

# LDC UPDATE

CITY COUNCIL  
APRIL 8, 2024

Commerce City  
Unified Land Development Code



# Project Goals

## MODERNIZE

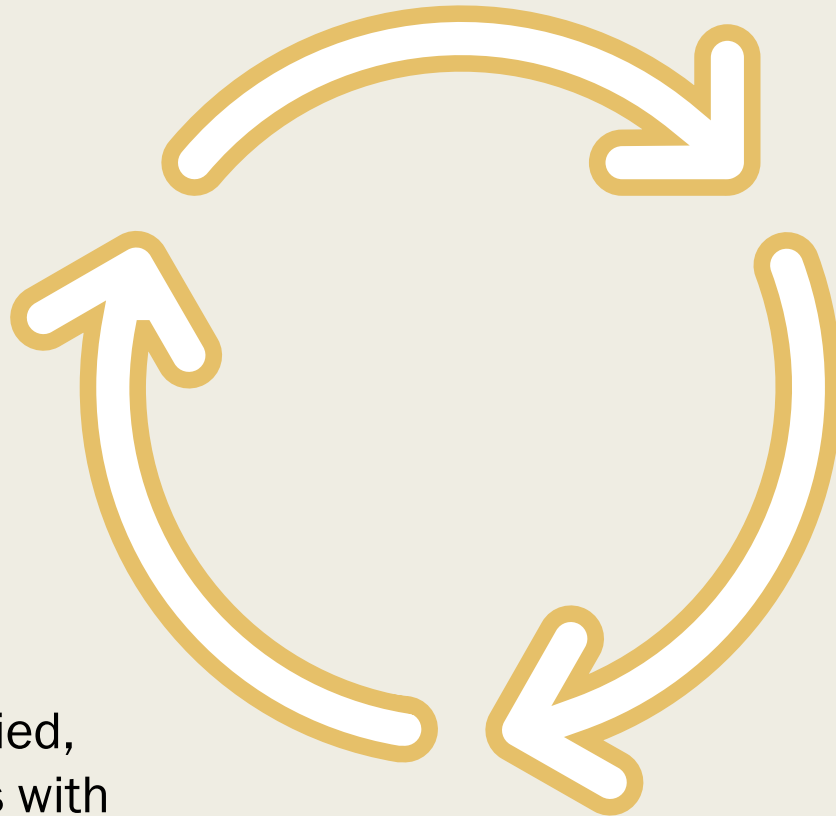
The development code

## IMPLEMENT

Existing plans, including the policies and objectives

## ORGANIZE

Regulations into a simplified, logical code – procedures with procedures and standards with standards



## TAILOR

Development standards to achieve quality, resilient outcomes

## STREAMLINE

Review procedures to be more clear, illustrated, less time-intensive

## CREATE

A more user-friendly development code including more graphics and tables

# Comprehensive Plan v. LDC



## The “Menu”

- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Does not get into the details



## The “Recipe”

- How to make menu items
- Ingredients needed for a meal (standards)
- How long to cook (procedures to follow for approval)
- Some pictures but they are more technical in nature
- Detail-oriented

# Accomplishments

- Kick-Off Activities
  - Tour of City
  - LDC Advisory Committee
  - Meetings with Staff, South Adams County Water and Sewer, Councilmembers, Planning Commission, and City Council
  - Focus Group Sessions
  - Open House Meetings
- Preliminary Deliverables
  - Plan Implementation Matrix
  - Annotated Outline
  - Diagnostic Report

COMMERCE CITY COMPREHENSIVE PLAN 2040 POLICIES			
Plan Goal	Objective	Recommended Approach for Addressing in LDC	Annotated Outline Reference
<b>Character Areas (Land Use)</b>			
Goal 1: Strive for a balanced mix of land	Provide neighborhood-level services within residential areas, as appropriate.	Permit (by right or by staff review) some commercial uses within residential zoning districts	
		Once the updated list of zoning districts is confirmed (using	



## Community Connection District

### Recommendations

- Apply the R-V, Residential Village district
- Utilize the housing palette established for the Northern Neighborhood
  - Broad range of housing types
  - Contextually appropriate
- Establish mixed-use development standards
  - Common open/amenity spaces and connectivity/walkability
  - Integrated site plan

