIVE PLAN (CP) CONSISTENCY**

Since this type of use is not contemplated by the 2045 Comprehensive Plan, staff reviewed this application as both single-family and multi-family to assure that the intent of the 2045 Comprehensive Plan could be carried forward.

### **Character Areas:**

The subject property is located within the Northern Neighborhoods Character Area in which single-family residential is listed as a primary land use and multi-family residential is listed as a secondary land use (near collectors and arterials). Per the 2045 Comprehensive Plan, secondary uses should be less prevalent and serve to support the primary land use. Additionally, Chambers Road and East 104<sup>th</sup> Avenue are considered arterial roadways. Therefore, this type of development would be allowed in this character area. This proposal is also compliant with the character area (Land Use) goals and objectives.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 1.1: Provide neighborhood-level services within residential areas, as appropriate.
- Goal 1.2: Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.

### **Housing and Neighborhoods:**

The proposed PUD amendment would allow the property to develop as a hybrid of single-family and multi-family. The subject property is classified as Greenfield Development within the [Residential Areas Framework map](#). This designation of Greenfield Development would allow for either multi-family or single family residential. Additionally, Greenfield Development calls for high quality buildings and site design standards, as well as future connections to existing neighborhoods. The accompanying Design Standards within the PUD will ensure that this development is of high quality.

Additionally, the Housing and Neighborhoods chapter calls for higher density near commercial corridors and nodes to promote a more desirable transition. The proposed PUD amendment would provide a transitional use between the commercial area and powerlines to the north and residents to the south.

The Housing and Neighborhoods chapter also references the 2018 Housing Needs Assessment, which states that 76% of Commerce City's homes are single-family detached (86% in the Northern Range). There is a need for more varied housing options for individuals and families that meet their budget, space, tenure, location, and lifestyle needs. Lastly, the Mix of Housing section within the Housing and Neighborhoods chapter also recommends supporting higher

density housing development near commercial corridors. This proposal is also compliant with the following Housing and Neighborhoods goals and objectives.

- Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.
- Goal 1.1: Support greater housing choices and neighborhood amenities for all city residents.
- Goal 1.2: Promote a variety of housing types to increase affordable housing options.
- Goal 1.7: Increase the range of “missing middle” housing.
- Goal 3: Support existing neighborhoods with appropriate maintenance and infrastructure improvements.
- Goal 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.
- Goal 4.5: Continue to advance high-quality design.
- Goal 6: Create a sense of community in all of Commerce City’s neighborhoods.
- Goal 7: Ensure that all City residents have the opportunity to obtain safe, healthy, and affordable housing.

#### **Commerce and Employment:**

The vision for this development is that this unique housing type will allow new residents to relocate to Commerce City. This housing type is denser than traditional single family but provides a better transitional use than apartments. Generally speaking, there is a symbiotic relationship between the higher density residential and commercial development. The density of people attracts and supports commercial development, and the nearby commercial development makes it an exciting place to live. Because of this relationship it can be found that this proposal is meeting the following Commerce and Employment Goals and Objectives:

- Goal 2: Promote a healthy, progressive, and competitive local economy.
- Goal 3.1: Promote site design, programs and development that add to the overall quality of life for Commerce City residents and businesses.
- Goal 5.5: Explore opportunities for pedestrian-orientated development commercial center with a mix of uses.
- Goal 6: Attract and support quality retailers to become a more balanced City.

#### **Art, Culture and Tourism:**

The Community Character map located in the Art, Culture and Tourism chapter of the Comprehensive Plan designates East 104<sup>th</sup> Avenue as a Primary Key Corridor, which is a highly trafficked roadway which should be enhanced and well maintained. Additionally, the same map notes Chamber Road as a Secondary Key Corridor. This proposal will bring high-quality development to the area and enhance these major locations and roadways within the City.

