

# **Hogan Property PUD Amendment No. 2**

**City Council Hearing  
June 15th, 2026 – Second Reading**





## URBAN MOMENT

*Development*

- Multi-state Middle Housing Developer



## HKS CIVIL

- Civil & Transportation Engineer

## NORRIS DESIGN

PEOPLE + PLACEMAKING

- Land Planner, Landscape Architecture



## Safe Communities

60% of the primary residents are women

## Pet Owners

55% of residents are pet owners

## Existing Residents

80% of residents were local to the market

## Future Homebuyers

Residents are future local homebuyers

## Missing Middle

Perfect balance between apartments and single-family homes

## High Resident Retention

80% renew leases over traditional multifamily at around 50-55%

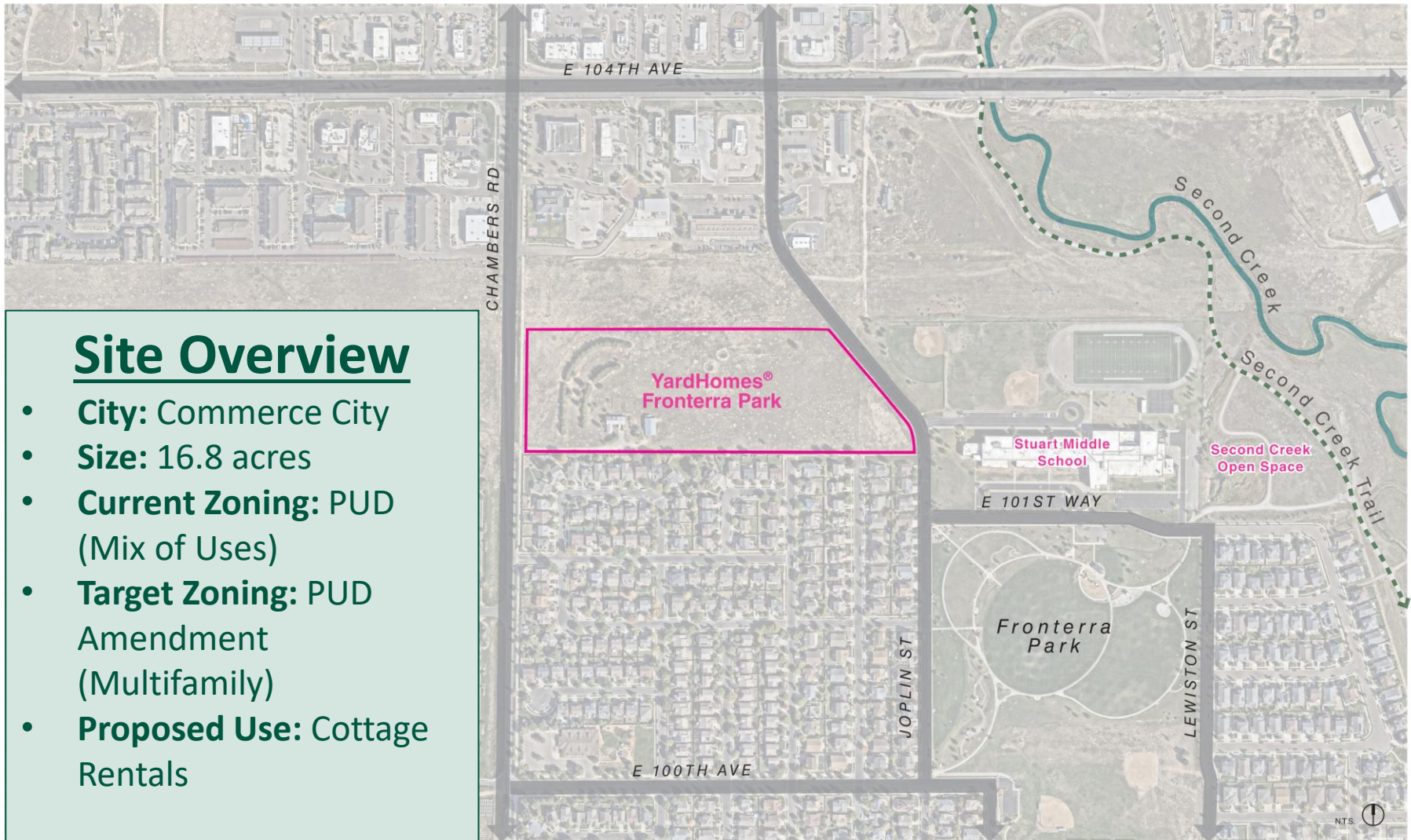
# YardHome<sup>®</sup> Architecture



# YardHome<sup>®</sup> Neighborhood



# Site Overview & Context Map



## Site Overview

- **City:** Commerce City
- **Size:** 16.8 acres
- **Current Zoning:** PUD (Mix of Uses)
- **Target Zoning:** PUD Amendment (Multifamily)
- **Proposed Use:** Cottage Rentals

