

# Villages at Buffalo Run- Land Use Plan Amendment Case #LUP25-0002

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December 15, 2025



# Applicant Request

Lokal Homes is requesting an amendment to the Comprehensive Plan:

- To change the Economic Development Framework map from North Range Commercial to Mixed Commercial
- To change the Residential Area Framework map from unspecified to Greenfield Development

Applicant requests amendments to the comprehensive plan to allow both commercial and residential development



# Aerial

Southeast corner of East 120th  
and Chambers Road

13.8 acres

Existing residential development  
to the south and east

Commercial areas to the north  
and west



# Comprehensive Plan Amendments

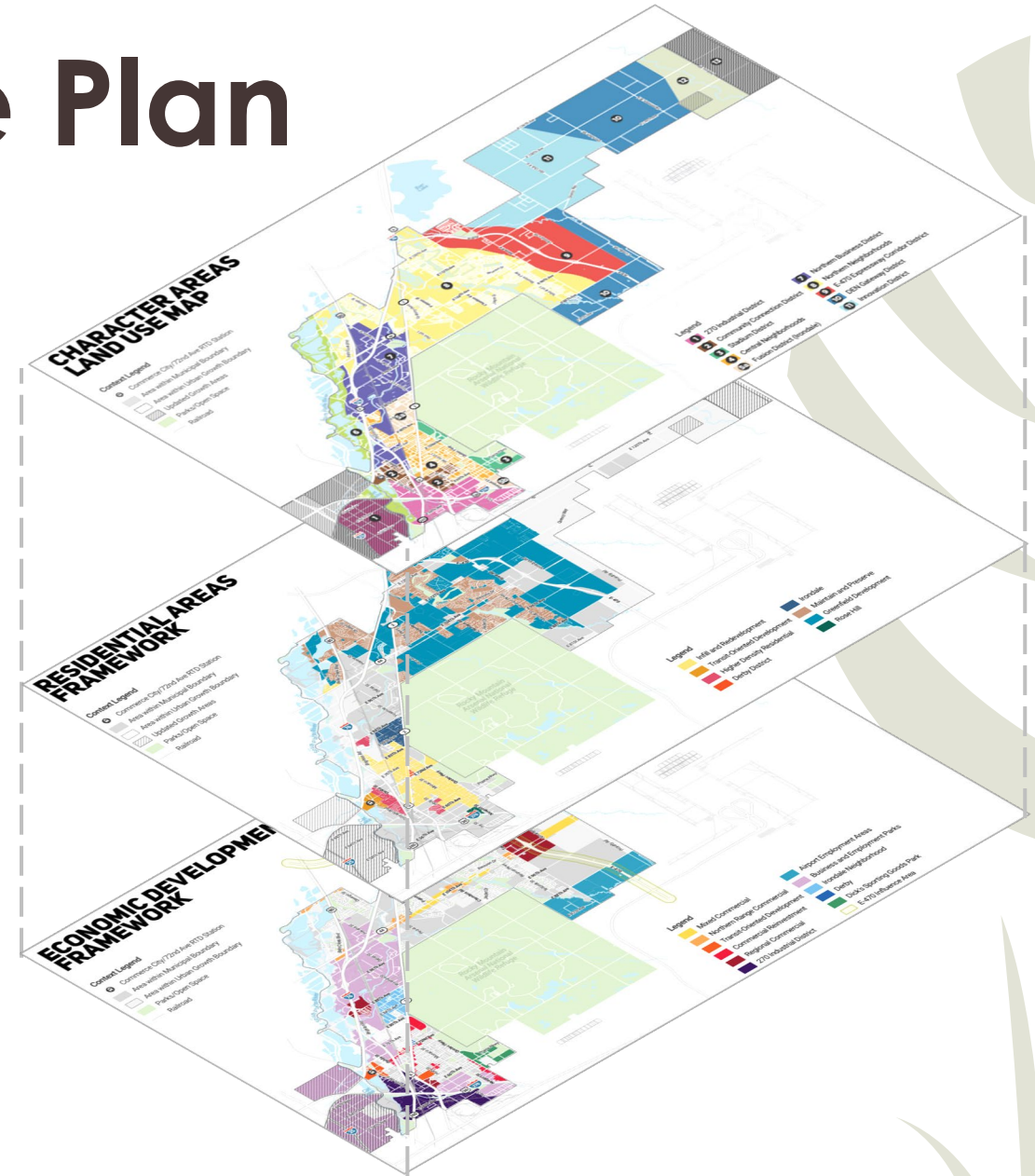
- Comprehensive Plans are non-regulatory or parcel specific.
- Comprehensive Plans are the long-term vision of the City and is used as a reference for Zone Change decisions.

