



To: Planning Commission
From: Michael Sutherland, AICP, Interim Community Development Director
Heather Vidlock, AICP, Planning Manager
Subject: Land Development Code Update – Planning Commission
Date: September 2nd, 2025

Background

The City is currently in the process of updating the Land Development Code which is the zoning and subdivision regulations for the City. For the past two years, Kendig Keast Collaborative – the consultant for the Land Development Code (LDC) update – and City staff have been working with City Council, the Planning Commission, and the broader community on the draft code.

The goals for the Commerce City Land Development Code (LDC) update are as follows:

- Modernize the development code
- Implement existing plans including the policies and objectives of the Comprehensive Plan
- Organize the regulations into a simplified, logical code
- Tailor the development standards to achieve quality, resilient outcomes
- Streamline the review procedures to be more clear, illustrated, less time-intensive
- Create a more user-friendly development code including more graphics and tables.

The consultant, Kendig Keast Collaborative, provided briefings to City Council and Planning Commission on the LDC update project in June of 2024 and January of 2025. Staff presented the proposed land use application review procedures and how the LDC addresses newly-adopted state statutes at a joint Planning Commission/City Council study session in April of 2025. On June 9, 2025 staff returned—per requests made at the April study session—to present additional information and received feedback on the following topics identified by the Planning Commission and City Council:

- Zone Districts and Development Standards;
- Use Table and Regulations; and
- Design Standards

Shortly after, the public review draft of the Land Development Code (LDC) was posted online from May 19, 2025 through June 30, 2025 to solicit feedback from the broader community. In addition to the online draft, staff have been conducting public outreach, including two in-person open houses (at Eagle Pointe and Buffalo Ridge Recreation Center), online survey, three pop-up

events at community events, and two developer-focused meetings. In total, staff recorded nearly 190 points of interaction during this engagement phase.

At the August 5, 2025 Joint Study Session with City Council, key refinements made to the public hearing draft were reviewed and discussed in response to feedback from the Planning Commission, City Council, and the broader public. The study session also addressed the overall adoption strategy and the effective date of the new code.

Public Hearing Adoption

Since the August 5, 2025 Joint Study Session, the planning team has incorporated and moved forward with the key direction received that evening, particularly around motor court homes and build-to-rent housing. On September 2nd staff will cover those refinements and the consultant will present an overview of the key goals and updates to the new Land Development Code as part of the presentation, providing a more holistic overview of the project. The public hearing LDC has been posted online since August 22, 2025. The City Council also provided direction that the vinyl siding prohibition and preliminary plat procedures should take effect as revisions to the current LDC rather than waiting for the new LDC to become effective through rezonings. When City Council is asked to review the ordinance adopting the LDC on October 6th, the immediate effect of the vinyl siding and preliminary plat procedures will be included as revisions to the current code. The attached exhibits outline how these two standards will be integrated into the existing LDC.

Action Alternatives

1. **Recommendation for Approval.** Planning Commission recommends that the City Council adopt the new Land Development Code.
2. **Recommendation for Approval, with Conditions.** Planning Commission recommends that the City Council adopt the new Land Development Code with conditions.
3. **Recommendation for Denial.** Planning Commission recommends that the City Council not adopt the new Land Development Code.