



Commerce City

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Council Communication

File Number: Ord 2549

Agenda Date: 11/13/2023

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Ordinance

Agenda Number:

FIRST READING OF AN ORDINANCE ENACTING CHAPTER 13 - METROPOLITAN DISTRICTS OF THE COMMERCE CITY REVISED MUNICIPAL CODE

Summary and Background Information:

From March 2021 through November 2022, Staff prepared draft regulations for metro districts. This work was done at Council's direction, with input from Council, as well as residents, developers, and other stakeholders. These regulations were designed to respond directly to Council's concerns and to protect residents without substantially hindering development.

In December 2022, Council passed Ordinance 2453 placing a moratorium on the creation of new residential metro districts.

Council has asked Staff to hold a listening session on metro districts for the public - residents, developers, and other stakeholders - to provide input and their opinion on the current state of metro districts. This listening session would be a precursor to Council reconsidering the draft regulations and the moratorium.

Staff held the listening session at the Civic Center on August 26, 2023. Staff recorded the event, took detailed notes, and analyzed the result of survey questions answered by the public, as well as the nature of the discussion. Based on that engagement and the August 28, 2023 study session, staff revised the regulations with the help of outside counsel. Council and Staff then reviewed these regulations at the October 23, 2023 study session and provided further direction and revisions for the regulations.

Staff has made revisions to the regulations based on Council's direction, and the final product reflects Council's vision for enhanced metro district regulations. The Ordinance being considered at this meeting would enact these regulations on metro districts. Please note, that only the ordinance containing the regulations is being considered at this meeting; the model service plan must be approved by resolution separately. If the ordinance passes on first reading at this meeting, Staff will prepare a resolution approving the model service plan attached to this packet for Council's consideration when the ordinance comes back for second reading. This timing ensures that both the new regulations and the new service plan go into effect at the same time.

Staff Responsible (Department Head): Jason R. Rogers, AICP, City Manager

Staff Member Presenting: John Bourjaily, Management Analyst II

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Approve the ordinance on first reading