

ORDINANCE NO. LUP25-0002

AN ORDINANCE AMENDING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT FRAMEWORK MAP AND RESIDENTIAL FRAMEWORK MAP FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD

WHEREAS, in October 2024, the City Council of the City of Commerce City adopted the Commerce City 2045 Comprehensive Plan by Ordinance 2616 ("Comprehensive Plan") inclusive of the Economic Development Framework map and Residential Area Framework map;

WHEREAS, the Economic Development Framework map indicates areas throughout the City where commercial uses could be located;

WHEREAS, the Residential Areas Framework map indicates areas throughout the City where residential uses could be located;

WHEREAS, the owner of the property generally located at the southeast corner of East 120th Avenue and Chambers Road, more accurately described in Exhibit A ("Property"), applied to amend the Comprehensive Plan to change the Economic Development Framework map for the Property from North Range Commercial to Mixed Commercial and change the Residential Area Framework map for the Property from unspecified to Greenfield Development;

WHEREAS, in accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City and the City Council regarding the requested land use plan amendment was given, including by: publication on November 10, 2025 in the Denver Post, a legal newspaper of general circulation in the City of Commerce City; and December 4, 2025 in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on November 7, 2025, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on November 5, 2025, in the manner and for the duration required by the Land Development Code;

WHEREAS, following a public hearing conducted in compliance with law, the Planning Commission made findings and recommended that the City Council move forward with approval of the proposed land use plan amendment;

WHEREAS, the City Council has conducted a public hearing regarding the requested land use plan amendment; and

WHEREAS, City Council has determined that the portion of the Comprehensive Plan, as specified in the Economic Development Framework map and Residential Area Framework map, governing the property generally located at the southeast corner of East 120th Avenue and Chambers Road, should be amended to change the designations of such property from North Range Commercial to Mixed Commercial and unspecified to Greenfield Development in the respective maps.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Recitals. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. Findings. The City Council of the City of Commerce City finds, consistent with the Commerce City Land Development Code, Section 21-2110(3), that the proposed land use plan amendment:

- (a) Is consistent with the overall intent of the comprehensive plan;
- (b) Is consistent with the purposes set forth in section 21-2100;
- (c) Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;
- (d) Will not have a negative effect on the immediate area;
- (e) Will not have a negative effect on the future development of the area; and
- (f) Will promote the public health, safety, and general welfare of the people of the city.

SECTION 3. The City Council hereby accepts the recommendation of the Planning Commission regarding the requested land use plan amendment and approves the amendment to change the Property's designation (1) in the Economic Development Framework map from North Range Commercial to Mixed Commercial and (2) in the Residential Area Framework map from unspecified to Greenfield Development. The Economic Development Framework map and Residential Area Framework map of the Comprehensive Plan of the City of Commerce City, Colorado, are hereby amended to reflect the land use plan amendment approved by this ordinance.

SECTION 4. In all other respects, the Economic Development Framework map, Residential Area Framework map, and the Comprehensive Plan, remain unchanged and in full force and effect.

SECTION 5. Repealer. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency.

SECTION 6. Effective Date. This ordinance shall be effective as provided in the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 15TH DAY OF DECEMBER, 2025.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 5TH DAY OF JANUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

Exhibit A
Legal Description

PARTICULARLY DESCRIBED AS FOLLOWS; TRACTS A, B, C, D, E, F AND
LOT 1 OF BUFFALO RUN VILLAGE CENTER, A SUBDIVISION PLAT
RECORDED AT RECEPTION NO. 2010000022410,