



2/27/2026

Mr. Nicholas Berry
City of Commerce City
Community Development
7190 Colorado Blvd. Ste. 600
Commerce City, CO 80022

HOGAN PROPERTY PUD AMENDMENT NO.1 | PROJECT NARRATIVE

Mr. Berry,

On behalf of the Applicant, Urban Moment Development, we are pleased to resubmit our application for an amendment to the Hogan Planned Unit Development (PUD) (Reception #2004108001040330, October 2004), generally located southeast of the intersection of 104th Avenue and Chambers Road. The following team has been assembled to provide the enclosed application documents:

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Property Owner
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Property Owner
Brighton School District 27J
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The Hogan Property PUD contains existing commercial development along 104th, to which there are generally no changes proposed. The amendment proposes revising the land use and development standards for 16.8 acres of land previously known as Planning areas B-E, to allow for multi-family residential development on the southern portion of the site. This portion of the development, now identified as "Planning Area B" and intended to be marketed as "Yardhomes Fronterra Park", is envisioned to permit a multi-family neighborhood comprised of one-family and two-family residential dwellings with supporting neighborhood-scale amenities and a small outdoor vendor area. All proposed uses within Planning Area B of the PUD are envisioned to be plotted within a common lot with a future plat application.

An additional 1.1 acres is proposed to be added to the southern position of the Hogan Property PUD as the inclusion of lands currently owned by Brighton School District 27J, located to the west of now dedicated Idalia Street. With the inclusion of Idalia street to the Hogan Property PUD, Planning Area A is now represented as Planning Area A1 and A2.

Multi-family development standards are proposed to replace the existing residential standards of the Hogan Property PUD. These standards are intended to reflect, closely, the existing Commerce City Land Development Code for multi-family development, circulation, landscaping and architectural standards with minor modifications to bring clarity to the proposed future development. Proposed language has now also been incorporated into the Hogan Property PUD plan set for final review. These standards have also still been provided separately for ease of review.



COMPREHENSIVE PLAN COMPLIANCE

The Hogan Property PUD is located within the Northern Neighborhoods Character Area of the Commerce City Comprehensive Plan. This area is characterized by a mix of single-family style neighborhoods with pockets of medium density alternative housing types. New neighborhoods should be distinct places with unique local character and connect to regional amenities such as parks, open space and trails systems. The proposed PUD amendment embodies such character by allowing a mix of residential style building types while complementing the existing community character established within the 104th Avenue corridor.

This plan is also identified in the Comprehensive as an area for greenfield development in the Residential Areas Framework plan.

Additionally, the home types provided in this plan address City goals related to housing and home diversity. This project's "Detached Multi-family" product type is an innovative product that does not fall neatly into existing categories. However, it generally serves as a "missing middle" home type by its smaller footprint and for-rent status, which offer accessible options for those wishing to live in a single-family home but who are either unable to purchase or desire to rent. This addresses both the mix of housing goals and the creative housing types recommendations of the Comp Plan.

Further, this site offers pedestrian-focused connectivity and amenities in line with the City's recommendations for "Neighborhood Villages." With a recreational facility, dog park, regional trail connection, adjacent school, and food truck area, this site offers a number of amenities for daily life that are easily walkable.

THE YARDHOME COMMUNITY AND DEVELOPMENT VISION

Urban Moment YardHome communities consist of one-, two-, and three-bedroom homes ranging in size from 635 sq. ft. to 1,500 sq. ft., with each home featuring private, fenced yards. In addition to the private yards, YardHome communities include a variety of shared private amenities generally including a clubhouse, indoor fitness facility, a resort-style community pool, dog parks, trails, and other community amenities such as an outdoor vendor area for use with food trucks and other similar temporary vendors. All homes within these communities are served by a combination of surface parking and detached garages.

YardHome residential communities offer a highly desirable housing type combining the attainable, low maintenance, and convenient qualities of an apartment, with the lifestyle of a traditional single-family home. YardHomes are designed to appeal to renters not quite ready to enter into the for-sale market, but who no longer desire to live in a traditional multi-story apartment complex; or to those who simply desire the flexibility of non-ownership. Generally, these communities contribute to the provision of "missing middle" housing solutions while providing neighborhood-scale and low-impact development that is well integrated into surrounding contexts. The "missing middle" population is comprised of median income families and individuals who are essential to the function of a community including, teachers, firefighters, police officers, service workers, essential infrastructure workers, community staff members, etc. which have been largely underserved by new housing options. With the cost of ownership out of reach for many, "missing middle" housing solutions provide opportunities to live closer to jobs rather than having long commutes from other communities, adding an economic benefit to areas they serve.

PUD ZONE DOCUMENT APPROVAL CRITERIA

As outlined in Section Sec. 21-3251, the proposed PUD amendment meets the following criteria for approval:

- 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;**

Located within the Northern Neighborhoods area as identified in the 2045 Comprehensive Plan, this proposed PUD Amendment is consistent with the Northern Neighborhoods land use vision by providing a mix of single



and two-family homes. This neighborhood builds on the existing Fronterra neighborhood to the south, offers community-scaled amenities, and does not present noxious or unharmonious uses.

- B) The PUD zone document is consistent with any previously reviewed PUD concept schematic;**
This PUD Zone document amendment generally supports the previous vision for a mixed use community with residential closest to the south, however, has been reimaged to better suit the needs of today's market demands and provide a more sensitive transition from existing residential development to the south.
- C) The PUD:**
- i. 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; or**
The YardHomes model is a new and innovative housing model which serves "missing middle" housing options while preserving the community character of the Northern Neighborhoods character areas. Designed as a single lot, with clustered homes, walkways, and neighborhood-scaled amenities, this design represents an improvement in quality over what could be accomplished through a strict application of the Land Development Code (LDC).
 - ii. The PUD is required to avoid completely prohibiting a legal, permitted business use within the city**
This specific approval criteria is not applicable.
- D) The PUD complies with all applicable city standards not otherwise modified or waived by the city;**
All applicable city standards not contained in this PUD default to the LDC.
- E) The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;**
This PUD is integrated and connected with adjacent development where possible. City Council and City staff have advised that connections to the Fronterra neighborhood to the south are not desired and should be avoided. This plan honors the wishes of City Council.
- F) To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community**
This plan does not propose any significant adverse impacts to adjacent or neighboring properties. Landscape buffering is proposed to the existing residential area to the south, and setbacks and buffering are proposed on all street frontages.
- 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;**
Sufficient utilities and services are available to serve future development within this Hogan Property PUD. Utility and traffic impacts will be evaluated with future Development Permit applications.



H) As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and

This plan contemplates construction in a single phase. The development plan is rational and contemplates the required infrastructure improvements, financing, and market influences. Such details will be provided with future Development Permit applications.

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

The YardHomes model is a unique and innovative housing solution to contemporary housing problems and is not easily able to be accomplished through the use of specific variances, exceptions, or minor modifications. City Staff has agreed that the approach of a PUD amendment is the most appropriate and efficient method for this development.

We look forward to working closely with the City during the review process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,

Norris Design

A handwritten signature in black ink, appearing to read "Samantha Pollmiller".

Samantha Pollmiller
Principal
(Applicant's Representative)