### **PUD ZONE DOCUMENT APPROVAL CRITERIA**

A decision for this case must be based on the following criteria from Sec. 21-3251(3) of the 2009 Land Development Code. An application may be approved if:

**Criteria (a): The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;**

The proposed PUD amendment is consistent with the 2045 Comprehensive Plan. The request accommodates a unique type of housing within the City. This request meets the intent of the Comprehensive Plan noted above and the goals and objectives below. *Therefore, it can be found that this application meets Criteria (a)*

#### Character Areas

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 1.1: Provide neighborhood-level services within residential areas, as appropriate.
- Goal 1.2: Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.

#### Housing and Neighborhoods

- Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.
- Goal 1.1: Support greater housing choices and neighborhood amenities for all city residents.
- Goal 1.2: Promote a variety of housing types to increase affordable housing options.
- Goal 1.7: Increase the range of “missing middle” housing.
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- Goal 4.5: Continue to advance high-quality design.
- Goal 6: Create a sense of community in all of Commerce City’s neighborhoods.
- Goal 7: Ensure that all City residents have the opportunity to obtain safe, healthy, and affordable housing.

#### Commerce and Employment

- Goal 2: Promote a healthy, progressive, and competitive local economy.
- Goal 3.1: Promote site design, programs and development that add to the overall quality of life for Commerce City residents and businesses.
- Goal 5.5: Explore opportunities for pedestrian-orientated development commercial center with a mix of uses.
- Goal 6: Attract and support quality retailers to become a more balanced City.

**Criteria (b): The PUD zone document is consistent with any previously reviewed PUD concept schematic;**

The 2003 PUD predated the PUD concept schematic process. Therefore, this approval criteria is not applicable.

**Criteria (c): The PUD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments;**

City Council approved the original PUD for this property in 2003. Since that time, the commercial areas of this PUD north of the Xcel powerlines have developed. But the land south has struggled to develop. Rather than leave the area vacant and under-utilized, the applicant is proposing to develop a housing type that is rarely found in Northern Range. These residential units would give residents more options for housing in Commerce City. Also contained within the PUD Amendment, the applicant is providing Design Standards. These design standards include provisions for site design, landscaping, fencing, and architecture. The inclusion of these design standards will ensure that this development will have high quality site design and unique architecture. Therefore, it can be found that **Criteria (c)** is met.

**Criteria (d): The PUD complies with all applicable city standards not otherwise modified or waived by the city;**

The proposed amendment has been reviewed against the applicable sections of the LDC, Engineering Standards and Specifications, and the Prairie Way Action Plan. The approval of this amendment will modify some standards of the 2009 Land Development Code to account for the product type, scale of development, ownership model, and on-site amenities. All other standards can be met. Therefore, it can be found that **Criteria (d)** is met.

**Criteria (e): The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;**

The proposed amendment will modify the allowable uses and development standards for the subject property. This amendment does not alter the existing roadway network. There is a new trail that the applicant is proposing to construct. As the property is built-out, pedestrian connections will be provided to adjacent development as required by the LDC. Therefore, it can be found that **Criteria (e)** is met.

**Criteria (f): To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;**

The subject property is currently vacant. As the property is developed, it is expected to have minimal impacts to the immediate area. The residential product proposed will create better transitional use for the neighborhood compared to the commercial that is currently allowed. Additionally, standards have been introduced which assure that this development will provide landscape buffers to adjacent properties. As this design progresses, staff will work with the applicant on future development review to ensure that the proposed site design as shown in the conceptual plan meets bulk and design standards as approved in this PUD Amendment. Staff will also review the future development agreement to ensure that the applicant either directly improves public roadways or contributes cash-in-lieu when required to mitigate some potential adverse impacts on adjacent properties or on the general community. Additionally, impacts fees will be applied to this development to help offset the impacts to services and facilities. Therefore, it can be found that **Criteria (f)** is met.

**Criteria (g): Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;**

All services that future development at this location would use, have been built out and are ready for connections. As such, the proposed amendment will have little effect on the existing development. Additionally, as an in-fill development project, City services like Police and streets already extend well beyond the boundary of this amendment. For other services the subject property is already included in the service districts for South Adams County Fire and South Adams County Water and Sanitation. Therefore, it can be found that **Criteria (g)** is met.

