



City Council Communication

AGENDA DATE: December 15, 2025 **LEGISTAR ITEM #:** LUP25-0002

PRESENTER: Nic Berry
Development

DEPARTMENT: Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Public Hearing
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REQUEST

Lokal Homes is requesting approval of a Land Use Plan Amendment to amend the Comprehensive Plan to change the Economic Development Framework map from North Range Commercial to Mixed Commercial and change the Residential Area Framework map from unspecified to Greenfield Development for the property located at the southeast corner of East 120th and Chambers Road.

BACKGROUND

The landowner has been working with the City for this subject site since 2020. Attracting commercial users has been difficult due to the limited visibility and access from Interstate-76, development of the commercial center at East 104th Avenue and Chamber Road, and the development of the Prairie Center in Brighton. In addition to these logistical challenges to commercial development, COVID-19 has changed how commercial developers view land acquisition.

The applicant is proposing to convert this commercial center into a horizontal mixed-use project to help attract commercial users. The Land Use Plan Amendment to change the Economic Development Framework map from Northern Range Commercial to Mixed Commercial will support this vision for the property. This application will be followed by a PUD Zone Document Amendment to introduce uses (townhomes) to the property. The applicant is proposing to limit the residential development to approximately 7 of the 13.8-acre site.

JUSTIFICATION

CITY COUNCIL COMMUNICATION CONTINUED

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	The applicant, consistent with their ability as stated in the City of Commerce City Land Development Code, Section 21-2110 (1), has initiated this amendment to the Comprehensive Plan through the public hearing process.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	4-0 for Approval
Date of Recommendation	November 18, 2025

PUBLIC OUTREACH

On October 9, 2025, the applicant held a neighborhood meeting at the Buffalo Run Clubhouse. There were 28 people in attendance. Those in attendance expressed concerns about streets, traffic, and parking. In addition to the neighborhood meeting, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested Land Use Plan Amendment were given, including by publication in the newspaper, flyer mailing and posting a sign on the property.

AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance LUP25-0002, to find that the requested Land Use Plan Amendment meets the criteria of the Land Development Code found in Section 21-2110 (3).
- Available Action #2: Deny Ordinance LUP25-0002, to find that the requested Land Use Plan Amendment fails to meet the criteria of the Land Development Code found in Section 21-2110 (3).
- Available Action #3: Approve with conditions Ordinance LUP25-0002, to find that the requested Land Use Plan Amendment meets the criteria of the Land Development Code found in Section 21-2110 (3) with added conditions.

CITY COUNCIL COMMUNICATION CONTINUED

STAFF RECOMMENDATION

Staff recommends Available Action #1, the proposed Land Use Plan Amendment is supported by the goals and objectives of the Comprehensive Plan and meets the approval criteria. Further, the inclusion of residential will aid in attracting commercial users to this area.