

# Yardhomes at Fronterra

## PUD Amendment: PUDA25-0003

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May 18, 2026 1st Reading

June 15, 2026 2nd Reading

Presentation by Nic Berry, Planner II



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# Aerial

Code Year: reviewed under the 2009 LDC – application received prior to 2025 Code adoption

Site size: 16.82 acres

Concurrent Cases: None currently



# Zoning Map

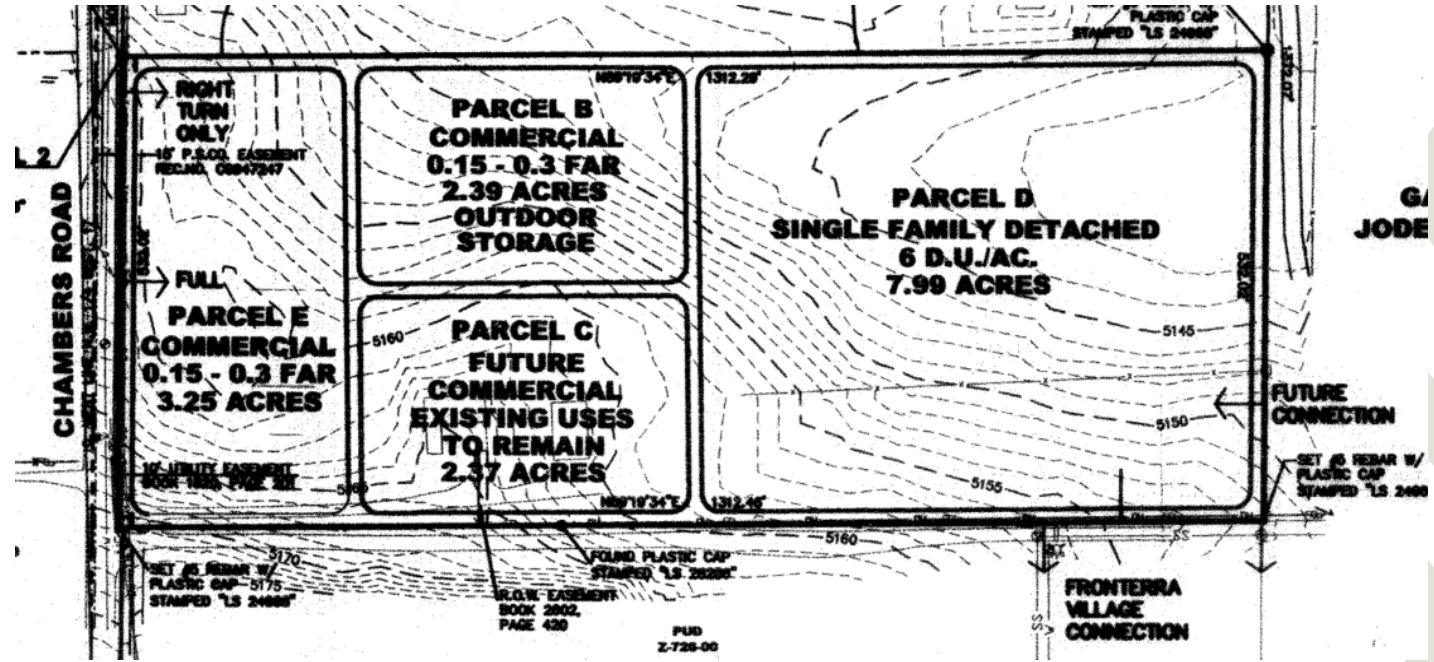
- Subject properties outlined in red
- Orange property is within Hogan Property PUD
- Blue parcel is the 27J Parcel



# Request

- Consolidate Planning Areas
- Modify Allowable Uses
- Set up development standards
- Expand the boundary of the PUD