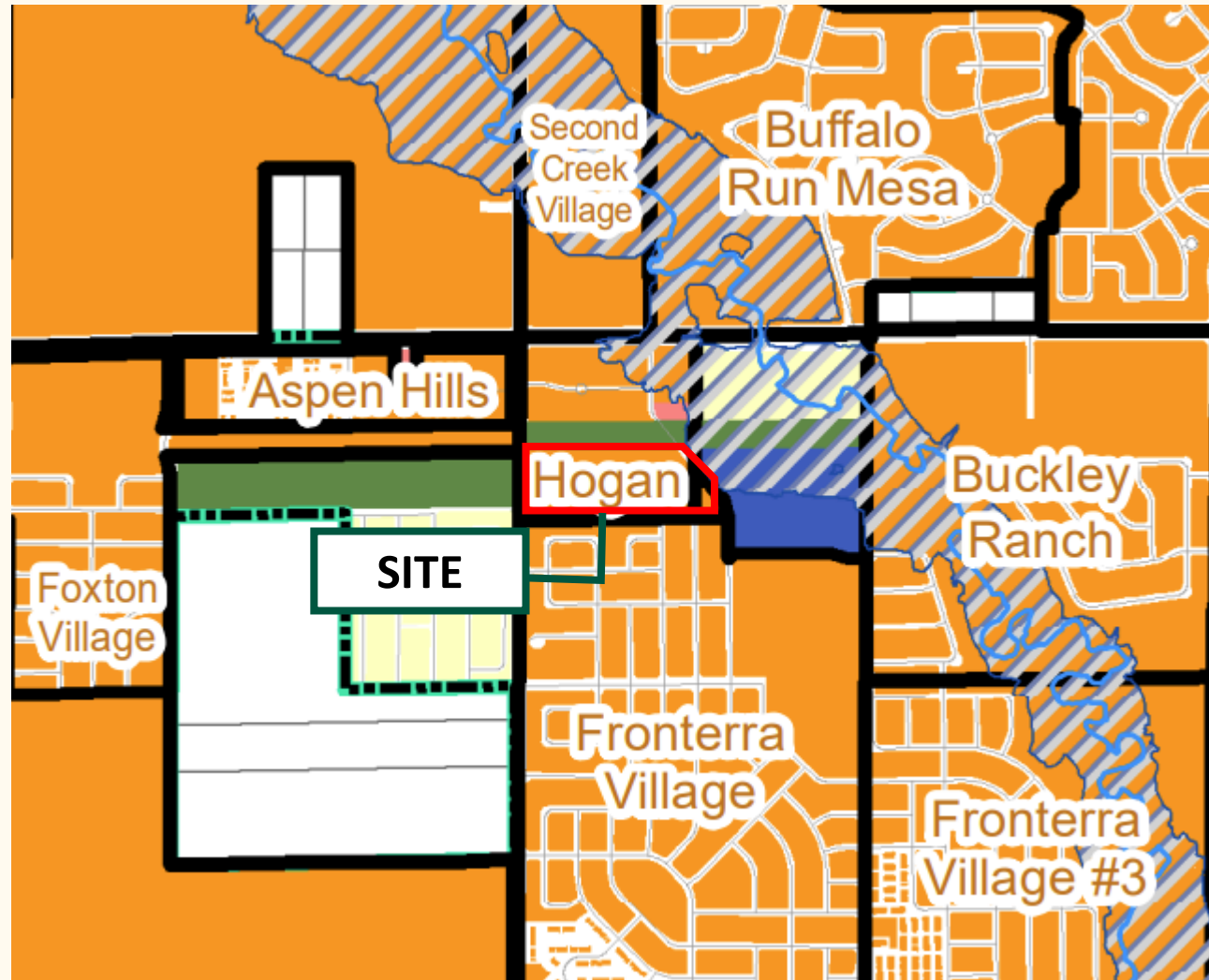
# Zoning Map



## Existing Zoning – PUD Planned Unit Development District

### Zoning

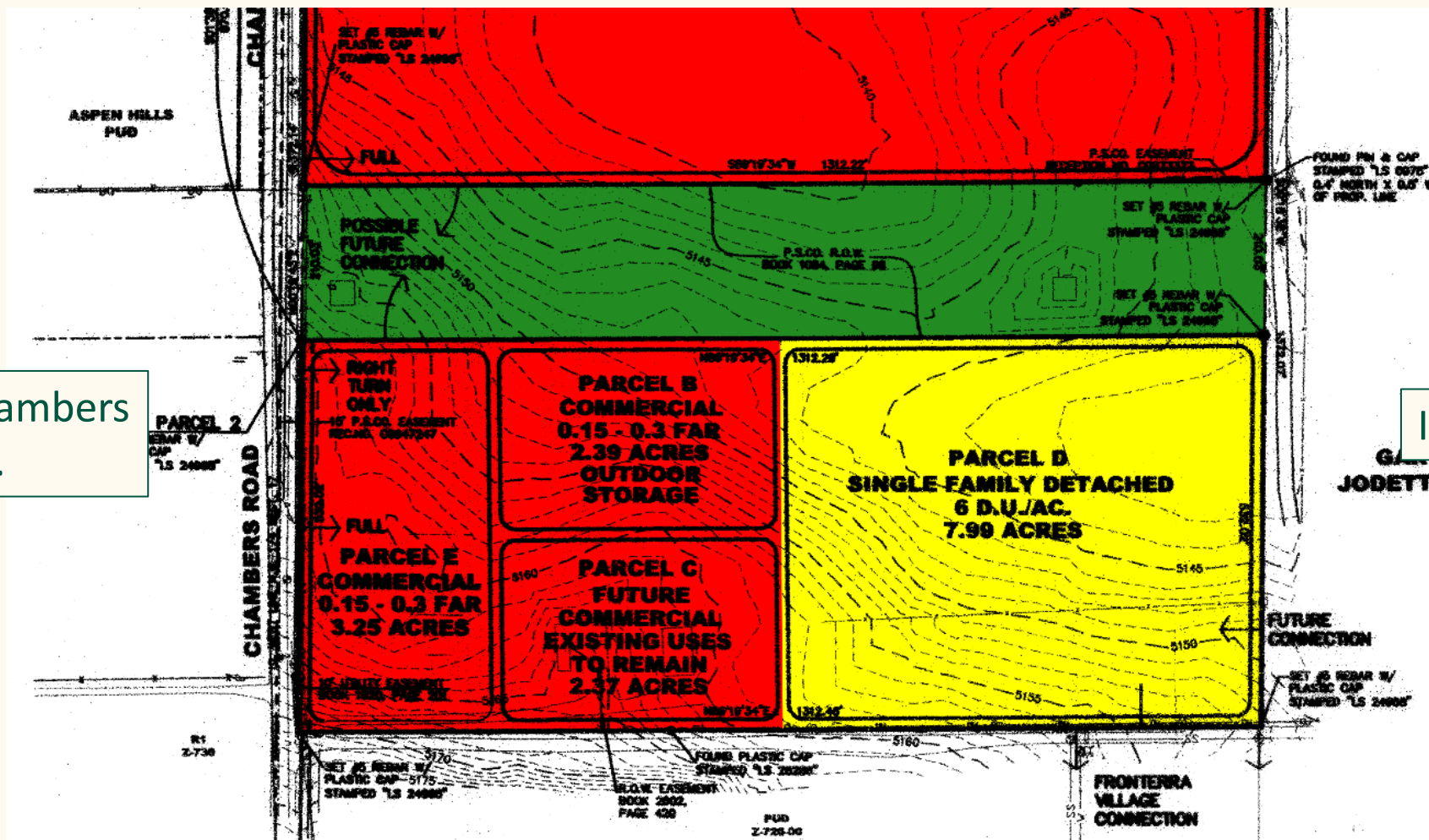
- ADCO - Unincorporated Adams County
- AG - Agricultural District
- C-1 - Local Commercial District
- C-2 - General Commercial District
- C-3 - Regional Commercial District
- I-1 - Light Intensity Industrial District
- I-1S - Industrial Park Storage District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MHP - Mobile Home Park District
- MU-1 - Mixed Use District
- PUBLIC - Public District
- PUD - Planned Unit Development District**
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District
- R-4 - Townhouse Residential District
- RMA - Rocky Mountain Arsenal
- RU - Residential Unit District
- SPLIT - This parcel has more than one zoning



