



City Council Communication

AGENDA DATE: April 27, 2026

LEGISTAR ITEM #: Pres 26-355

PRESENTER: Jim Tolbert
Office

DEPARTMENT: City Manager's

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

Council continues its ongoing efforts to engage with the development community to discuss and advance quality development in the Northern Range.

BACKGROUND

In January of 2025, Council directed staff to facilitate a “Developer Roundtable” to discuss development issues in the Northern Range of Commerce City.

On February 25, 2025, Council met with the development community and discussed the developer’s concerns with building in Commerce City. Among these concerns were:

- Collaboration with the development community to achieve common goals;
- Competitive environment and costs associated with development in Commerce City;
- Complexity and unpredictability in processes;
- Barriers to efficient growth in the Northern Range; and
- The City’s vision for long-term growth and how to accomplish it in a fiscally responsible way.

On July 28, 2025, Council, in a facilitated discussion, reviewed the information obtained from the Developer Roundtable and discussed ways to promote development in the City and the Northern Range.

Since last year’s Development Roundtable discussions, Council achieved the following development-related objectives and work goals:

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- Revised the Building Codes to make fire sprinklers optional rather than required in single-unit homes and duplexes;
- Adopted the 2025 Land Development Code to revise development regulations to provide for a more predictable process;
- Completed the Housing Needs Assessment to gauge the current housing landscape in Commerce City and how it compares with neighboring jurisdictions;
- Restarted the Metro District approval process with a revised template for service plans;
- Adopted the Preliminary Plat process to make the subdivision process more predictable and efficient;
- Reduced fees for the pre-application process to encourage early engagement between staff and the development community; and
- Eliminated the Water Acquisition Impact Fee.

In addition, staff recently launched comprehensive reforms to the development review process called the “Light Speed” review process and continues to engage commercial developers at the International Council of Shopping Centers annual conferences.

The following development-related projects are currently underway and are scheduled for Council action in the near future:

- Development Fee and Impact Fee reductions;
- Legislative rezoning of Commerce City to implement the Comprehensive Plan and activate the new Land Development Code;
- Reestablish fiscal review of Metro District annual reports; and
- Development of a Housing Action Plan to establish goals, objectives, and steps to achieve a housing vision for the community.

2026 ROUNDTABLE

The purpose of this second roundtable is to discuss with the development and builder community how these things have worked and where there is opportunity for additional review of policy that Council can implement to improve the process. The meeting is scheduled for a two-hour facilitated

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discussion around topics where the council can provide policy guidance. Mike Sutherland, AICP, Community Development Director, will facilitate the conversation. The three general areas of discussion will center around:

- Proposals to reduce the development and impact fees currently charged.
- Ideas to further improve the plan review process.
- Ideas on further policy changes that Council can implement to facilitate the development process.

The discussion will address the areas above in order and all participants will have the opportunity to address the council for up to three minutes per topic.