



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Council Communication

File Number: Pres 22-372

Agenda Date: 7/18/2022

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Presentation

Presentation on Changes to the Land Development Code Regarding PUDs

Summary and Background Information:

Since hearing concerns of the Mayor and Council regarding our current Planned Unit Development section of the Land Development Code staff has been researching ways to strengthen the code in the interim period before the Land Development Code is overhauled. These changes will address some of the primary areas of concern as expressed by Council.

Areas addressed with this change include:

- Set a minimum size for a PUD at 50 acres. This will help to address the problem of applicants using the PUD process to circumvent the rules of the code related to straight zoning districts.
- Require a detailed concept plan at the time of request for PUD zoning. Further, require that this plan must be followed with only minor deviation or require an amendment that would cause a new process with an additional public hearing.
- Change any reference to mixed-use to require at least two identified uses with a requirement that the lesser use comprise at least 25% of the total project development.
- Change private park land required to 10% of the total land area of the project with an additional requirement that at least 5% of the land set as private parks be in one parcel with a minimum size of 1 acre. Also require that there be amenities such as playgrounds, ball fields, etc. For more dense development require additional private parks.
- Require that prime frontages and corners be reserved for commercial development.

Staff anticipates that there will be additional changes recommended as part of the LDC update but these are intended to address issues until that can happen.

Staff Responsible (Department Head): Jim Tolbert, Community Development Director

Staff Member Presenting: Jim Tolbert, Community Development Director

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Presentation Only

Suggested Motion: N/A