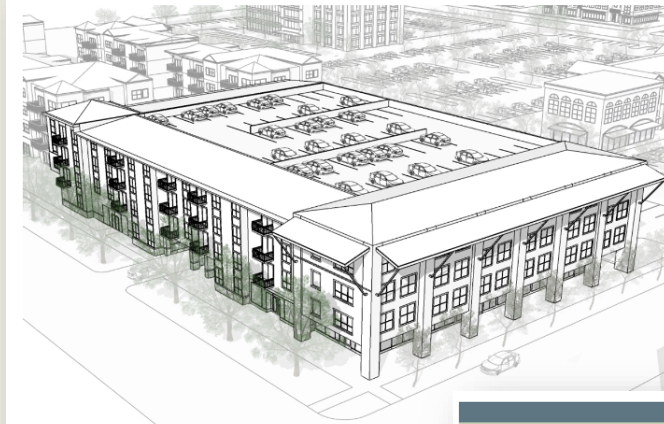
Character Area	District	Use Types	Min Lot Area	Min Open Space	Density	FAR
COMMUNITY CONNECTION	R-V	Single-Family Detached,	7,000 sf.	5%	5.00	--
			4,000 sf.	15%	7.40	--



# Current Activities

- Module 1 (Zoning Districts and Uses)
  - Submitted by KKC
  - Reviewed by Staff
  - Presented to LDC Committee
  - Presented to Planning Comm
  - Revised based on Presentations
- Module 2 (Design Standards)
  - Submitted by KKC
  - Being Reviewed by Staff
  - Consultant Trip in June
- Module 3 (Subdivision Standards)
  - Submitted by KKC
- Module 4 (Review Procedures, Nonconformities, Enforcement)
  - KKC Working on

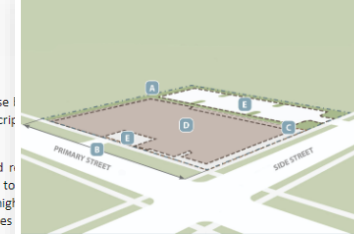
Subsec. 21-2250.2 Mixed-Use



A. **Generally.** This Subsection provides design standards for the Mixed-Use I Use building type identifies common design features. Next is a descriptive table providing the design standards.

B. **Description.** This building type houses retail, office, commercial, and parking is sometimes in a single structure. The design is intended to be a pedestrian. The design characteristics are usually varying heights, high friendly facade. The entrances shall be clearly defined with canopies materials are features of this building type. Table 21-2250.2-1, *Mixed-Use*, and establishes the dimensional standards.

Table 21-2250.2-1, Mixed-Use Building Type



Lot	
A	Lot Area
B	Lot Width (min.)
	Front Access
	Side/Rear Access
Building and Impervious Coverage (max.)	
C	Building Placement Area

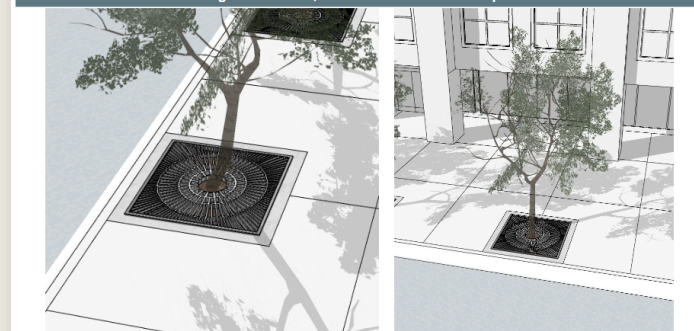


Building Setbacks (min.)	
G	Front Setback
H	Side Setback
I	Corner Setback
J	Rear Setback

K. **Tree Preservation Standards:**

1. **Identification.** All existing street trees that are located on City rights-of-way abutting the development shall be accurately identified by species, size, location, and condition on required landscape plans, and shall be preserved and protected in accordance with the standards below.
2. **Tree Planting.** All developments shall establish tree lawns and canopies along all City streets, in and around parking lots, and in all landscape treatment areas in order to establish at least a partial urban tree canopy. These trees may also be combined or interspersed with other landscape areas in remaining portions of the development to accommodate views and functions such as active recreation and storm drainage.
3. **Tree Grates.** Where trees are planted in paved areas, such as patios, pedestrian plazas, or sidewalks, a protective tree grate shall be provided.