# Existing Entitlements



104<sup>th</sup> Ave



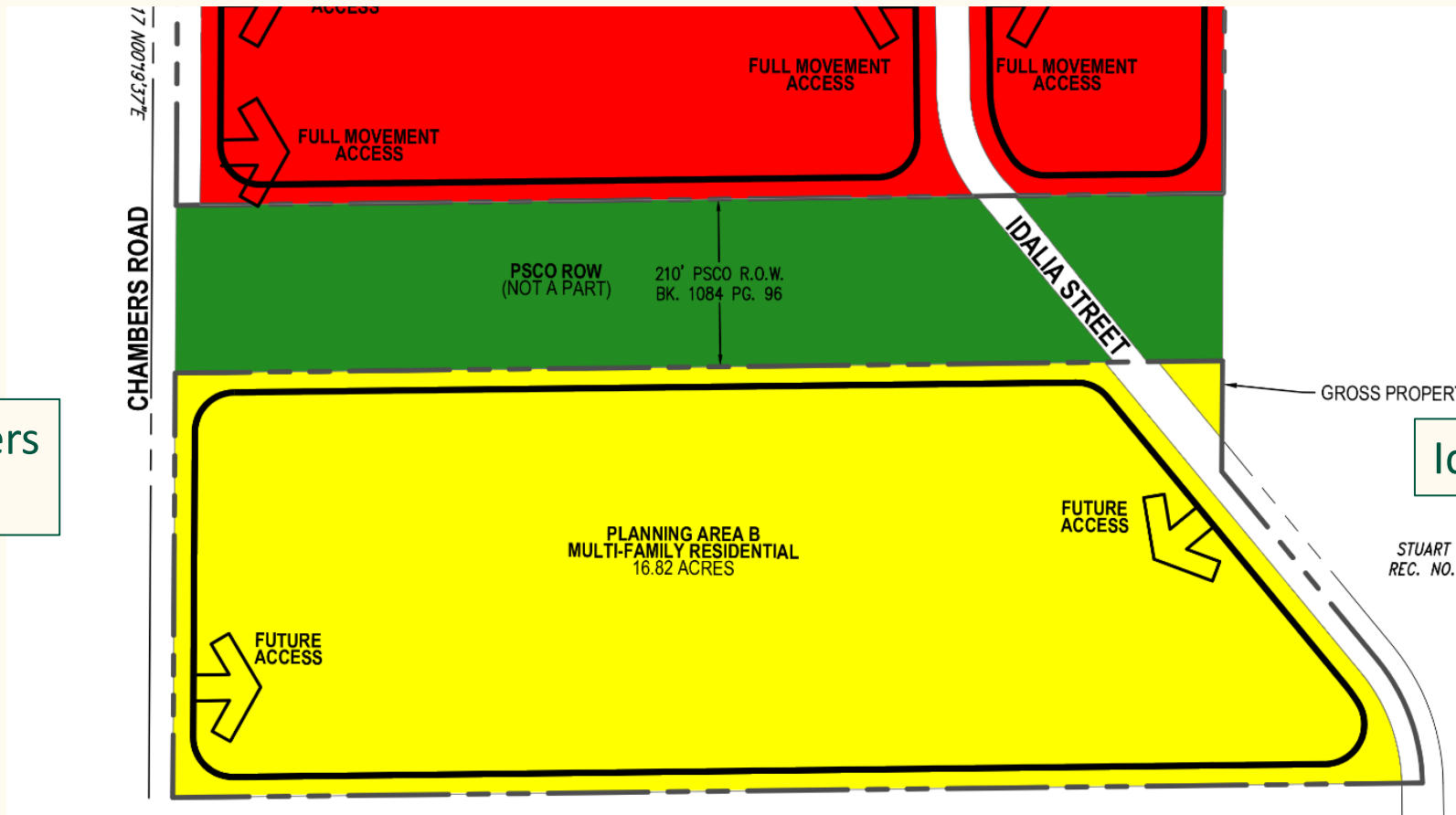
Chambers Rd.