Existing



Proposed



# Character Area

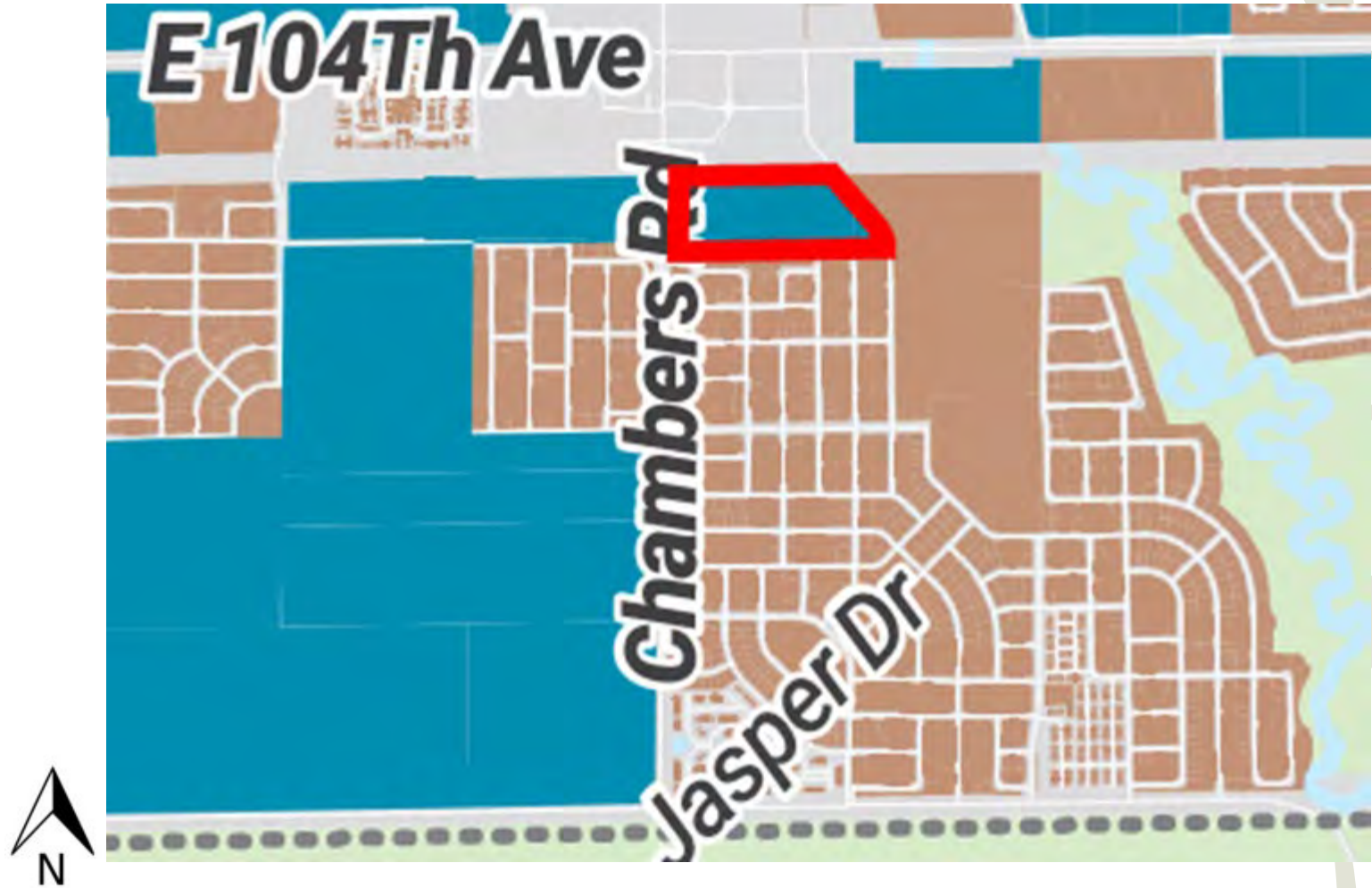
## Northern Neighborhoods

- Single Family allowed as a primary use
- Multi-Family allowed as a secondary use near arterial roadways



# Housing and Neighborhoods

- High quality buildings and site design
- Connections to existing neighborhoods
- Transitional uses between commercial and single family
- "Missing Middle" housing



# Traffic Analysis

## 2026 Existing Conditions

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

# Traffic Analysis<sub>2</sub>

## Future Conditions:

- Regional growth factor
- Planned roadway expansions/improvements
- Known developments in the area built-out

## Yardhomes Impacts:

- Left turn onto Chambers from the project
- East 96th Avenue and Chambers Road the southbound left-turn



# Comprehensive Plan Goals and Objectives

## 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.

## 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.



# Comprehensive Plan Goals and Objectives<sub>2</sub>

## 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.
- ✓ 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.



# Public Input

- Applicant hosted two neighborhood meetings
  - March 16, 2026 at Bison Ridge Recreation Center, 1 resident in attendance
    - Questions were about Urban Moment's other projects, site circulation and access, and unit types and amenities
  - March 31, 2026 virtually, no residents were in attendance
- Staff received one letter of opposition prior to the May 5, 2026 Planning Commission meeting

# Approval Criteria

A decision for a PUD Amendment is based on the following criteria from Sec. 21-3251(3) of the 2009 LDC.

**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;

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

**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;

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

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

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

**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;

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

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

# Planning Commission and Staff Recommendation

On May 5, 2026 Planning Commission held a Public Hearing regarding this PUD Amendment. Planning Commission voted 3-2 to recommend **denial** of this request to City Council, finding that the proposal did not meet the following review criteria:

- X 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
- X 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

Staff is recommending approval of this PUD Amendment because the proposal supports housing goals of the Comprehensive Plan, among others. Additionally, in staff's opinion, the proposal meets all the applicable approval criteria, including (a) and (c) above.

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Staff is available to answer questions.



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