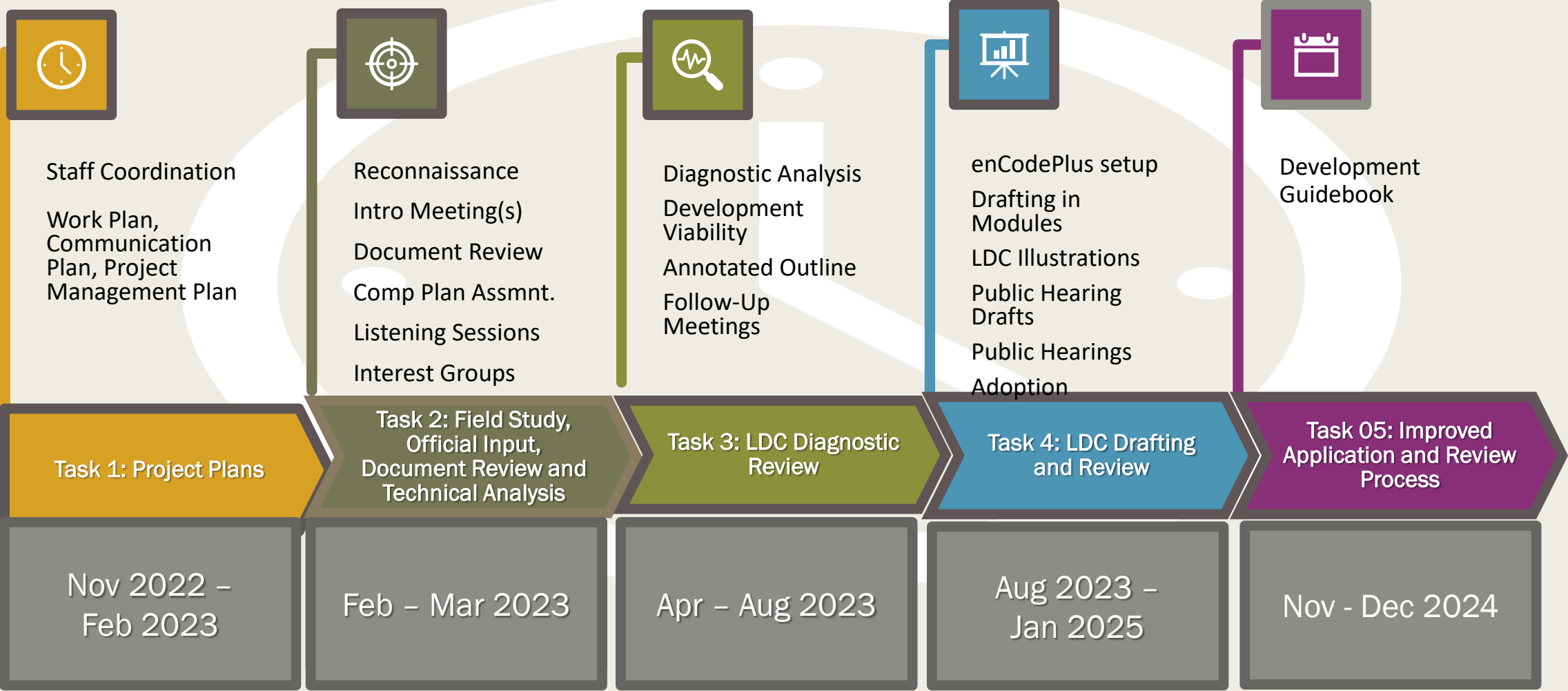
Figure 21-4400-1, Protective Tree Grate Example



Building Height and Upper Story Stepbacks (max.)	
K	Building Height
	Number of stories within 20' of front property line (stepback distance of 20')
	Number of stories within 10' of a sensitive edge
Building Form and Orientation <sup>[1]</sup> (min.)	
	Overall Wall Length (max.)
	Blank Walls (max.)
	Varied Massing Techniques
	% of Ground Floor Windows
	% of Upper Floor Windows
	Primary Entrance Orientation
	Sloping Roof Form (as percentage of building in plan view)
	Roof Slope

See Setbacks	75%
	80%
	8'
	6'
	30' O.C.
Local Street	
Parking Garage	
Rear / Side	
Front (62' width max.)	
	20'
	10'
See Division 4.3	
Rear	
	60'
	3
	2
	150'
	20'
	2
	70%
	40%
	Facing the Street
	25%
	5:12 or steeper
	3:12 or steeper for porches, add-ons, etc.

# Looking Ahead



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