## City Council's Role

- Consider Planning Commission's recommendation
- Determine whether the request Land Use Plan Amendment meets all the requirements of the approval criteria.

# 2045 Comprehensive Plan

- Character Areas
- Framework Maps
  - Proposed to be Amended





# Economic Development Framework Map

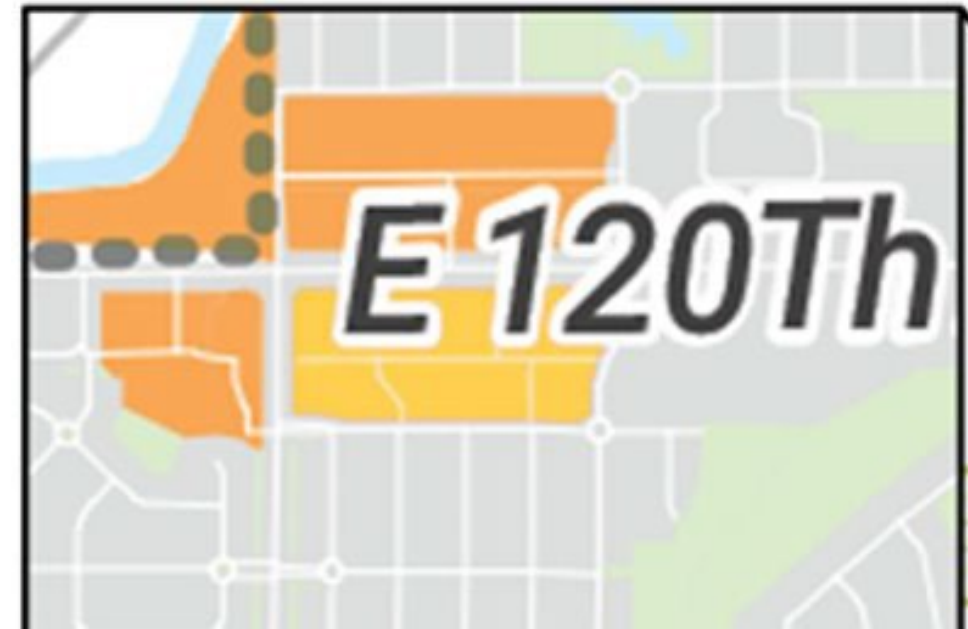
- Provides guidance for locating commercial uses.
- Varying types of commercial.
  - North Range Commercial (current)
    - Retail and Entertainment
  - Mixed Commercial (proposed)
    - Community Commercial, Office, High Density Residential

# Economic Development Framework Map



Existing



Proposed



## Legend

-  Mixed Commercial
-  Northern Range Commercial

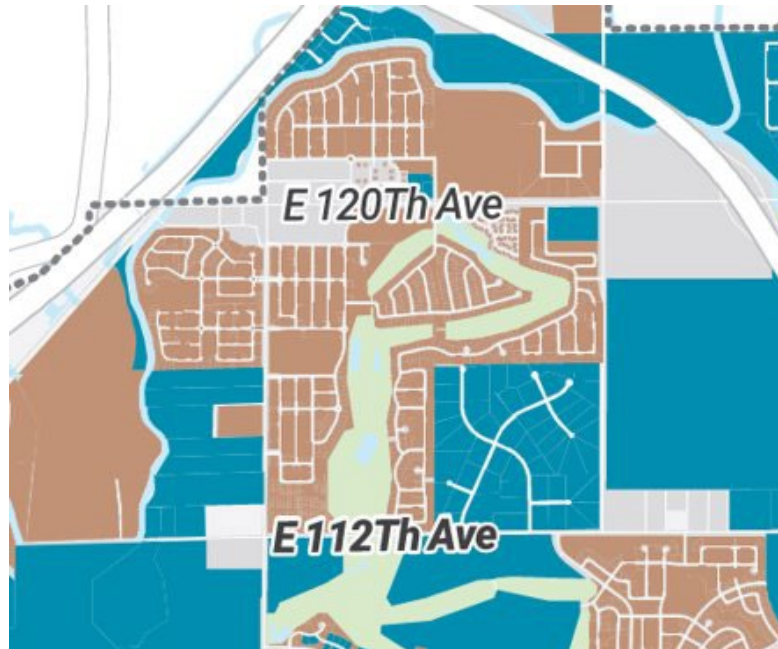
# Residential Area Framework Map

- Provides guidance for locating residential uses.
- Varying types of residential.
  - Currently Undefined
  - Greenfield Development (proposed)
    - New residential development in Northern Range.