Idalia St

# Proposed Entitlements



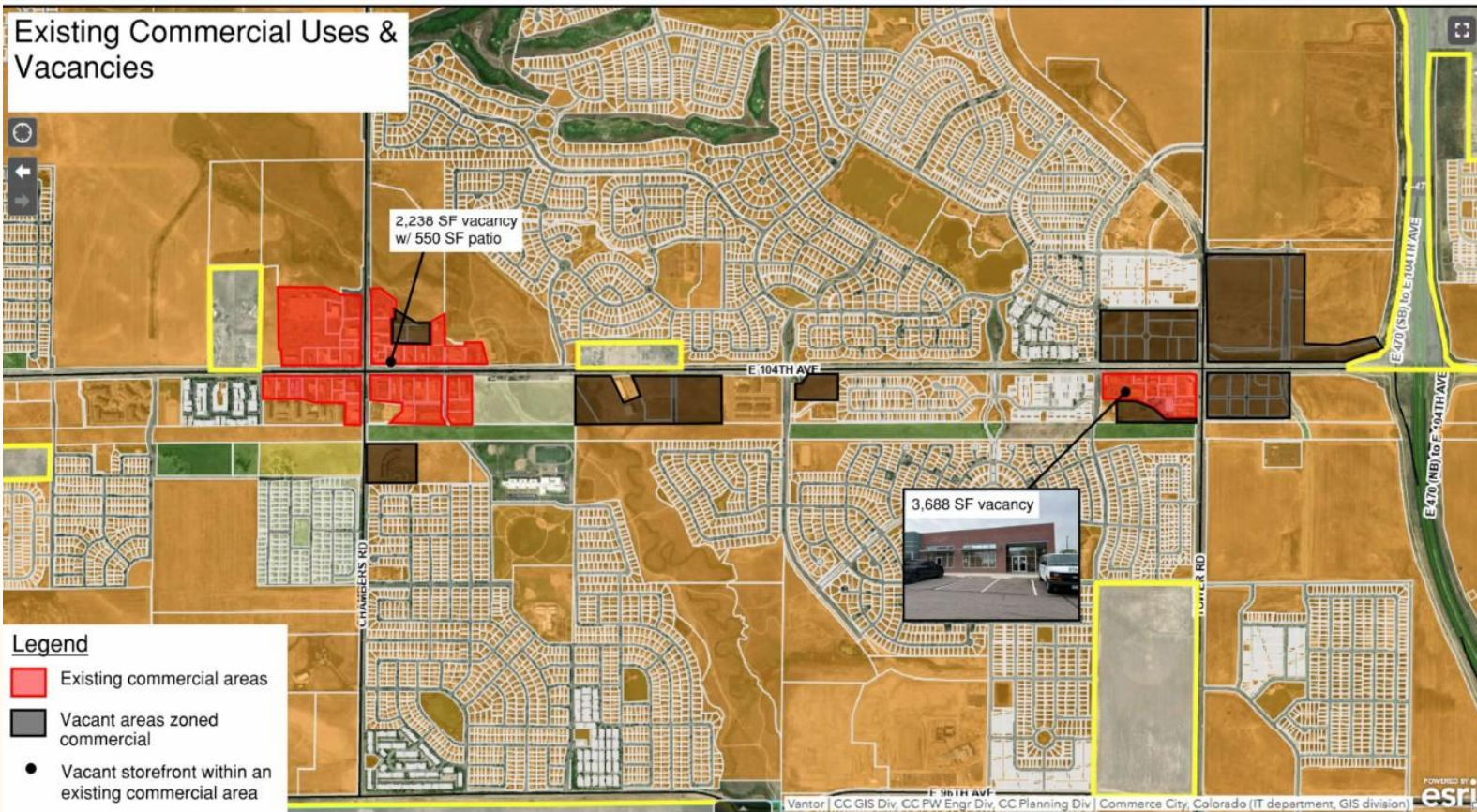
104<sup>th</sup> Ave



Chambers Rd.

Idalia St

# Commercial Opportunities





# **PUD Amendment Request**

# Community Outreach



## Engagement Process

- Ongoing coordination with City staff throughout the entitlement process
- Outreach conducted in accordance with City requirements, including mailed notices and public neighborhood meetings
- Two neighborhood meetings were conducted by the project team
  - In-Person meeting held on March 16<sup>th</sup> with one attendee present from the neighborhood
  - Virtual meeting held on March 31<sup>st</sup> with no attendees present from the neighborhood

## Key Considerations

- Site access and internal circulation
- Compatibility with surrounding uses
- Pedestrian connectivity, open space, and gathering spaces

## Project Approach

- Proposal has been refined through an iterative process
- Approach reflects consideration of surrounding context and adjacent neighborhoods
- Refinements made to circulation and layout to enhance compatibility with adjacent uses

# Application Request



## **PUD Amendment**

- Change from a mix of commercial & residential to all residential
- Align with Housing & market needs
- Create requirements that work for Yardhome® product types

## **Key Design Standards**

- **Maximum Building Height**
  - 30-feet
- **Setbacks**
  - Chambers Road – 20-feet
  - Idalia/Joplin Street – 20-feet
  - North property line – 15-feet
  - South property line – 15-feet
- **Required Parking**
  - 1-Bed unit – 1.5 spaces
  - 2-bed unit – 1.75 spaces
  - 3+bed unit – 2 spaces
- **Amenities**
  - Clubhouse, Gym, Pool, Dog Park, Regional Trail extension, Food Truck area

