



City Council Communication

AGENDA DATE: October 6, 2025

LEGISTAR ITEM #: Ord 2688

PRESENTER: Heather Vidlock
Development

DEPARTMENT: Community

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

City staff and its consultant, Kendig Keast Collaborative (KKC), recently completed the work of updating and rewriting the Land Development Code (LDC), which contains the zoning and subdivision regulations for the City, and is now requesting Council adoption of the new LDC. This request concludes a two-year work effort involving a broad engagement strategy that included citizens, the development community, agency partners, and elected and appointed city officials.

On October 6th the KKC will present an overview of the key goals and updates to the new LDC as part of the presentation, providing a more holistic overview of the project. The adoption draft of the LDC has been posted online since August 22, 2025.

Properties in the City will not initially be subject to the new Land Development Code. Properties will become subject to the new Land Development Code upon (i) a legislative rezoning, which may be done in phases; or (ii) a property rezoning or initially zoning upon an annexation. On September 2, 2025, the Planning Commission held a public hearing to consider their recommendation on the adoption of the new LDC. Planning Commission recommended approval by a 5 – 0 vote.

BACKGROUND

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

- Modernize the development code

CITY COUNCIL COMMUNICATION CONTINUED

- 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 high quality, resilient outcomes
- Streamline the review procedures to be clearer, better illustrated, and less time-intensive
- Create a more user-friendly development code including more graphics and tables.

The consultant, KKC, 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

At the August 5, 2025 Joint Study Session with Planning Commission, key refinements made to the adoption draft during the open-comment period 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. 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.

JUSTIFICATION

CITY COUNCIL COMMUNICATION CONTINUED

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input checked="" type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	The adoption of the Land Development Code follows the adoption of the Comprehensive Plan and modernizes the City's Land Development Code, implementing key goals of the Comprehensive Plan.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 Approval
Date of Recommendation	September 2, 2025

PUBLIC OUTREACH

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. We received one comment letter which is attached in the Council packet.

AVAILABLE ACTIONS

- Available Action #1 Adopt the Land Development Code as drafted.
- Available Action #2 Adopt the Land Development Code with revisions or conditions.
- Available Action #3 Continue the Land Development Code to a date certain.
- Available Action #4 Do not adopt the new Land Development Code

STAFF RECOMMENDATION

Staff recommends Available Action #1 to adopt the Land Development Code