



City Council Communication

AGENDA DATE: July 6, 2026

LEGISTAR ITEM #: PUDA25-0003

PRESENTER: Nic Berry
Development

DEPARTMENT: Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Public Hearing
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REQUEST

Urban Moment (applicant), on behalf of Eunice C Hogan Common Trust and the 27J School District (owners), requests approval of Ordinance PUDA25-0003, amending the Hogan Property Planned Unit Development (PUD) to consolidate planning areas, expand the boundaries of the PUD, and change the allowable uses for the subject property, located on the east side of Chambers Road, north of the 102nd Avenue alignment, from commercial and single-unit residential to allow for a multi-unit community consisting of build-to-rent detached dwellings.

This application is being processed under the 2009 Land Development Code (LDC) because the application was complete and under review prior to the adoption of the 2025 LDC.

BACKGROUND

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 of the PUD to modify notes about frontage for one specific lot at the southeast corner of Chambers Road and East 103rd Avenue (The Goddard School Lot). There have been no changes to the PUD for the subject property.

The primary purpose of the requested PUD amendment is to allow multi-unit residential development on the property, enabling construction of an approximately 227-unit build-to-rent community consisting of one- and two-unit structures. A conceptual plan showing the layout of the units is included as an attachment (Attachment 11). The plan is only illustrative; changes are expected to site layout and unit count.

CITY COUNCIL COMMUNICATION CONTINUED

In addition, the applicant is proposing to consolidate planning areas B through D, and include an approximately 1.10-acre parcel at the southeast corner of the existing PUD, which is owned by School District 27J. 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.

The attached traffic impact study (Attachment 10) includes several noted traffic improvements on pages 33 through 35 in table 9. These improvements will be addressed at a future date in a development agreement required with the subdivision of the property.

On May 5, 2026, the Planning Commission held a public hearing to consider the proposed PUD amendment. Following the hearing, the Commission voted 3-2 to recommend denial of the application to City Council. The Commission found that the proposal did not meet approval criteria (a) and (c)(i) of Section 21-3251(3) of the LDC as listed below.

(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;

(c)(i): [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 COMMUNICATION CONTINUED

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	Section 21-3251 of the Land Development Code requires the City Council to receive a recommendation from Planning Commission and consider the request at a public hearing		

CITY COUNCIL COMMUNICATION CONTINUED

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	Denial 3-2
Date of Recommendation	May 5, 2026

PUBLIC OUTREACH

The applicant held two neighborhood meetings: the first on March 16, 2026 at the Bison Ridge Recreation Center, and the second (held virtually) on March 31, 2026. No one attended the virtual meeting. A summary of the March 16 meeting is contained in the staff report. In addition to the neighborhood meetings, staff issued agency referrals and standard public hearing notice requirements for the Planning Commission and the City Council hearings.

AVAILABLE ACTIONS

- a) Available Action #1: Approve Ordinance PUDA25-0003, to approve the second amendment to the Hogan Property PUD, consolidating Planning Areas B through D, modifying the allowable uses to allow multi-unit residential development, and expand the PUD boundary by approximately 1.10 acres.
- b) Available Action #2: Approve Ordinance PUDA25-0003 with conditions, to approve the PUD amendment with specific conditions necessary to meet the approval criteria listed in Section 21-3251(3) of the LDC.
- c) Available Action #3: Deny Ordinance PUDA25-0003, to keep the Hogan PUD as is.
- d) Available Action #4: Continue Ordinance PUD25-0003 to a date certain and direct staff, the applicant, or both to provide additional information.

STAFF RECOMMENDATION

Because the proposal enables a unique housing type that facilitates implementation of Comprehensive Plan housing goals, and staff analysis indicates the proposal addresses all of the approval criteria as listed in the staff report, staff recommends Available Action #1, approval of Ordinance PUD25-0003.