# PUD Amendment Conceptual Site Plan



*YardHome*

A GRAPHIC  
INTERPRETATION OF THE  
HOGAN PUD  
AMENDMENT NO.2

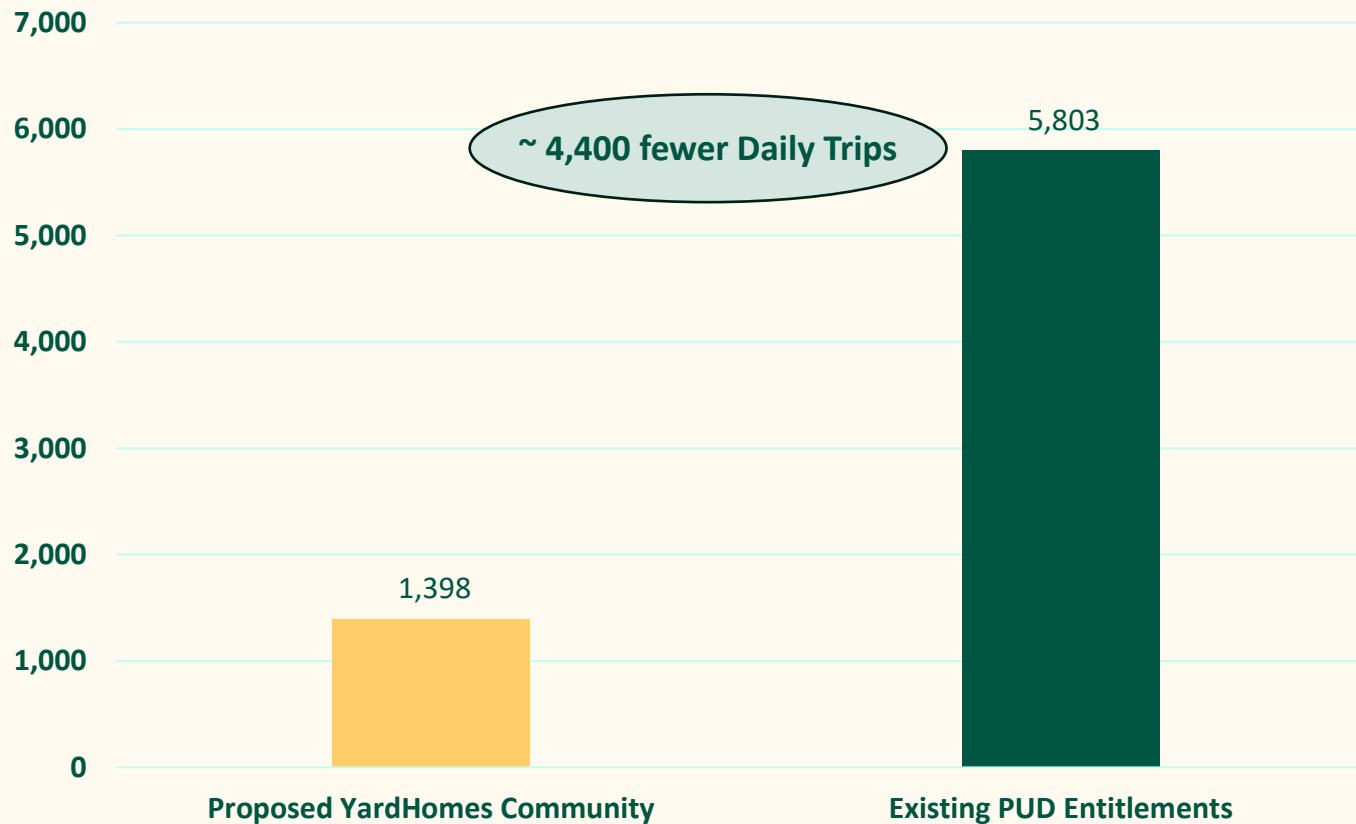
*YardHome*



# Traffic Impact – Reduced Trips Per Day



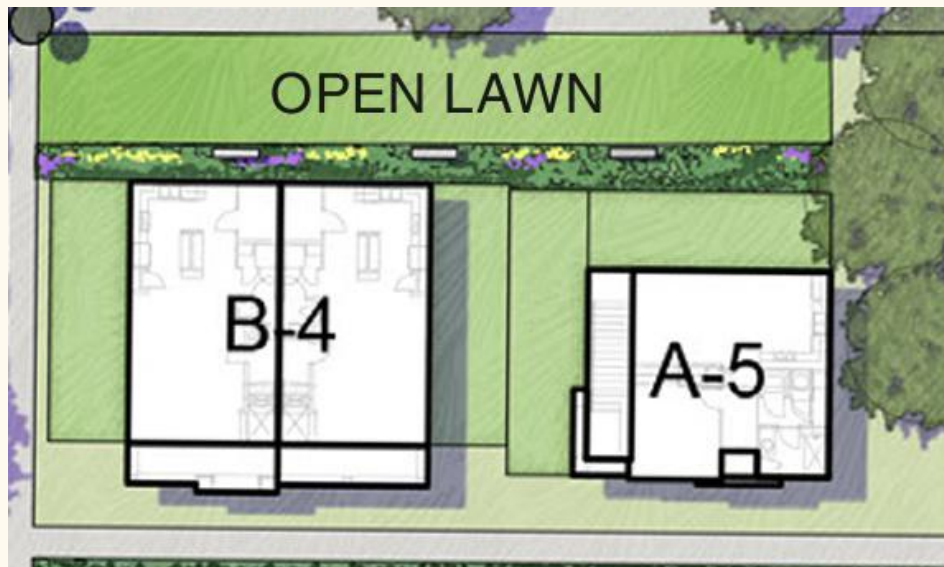
**Daily Traffic Comparison (Trips Per Day)**



\* Trip Generation Projections are based on the ITE Trip Generation Manual, 12<sup>th</sup> Generation

When compared to the uses currently allowed under the existing PUD, the proposed YardHomes<sup>®</sup> community represents roughly a 75% reduction in overall traffic