**Criteria (h): As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and**

*Not applicable as there is no phasing plan.*

**Criteria (i): The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.**

A PUD amendment is the only application type that would allow for the modifications of allowable uses and new development standards. Amending the PUD allows for the introduction of a different land use. The related development standards allow for a use not contemplated by the 2009 Land Development Code. Additionally, the design standards also ensure that the future development will be architecturally interesting, have unique site design and be a cohesive development which blends with existing neighborhoods. This could not be accomplished through other applications and techniques. Therefore, it can be found that **Criteria (i)** is met.

## **CONSIDERATIONS FOR REQUESTED PUD ZONE DOCUMENT AMENDMENT**

1. The proposed amendment will allow for a unique housing type.
2. Changing from commercial uses to residential uses in this area will lower impacts to existing neighborhoods.

## **STAFF RECOMMENDATION**

The proposed PUD Amendment is supported by the goals and objectives of the 2045 Comprehensive Plan. Further, this proposal meets all the applicable approval criteria. As such, staff is recommending Planning Commission recommend approval to City Council of this PUD Amendment.

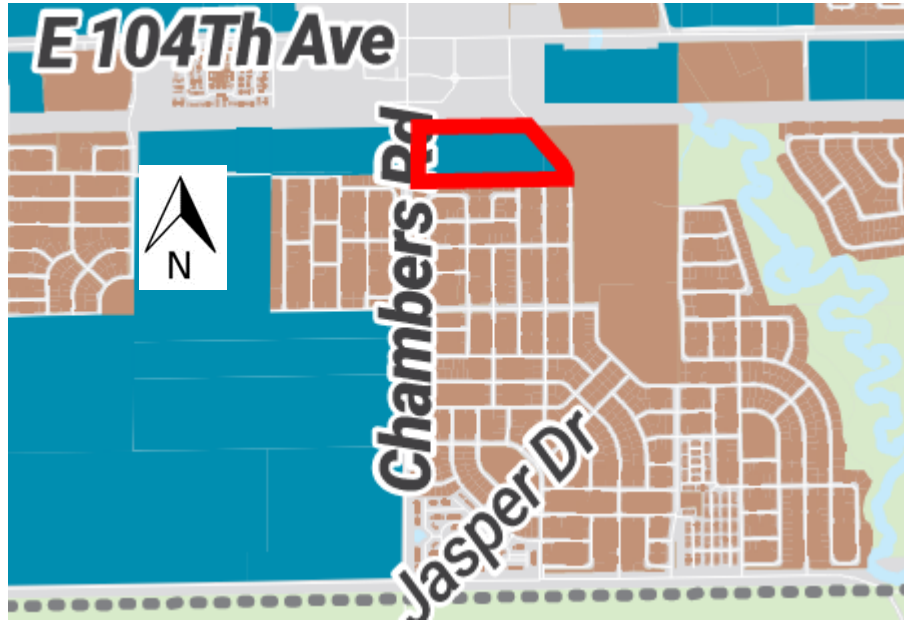
## **POTENTIAL MOTIONS**

1. Approval
  - a. I move that the Planning Commission enter a finding that the requested **PUD Amendment** for the properties located **10230 Chambers Road and 15955 E 101st Way** contained in case **PUDA25-0003** meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the **PUD Amendment**.
2. Approval with Conditions
  - a. I move that the Planning Commission enter a finding that the requested **PUD Amendment** for the property located **10230 Chambers Road and 15955 E 101st Way** contained in case **PUDA25-0003** meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the **PUD Amendment** with the following conditions.
    1. \*Insert conditions of approval\*
3. Denial
  - a. I move that the Planning Commission enter a finding that the requested **PUD Amendment** for the property located **10230 Chambers Road and 15955 E 101st Way** contained in case **PUDA25-0003** fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the **PUD Amendment**.
    1. \*Insert criterion not met\*

# Zoning Map



# Residential Framework Map



## Legend

-  Greenfield Development
-  Area within Municipal Boundary

# Aerial Map

