

ORDINANCE NO. 2616

INTRODUCED BY: CHACON, DOUGLAS, DOUGLAS DUKES, FORD, KIM, MADERA,
NOBLE, TETER

AN ORDINANCE ADOPTING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN

WHEREAS, Section 10.7 of the City of Commerce City's Charter describes "the master plan for the physical development of the city, with the accompanying maps, plats, charts, and descriptive and explanatory matter" as a guiding document;

WHEREAS, in furtherance of the City Charter addressing the City's Comprehensive Plan and in adopting the Commerce City Land Development Code, the City Council thereby mandated at LDC Sec. 21-2100. - Purpose and Scope:

The city's comprehensive plan is adopted and amended by ordinance. It shall serve as a guide for city zoning, land use, and development decisions. The purpose of the comprehensive plan is to promote the health, safety, order convenience, prosperity and general welfare of the inhabitants of the city by ensuring coordinated, adjusted, and harmonious development within the city.

WHEREAS, the City of Commerce City's "Commerce City C3 Vision Comprehensive Plan" was adopted in 2010 and subsequently amended from time to time;

WHEREAS, the City desires to now update and modernize the Comprehensive Plan to reflect the current and future needs of the community as the City grows;

WHEREAS, the City developed a vision, core principles, goals and objectives for the Comprehensive Plan through a community-based planning process coordinated, recorded, and interpreted by a team of consultants and professional staff;

WHEREAS, the "Commerce City 2045 Comprehensive Plan" reflects this vision and creates a master plan for future development through land use character areas, corridors, and other pertinent elements; and

WHEREAS, the Planning Commission reviewed the Commerce City 2045 Comprehensive Plan on August 6, 2024 and recommended that the City Council adopt the plan with conditions as enumerated in Exhibit A.

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

SECTION 1. Findings. 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. Adoption. As of the Effective Date of this ordinance in accordance with Section 10.7 of the Commerce City, Colorado Municipal Charter and Section 21-2100 of the Commerce City Land Development Code, the City Council of Commerce City, Colorado, hereby approves and adopts the proposed Commerce City 2045 Comprehensive Plan in substantially the same form as the copy attached hereto with the following conditions:

- a. Permit staff to make the Planning Commission changes as identified in the attached Exhibit A
- b. Permit staff to make minor corrections to the language and formatting of the document that do not change the meaning or substance of the language or document in order to correct any remaining formatting or grammatical errors that may be identified. All staff identified changes must be reviewed and approved by the City Attorney.

As soon as practical after the effective date of this ordinance, the City Clerk is directed to file the approved Commerce City 2045 Comprehensive Plan, as conditioned, in the records of the Adams County, Colorado, Clerk and Recorder's Office.

SECTION 3. Repeal of the Previous Comprehensive Plan. The previous "Commerce City C3 Vision Comprehensive Plan" that was adopted by City Council in 2010 is hereby repealed.

SECTION 4. Effective Date. This ordinance shall be effective on November 1, 2024.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 23RD DAY OF SEPTEMBER, 2024.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 7TH DAY OF OCTOBER, 2024.

CITY OF COMMERCE CITY, COLORADO

Steven J. Douglas, Mayor

ATTEST

Dylan A. Gibson, City Clerk

EXHIBIT A

The following are Planning Commission's recommended revisions to the Comprehensive Plan.

Modification of the graphics/maps:

Throughout the document, the graphics/maps would benefit from cross-refencing and complete legends to improve readability and user friendliness.

1. The Connected Corridors section needs to show the existing trails along the South Platte River.
2. Pg. 98/99 Connected Corridors, add 120th Avenue as a connected corridor.
3. Pg. 102, pg. 106, pg. 108 and pg. 109 address gaps between the north and south for trail connections and bike routes, and emphasize connections to light rail. Refer to connection to bike lanes on Hwy. 2.
4. Pg. 173 Active Transportation Framework add missing trails in the Rocky Mountain Arsenal National Wildlife Refuge.
5. Pg. 110 show the 72nd intersection connection. Show buffering for bikes/peds along Hwy. 2.
6. Pg. 112 label underpass connections, the 112th Avenue connection needs to be made a priority, note the new trail connection, trails need to be shown as connecting with arrows.
7. Pg. 114 emphasize connection on 104th Avenue west for bikes and peds.
8. Pg. 116 the trail on Tower Rd. does not connect to anything currently.
9. Pg. 154 104th and E-470 should be shown as a gateway.
10. Pg. 175 112th as a multi modal arterial should be shown as a future connection.
11. Pg. 194 Show Riverside cemetery on Parks, Open Space and the Environment map.