# Community Benefits – Amenities & Green Space

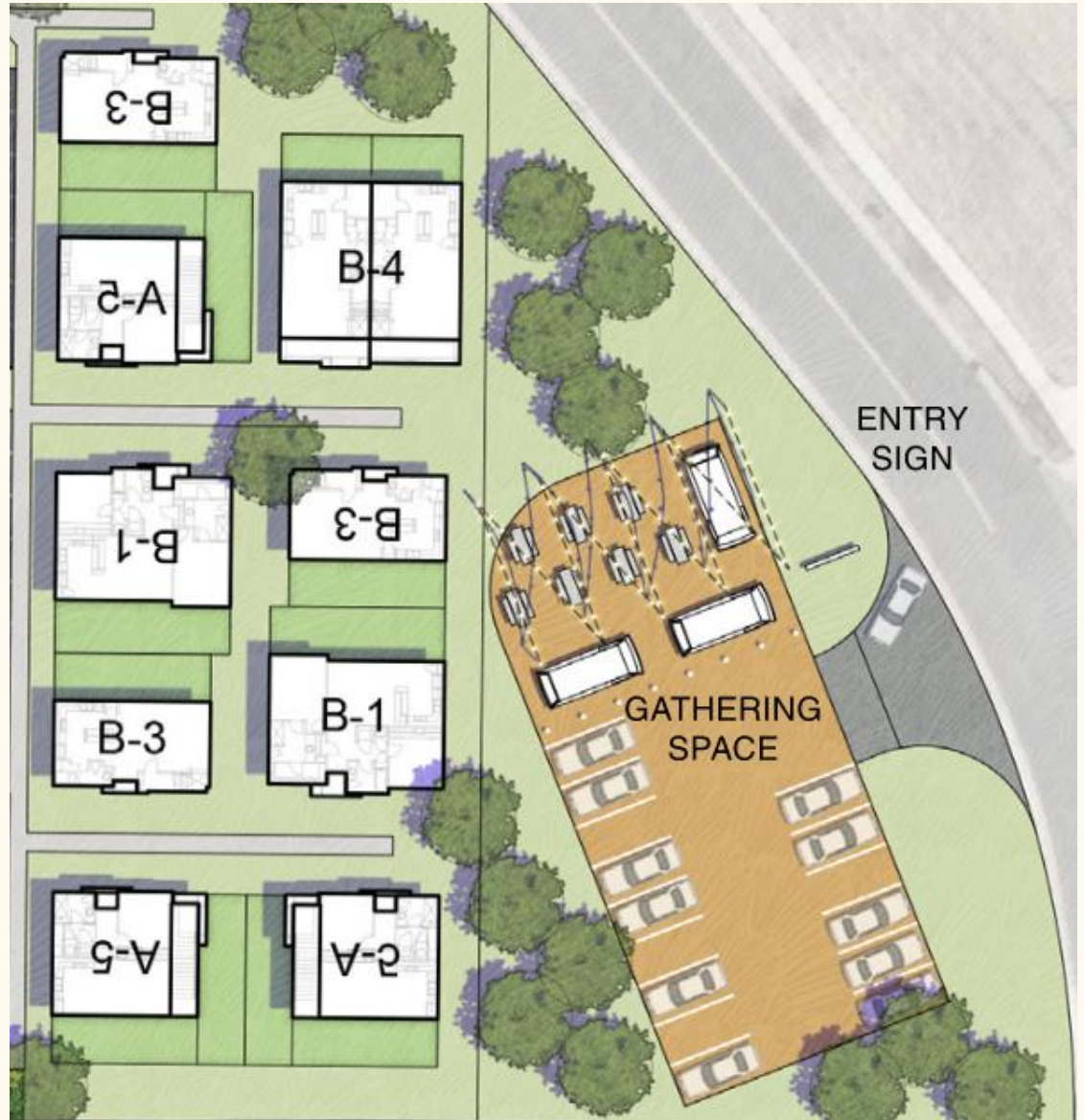


- Conceptual plan incorporates over 17% of the site as open space (24% including on-site detention)
- Open space areas are designed to support resident use, with pedestrian connections and select features accessible to the broader community
- Amenities include seating areas and opportunities for both passive and active recreation
- Certain features, such as trail connections, present opportunities to be accessible to the public

# Community Benefits – Gathering Space



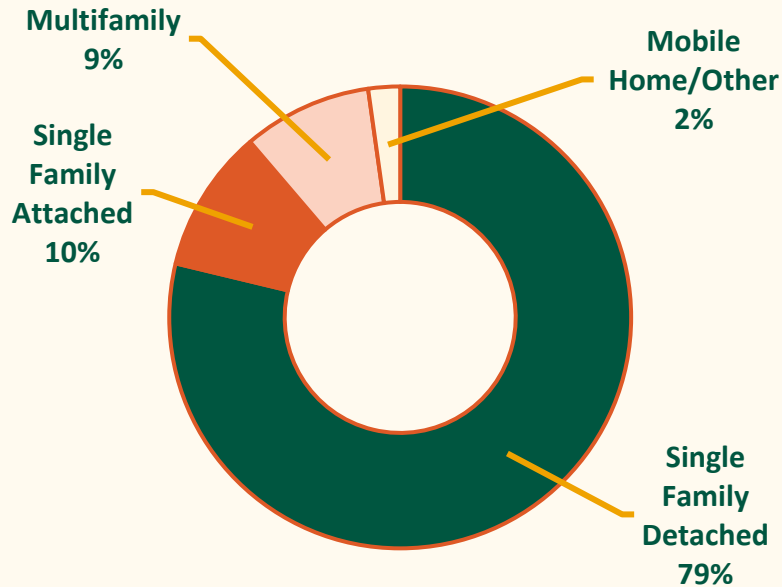
- To provide additional benefits to surrounding residents, the conceptual site plan incorporates the 27J parcel as a flexible gathering space
- A small-scale, low-impact food truck area with self-contained parking is currently contemplated
- The use of the 27J parcel may be further refined during the future site plan review process



