



Re-appropriation to revise the Commerce City Land Development Code

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Council Presentation: March 21, 2022

Why do we need updates

- The current code provides several significant challenges and limitations, such as
 - Redundant review requirements and procedures
 - Over-reliance on the use of Planned Unit Development standards for approval of projects.
 - Lack of user-friendliness, including sufficient and updated graphics, illustrations, and tables.



Why do we need updates cont.

- Multiple means of compliance allow flexibility but cause a lack of clarity of intent and excessive administrative work.
- Changes in the development community that impact the type of housing, the demand for office use, and evolving trends in commercial use.
- Code that is too general and does not consistently deliver the uses and amenities that the City Council approved.

Objection

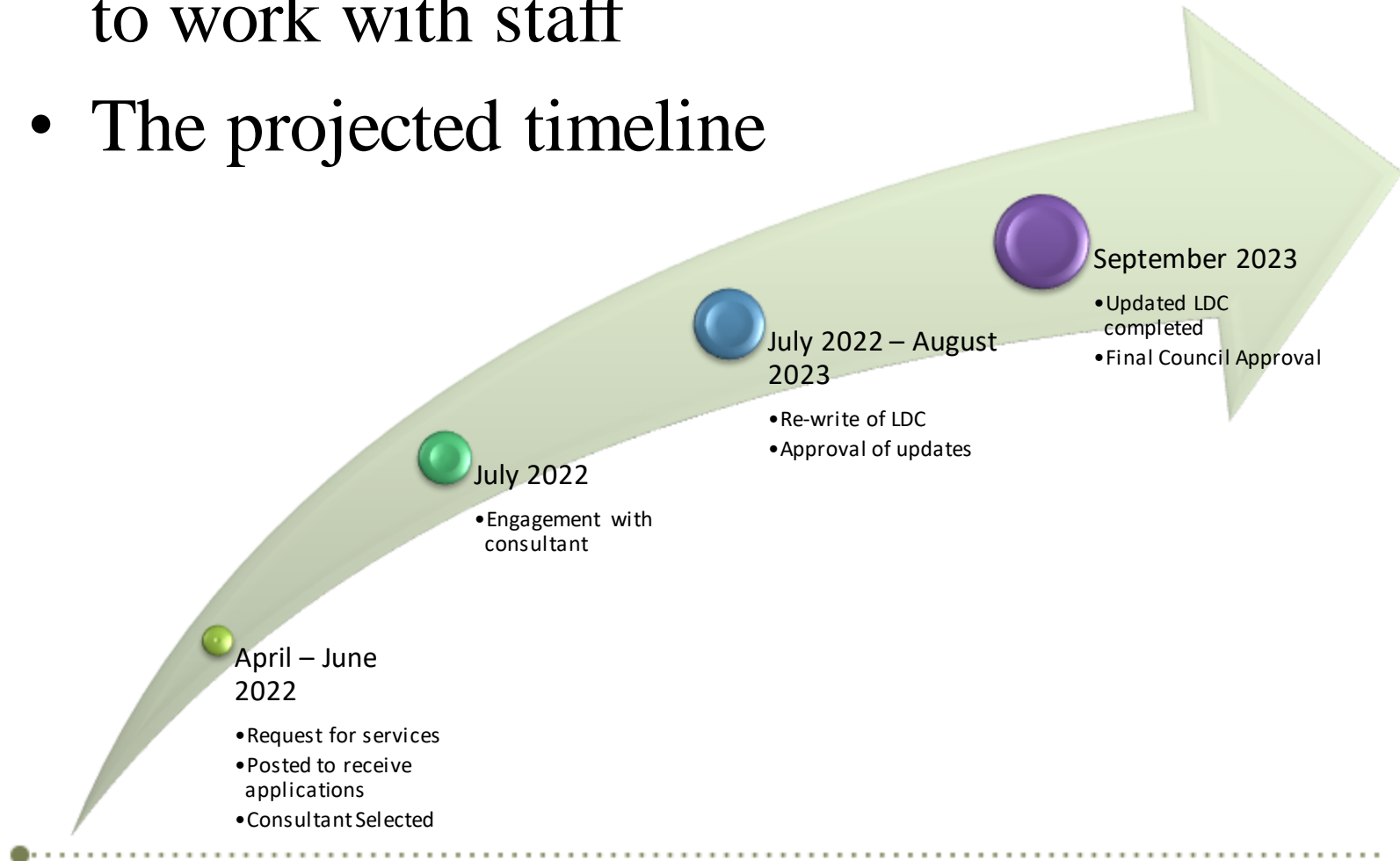
- The objectives of the project are to create a new development code that
 - Is lean and easy to understand, implement and maintain.
 - Create a framework for development that is based on the development character and place types defined in the new Comprehensive Plan.
 - Simplify and streamline the development process for projects that meet the comprehensive plan's goals.
 - Preserve the character of existing neighborhoods while allowing current population density.

Objection cont.

- Ensure a variety of housing types and sizes for a wide range of income levels and household types in existing and new development.
- Ensure that new development will generate sufficient revenue to pay for the long-term maintenance of the infrastructure and services required by it.
- Maximize the return on investment of the City's existing infrastructure systems before expanding those systems into undeveloped areas.
- Expand and connect the City's traditional grid of streets in both infill and greenfield development.
- Ensure that the development that is approved is what is received, i.e., commercial uses, parks, and other amenities.

Timeline

- CD will solicit proposals for a consultant team to work with staff
- The projected timeline



Results

- Success in this project will result in a new Land Development Code that will guide development to achieve the Comprehensive Plan's goals. It is anticipated that this will be an approximately 14-month process. It will include a public process that would include meetings with the general public and stakeholders.

Discussion

- The RFP is written to provide for early submission of changes to address priority issues
- What items might you have as priorities?