Text Changes:

1. Pg. 61, add to Goal 2 Objective 1 to ensure the availability of water and resiliency of the water supply.
2. Pg. 64 add Goal 7 Objective 3 to emphasize the importance of the northern range to provide more retail and service options for residents.
3. Pg. 66 add to Goal 5 Objective 2, code enforcement should be emphasized to upkeep properties.
4. Pg. 66 add to Goal 4 Objective 6, advocate for different housing types to serve all residents.
5. Pg. 67 add to Goal 3 Objective 5, create an arts district in the southern portion of the City.
6. Pg. 69 add Goal 5, Objective 4, improve connection to existing regional trails throughout the City.

7. pg. 72 add Goal 7, Objective 2, ensure adequate water supply prior to development occurring.
8. Pg. 78 A Vision for Commerce City's Places, replace equitable investment efforts with investments in public infrastructure in the southern and northern parts of the City.
9. Pg. 101 Enhanced Rail Crossing add, rail corridors are an impediment to pedestrians.
10. pg. 132 Derby Recommendations add, support an art gallery and creation of an arts district.
11. Pg. 146 Code Enforcement Recommendations, add allow deviation from parking minimums at transit-oriented development.
12. Pg. 147 Neighborhood Reinvestment, change to reinvest in traditionally disinvested neighborhoods to increase the standard of living.
13. Pg. 179 Traffic Management Intersection Control, and pg. 181 East West Connections, add rail crossings cause delays at major intersections of 72nd, 88th, 96th and 104th.
14. Pg. 182 Tower Road, add the Intergovernmental Agreement with Denver and DIA notes the connection of Tower Road to the south.
15. Pg. 200 Preserving Tree Canopy Recommendations, add require trees along the right of way in subdivisions with enough space and soil in streetscape landscape areas to allow trees to flourish.
16. Pg. 201 Public Access to Parks Recommendations, add require preservation of public easements and tracts in PUDs and subdivisions.
17. Pg. 202 Sustainability, add encourage use of bioswales in parking areas at parks and recreation centers.
18. Pg. 214 Water and Wastewater, add ensure the availability of water and resilience of the water supply.
19. Pg. 217 Efficient Strategic Investments Recommendations, add development should pay its own way.
20. Pg. 222 Reference the Plan Regularly, add Planning Commission should be involved in the use of the Plan.
21. Modify the text in the Highway 2 Corridor plan page on Page 113 to reference residential east and west of Hwy 2 so it is consistent with the map on Page 112.

Organization and Structure of the document:

1. Pg. 46, People Experiencing Homelessness by Age graphs, update that data.
2. Pg. 162 top paragraph top right correct "Downstream water treatment plant" is "upstream".
3. Pg. 162 correct "ground water water" typo.
4. Pg. 171 correct street graphic has typo "Bike Lane"
5. Pg. 183 Roadway Widening reference in the Connected Corridors.
6. Pg. 185 Key Connections to the Airport Recommendations first bullet reference in the Connected Corridors.

7. Pg. 199 Recommendations reference in Connected Corridors about prioritizing low income areas for greater trail and sidewalk access.
8. Pg. 230 Restate Core Principles: Welcoming and Equitable City, Safe, Healthy and Livable City, Economically Thriving City, Environmentally Responsible City.

The following are City Council's recommended changes to the Comprehensive Plan document:

1. Page 86 – Fix the error where Multi-family is identified as both a excluded use and a secondary use. Multi-family will be removed from excluded use.
2. Page 59, Goal 3 – Change wording of Goal 3 to, “Ensure industrial areas continue to provide a strong employment base while working to lessen their overall impact on Commerce City residents.”
3. Add language stating that existing Planned Unit Developments (PUDs) have generally set the land use and development patterns in the Northern Neighborhood character areas, which may result in limited opportunities for change unless amendments or rezoning were to occur.
4. Review the Key Gateway Map (Page 154) and add key gateways where appropriate at key entry points in the community.
5. Page 122 - Review and update the Economic Development Framework and Tower Road Connected Corridor maps in order to recognize existing zoned commercial development along the Tower Road corridor south of E. 104th Ave, and the primary employment and commercial areas identified in the E-470 Expressway Corridor District, Innovation District, North Airport District and DEN gateway District character areas.