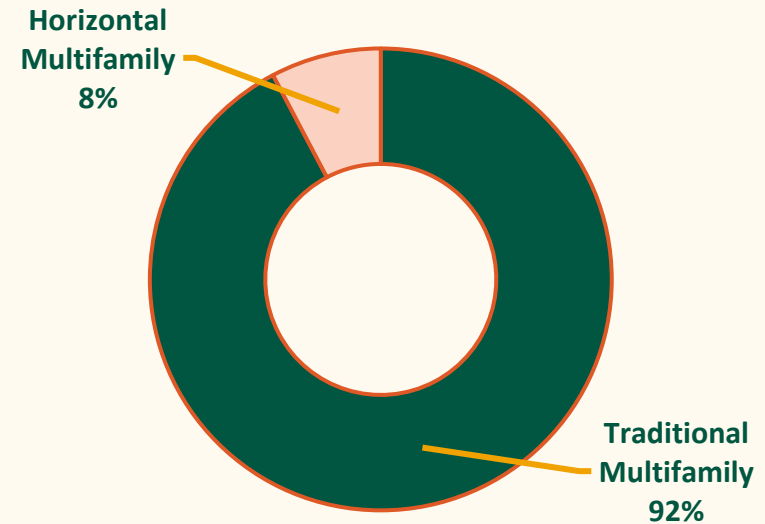
# Community Benefits – Housing Diversity



Total Housing Units



Multifamily Housing Units



- Multifamily residential units account for 9% of the Total Housing Units throughout Commerce City
- Horizontal Multifamily represents just 8% of the existing Multifamily Inventory throughout Commerce City

# 2045 Comprehensive Plan



The PUD Zoning Amendment request is consistent with the City's 2045 Comprehensive Plan. The location of the proposed YardHome® community is within the Northern Neighborhoods Character Area which includes "Attached Homes" and "Multifamily Residential" as appropriate land uses.

...the Northern Neighborhoods Character Area primarily of single family homes and attached homes, but it also schools, and semi-public or civic facilities.

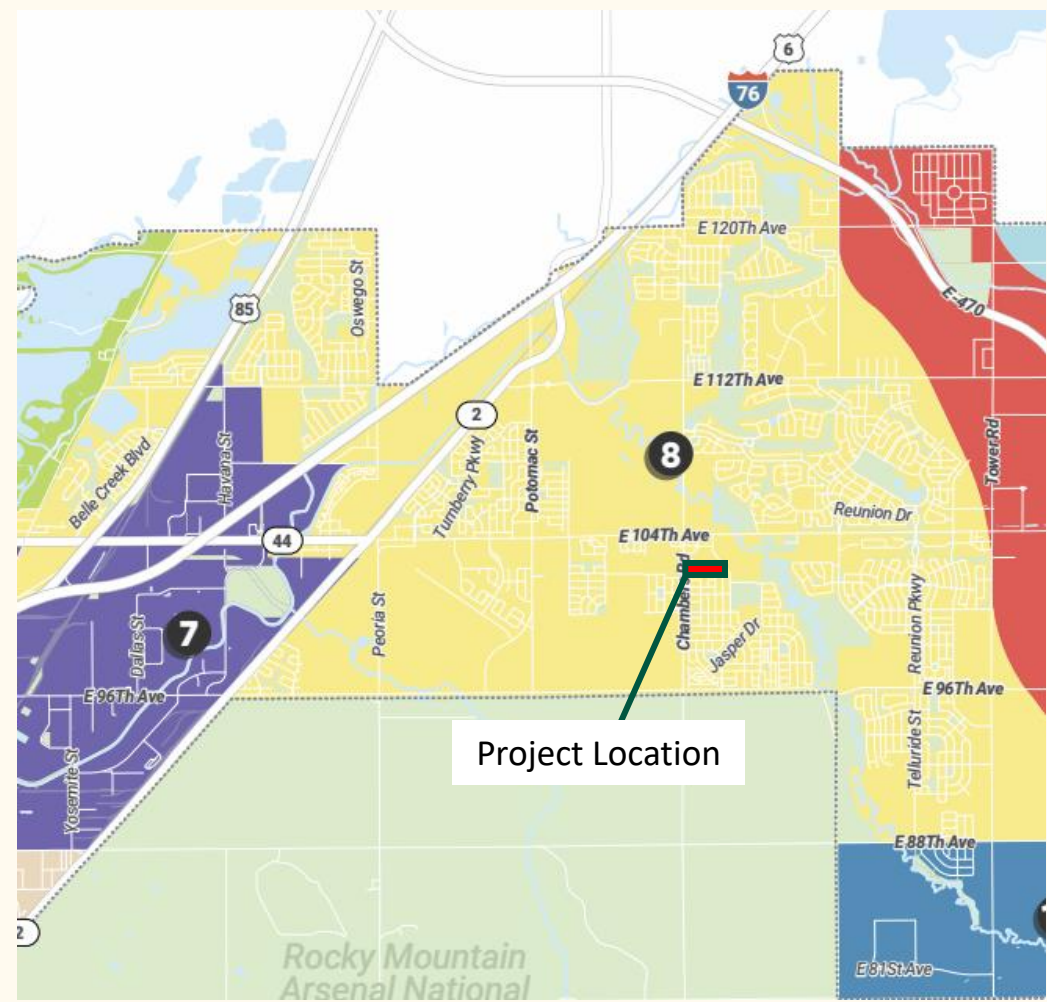
...generally describe the overall character of a place, land use mix, key character features, and functional elements. Each character area includes a list of typical land uses, and each is either a primary, secondary, or tertiary development proposal should be evaluated on its own merits.

