



## Legislation Text

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**File #:** Ord 2420, **Version:** 1

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SECOND AND FINAL READING OF AN ORDINANCE AMENDING SECTIONS 21-5200 AND 21-11200 OF, AND ADDING SECTION 21-5263 TO, THE LAND DEVELOPMENT CODE RELATING TO ALLOWING LIMITED COMMERCIAL USES IN CERTAIN R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICTS NEAR TRANSIT STATIONS

### **Summary & Background**

The Land Development Code (LDC) (Ordinance #1798) was adopted by City Council in January 2009 and went into effect on March 1, 2009. This Land Development Code was a comprehensive update to the Commerce City Zoning Ordinance, which included a wide variety of topics dealing with development and land use, such as application types, zoning districts, use standards, subdivision procedures, design standards, and signs. Thousands of items are included within the Land Development Code and overall, the updated code has been a tremendous help to staff and applicants when reviewing development proposals.

While the Land Development Code will receive another comprehensive update in the next 1.5 years, certain changes or amendments are necessary and helpful. In the meantime, amendments to specific sections are needed to guide future development, protect neighborhoods, focus on development, and enhance the environment. The amendment proposed in Ordinance 2420 will allow certain accessory commercial uses in R-3 Multi-Family Residential zoning districts that are within 1500 feet of a commuter rail station property, the nationally accepted walking distance standard for transit-oriented development. The intent is to facilitate the creation of an environment that supports successful transit-oriented development.

There is currently no allowance in the LDC for accessory uses in the R-3 district that support transit and multi-family residential uses near a transit station. The proposed changes will allow seven accessory commercial use types in R-3 zoning districts that are near a transit station. Supplemental regulations that govern their development are included in the proposed changes. The changes also include definitions for accessory uses and commuter rail stations. The complete final language for the proposed amendments is within the council packet.

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

**Staff Presenting:** Anita Riley, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** Approval of the LDC amendments

**Suggested Motion:** I move that the City Council approve Ordinance 2420 allowing for certain transit-oriented development ancillary uses in R-3 Multi-Family Residential zoning districts within 1500 feet

of a commuter rail station property