



City Council Communication

AGENDA DATE: May 5, 2026

LEGISTAR ITEM #: Pres 26-010

PRESENTER: Sung Han
Development

DEPARTMENT: Community

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

This is a joint Study Session between the City Council and Planning Commission, hosted by the Planning Commission. Staff requests the Council and Commission review and provide feedback on the public comment and draft maps for the Legislative Rezoning effort.

BACKGROUND

Background

The Land Development Code (LDC) is the tool the City uses to regulate the use, form, and intensity of development. The City undertook an effort to modernize the LDC, streamline review procedures, and create a more user-friendly code. Following a unanimous recommendation of approval by the Planning Commission, City Council also unanimously adopted the updated Land Development Code on November 3, 2025.

Adopting the 2025 Land Development Code was a major milestone, but it only takes effect once properties are rezoned into the new zone districts through legislative or applicant-proposed rezonings. Community Development launched a legislative rezoning effort earlier this year to rezone all properties from the zone districts in the 2009 LDC to the zone districts in the 2025 LDC. An overview of the project, including key objectives and a timeline, was provided to Planning Commission on January 6, 2026 and City Council on February 9, 2026.

CITY COUNCIL COMMUNICATION CONTINUED

Since then, staff developed a draft map and conducted outreach for Phase One of the Legislative Rezoning, which includes most of the Northern Neighborhoods. The outreach effort included residents and land owners through two Commerce City Connected Newsletter articles, social media posts, mailers, and virtual open houses, as well as office hours, online maps, and surveys.

Implementing the 2045 Comprehensive Plan is a major goal of the Legislative Rezoning. Staff will highlight areas on the Phase One draft zoning map, provide a synopsis of the outreach process, and highlight refinements made based on the community feedback. A summary of the draft recommendations and outreach findings is provided in the presentation slides (Exhibit A). Both the existing and proposed draft zoning maps are included as well (Exhibit B).

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input checked="" type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	n/a		

PUBLIC OUTREACH

Public outreach started in March 2026 and will continue through the third quarter of this year to review and engage on the draft zoning map.

AVAILABLE ACTIONS

Study sessions are for discussion purposes only, no action may be taken at a study session.