CHARACTER AREA	Agricultural Uses	Attached Homes/Duplexes/Townhomes	Single Family Homes	Multifamily Residential	Large Lot Residential	Commercial (Retail, Entertainment and Services)	Primary Employment Areas	Office	Flex Spaces	Technology and Research	Logistics	Industrial	Warehouse and Distribution	Utility	Public Gathering Spaces	Parks and Open Spaces
1 270 Industrial District																
2 Community Connection District																
3 Stadium District																
4 Central Neighborhoods																
5a Fusion District																
6 South Platte District																
7 Northern Business District																
8 Northern Neighborhoods																
9 E-470 Expressway Corridor District																
10 DEN Gateway District																
11 Innovation District																
12 North Airport District																
13 North Airport District																

◆ Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.  
◇ Secondary Land Uses are less prevalent and serve to support the primary land use.

comprehensive Plan **DRAFT** 81

- Legend**
- 1 270 Industrial District
  - 2 Community Connection District
  - 3 Stadium District
  - 4 Central Neighborhoods
  - 5a Fusion District (Irondale)
  - 5b Fusion District (South Rose Hill)
  - 6 South Platte District
  - 7 Northern Business District
  - 8 Northern Neighborhoods
  - 9 E-470 Expressway Corridor District
  - 10 DEN Gateway District
  - 11 Innovation District
  - 12 North Airport District
  - 13 Future Growth Areas



# Comprehensive Plan Alignment



## Northern Neighborhoods

- **Defined Character Area:**
  - Residential focus
  - Middle-range density
  - Mix of Housing Products
  - Pedestrian Connectivity

## Goals & Policy

- **Housing & Neighborhoods**
- **Parks, Open Space, and the Environment**
- **Transportation & Mobility**

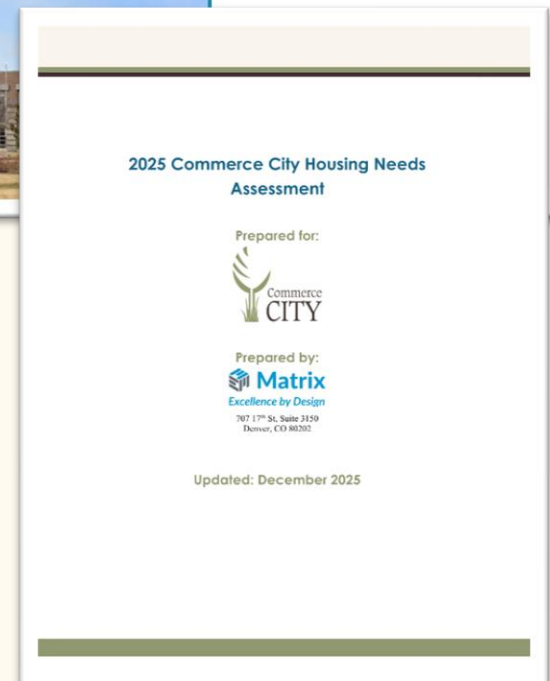


### Primary Land Uses

- Attached Homes/Duplexes/  
Townhomes
- Single Family Homes
- Utility
- Public Gathering Spaces
- Parks and Open Spaces

### Secondary Land Uses

- Multifamily Residential (near  
collectors and arterial roads)
- Commercial (Retail, Entertainment,  
and Service)
- Office



# Comprehensive Plan Goals



- **Housing & Neighborhoods**



**Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles**

- The proposed YardHomes® community contributes to this vision by delivering a unique product type with associated neighborhood amenities as well as providing the much needed “missing middle” housing



**Goal 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all**

- The community provides a mix of housing models with high quality design and architecture, a community gathering space, and exceeds open space requirements



**Goal 6: Create a sense of community in all of Commerce City’s neighborhoods**

- The Comprehensive Plan describes a vision for walkable neighborhoods with access to day-to-day amenities to support the broader community. The proposal contemplates sidewalk extensions, gathering space, and a new trail connection for the residents and surrounding neighborhoods

- **Transportation and Mobility**



**Goal 1: Create and maintain a well-connected and safe transportation network that includes auto, bicycle, pedestrian, and transit options, maximizing mobility and supporting the City’s growth**

- As proposed, the YardHomes® community will build upon existing pedestrian networks with new infrastructure along the full eastern property boundary



**Goal 5: Encourage and support efforts to increase bicycle and pedestrian connectivity throughout the City**

- The proposed community will improve pedestrian and bicycle safety along the full Idalia St. frontage

# Comprehensive Plan Goals



- **Parks, Open Space, and Natural Environment**



**Goal 2: Design and build future inter-connected parks to ensure they are accessible and inclusive of all residents**

- The proposed YardHomes® community intends to provide a new on-site multi-use trail to connect with existing facilities in the Second Creek Open Space area



**Goal 3: Focus on increased recreational opportunities for all**

- The community proposes to provide a flexible gathering space for the broader community on the 27J Parcel



**Goal 4: Grow and maintain the City's connected system of multi-use trails and open space**

- The 2045 Comprehensive Plan envisions improvements with public access and trail connections to open spaces, the proposal accomplishes this through the intention to construct the multi-use trail connection along the northern property boundary

- **Character Areas (Land Use)**



**Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map**

- As highlighted in the 2025 Housing Needs Assessment, the Northern Neighborhoods Character Area is dominated by single family detached homes. The proposal contributes to the Comprehensive Plan's goal to increase housing stock diversity within the subject Character Area



**Goal 6: Prioritize infill projects as well as redevelopment within the City to minimize the need for additional infrastructure improvements**

- As proposed, the YardHomes® community has access to existing water, sanitary, and power utilities which minimizes the need for additional infrastructure improvements in the immediate area

# Approval Criteria *Sec 21-3251-3*



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;



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



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
- ii. The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;

# Approval Criteria *Sec 21-3251-3*



- d) The PUD **complies with all applicable city standards** not otherwise modified or waived by the city;
- e) The PUD is **integrated and connected with adjacent development** through street connections, **sidewalks, trails**, and similar features;
- f) To the maximum extent feasible, the proposal **mitigates any potential significant adverse impacts** on adjacent properties or on the general community;
- 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**;
- h) As applicable, the proposed phasing plan for development of the PUD is **rational** in terms of available infrastructure, capacity, and financing; and
- i) The same development **could not be accomplished** through the use of other techniques, such as height exceptions, variances, or minor modifications.



Thank You