# Residential Area Framework Map

Existing



Proposed



## Legend

-  Greenfield Development
-  Area within Municipal Boundary

# Supportive Comprehensive Plan Objectives

- Character Areas
  - Multi-family residential near arterial roadways
  - Mix of land uses
- Housing and Neighborhoods
  - More desirable transitions
  - Mix of housing options
- Commerce and Employment
  - Pedestrian-Orientated development
  - Promote healthy local economy

# Public Input

- Neighborhood Meeting was held on October 9, 2025 at 6pm.
  - Buffalo Run Golf Course Clubhouse
  - 28 people in attendance
    - Future plans for East 120th Avenue
    - Public parking on East 119th Avenue
    - Left turns trying to leave the community
- 5 public comments were received. Provided in your packet.



# Comprehensive Plan Amendment Approval Criteria

*Approval Criteria.* An application may be approved if:

- Criteria (a): Is consistent with the overall intent of the comprehensive plan;**

- Analysis: The proposed Land Use Plan Amendment will allow for development of townhomes which will provide a better transition from the single-unit homes to the commercial development, will support the commercial development at the corner, and provides for a greater mix of housing types. All of which are major goals of the Comprehensive Plan. Therefore, it can be found that Criteria (a) is met.

- Criteria (b): Is consistent with the purposes set forth in Section 21-2100;**

- Analysis: This proposed Land Use Plan Amendment will promote the development of higher density residential. This housing type is generally more attainable and is thereby promoting greater economic welfare for Commerce City citizens. This Land Use Plan Amendment also creates a positive pattern of development which others can follow as an example. Therefore, it can be found that Criteria (b) is met.

# Comprehensive Plan Amendment Approval Criteria

*Approval Criteria.* An application may be approved if

- Criteria (c): Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;**

- Analysis: The City's Economic Development division has reviewed the current Economic Development Framework Map and has determined that the map is overly optimistic in the areas designated for commercial development. To avoid vacant, under-utilized land the Economic Development Framework map needs to be amended. Additionally, after COVID-19 commercial developers are buying less land while other major retailers are closing locations around the Denver metro-area. Additionally, the Denver area is experiencing a housing shortage. This is inflating housing costs and making owning a home out of reach for many Commerce City residents. Therefore, it can be found that Criteria (c) is met.

- Criteria (d): Will not have a negative effect on the immediate area;**

- Analysis: The type of development proposed is expected to have minimal impacts to the immediate area. This would include a lowered impact on the transportation network compared to what is currently allowed. Additionally, impacts fees will be applied to this development to help offset the impacts to services and facilities. Therefore, it can be found that Criteria (d) is met.

# Comprehensive Plan Amendment Approval Criteria

*Approval Criteria.* An application may be approved if

- **Criteria (e): Will not have a negative effect on the future development of the area; and**
- **Analysis:** All services that future development at this location would use, have been built out and are ready for connections. As such, the proposed amendment will have no effect on the future development. Additionally, as a quasi in-fill development project, City services like Police and Public Works already extend well beyond the boundary of this amendment. For other services the subject property is already included in the service districts for South Adams County Fire Protection District and South Adams County Water and Sanitation District. Limiting any negative impacts on future development. Therefore, it can be found that Criteria (e) is met.



# Comprehensive Plan Amendment Approval Criteria

*Approval Criteria.* An application may be approved if

- **Criteria (f): Will promote the public health, safety, and general welfare of the people of the city.**

•Analysis: The proposed Land Use Plan amendment will help promote new development in the City. All new developments must conform with City codes and standards like the Land Development Code, Building Code, Engineering Standards and Specifications, and other requirements. Adherence to these standards will create a development which is safe and meets all health standards. Additionally, the development of a different housing types than what it predominately available will allow for more choices and different price ranges. This flexibility will help to promote the general welfare of Commerce City residents. Therefore, it can be found that Criteria (f) is met.

# Planning Commission Recommendation

- A public hearing was held on November 18, 2025 in front of the Planning Commission. The Planning Commission voted 4-0 to recommend approval of this Land Use Plan Amendment.

# Staff Recommendation

- Staff recommends approval of the Land Use Plan Amendment because it is consistent with the overall goals of the Comprehensive Plan and the Approval Criteria of the Land Development Code.



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Staff is available to answer to questions.

