

FIRST READING

CITY COUNCIL
OCTOBER 6, 2025

Commerce City
Preliminary Plat



Preliminary Plat

- On Monday, August 18th, **City Council voted to move forward with including the Preliminary Plat process into the 2009 Land Development Code**
- **Planning Commission reviewed and recommended approval** on September 2nd.

Process

- All subdivision plats currently in the process will continue under the old rules and be subject to call-up
- New applications will have two steps:
 - Preliminary plat with recommendation by Planning Commission and decision by City Council through the public hearing process
 - Final plat to be approved administratively
- Integrity of Council's decision protected by the following stipulations:
 - *Number of Lots.* The total number of lots may decrease, but must not exceed the number shown on the approved Preliminary Plat.
 - *Access Points.* The total number of access points to external public streets must be the same as shown on the Preliminary Plat. The general alignment of access points must be similar, but may be adjusted as long as the access points are not significantly relocated from the alignment shown on the Preliminary Plat, as may be needed for engineering or design modifications.
 - *Open Space and Amenity Areas.* The total acreage of open and amenity space areas may increase, but must not be reduced or significantly relocated from what is shown in the preliminary plat.
 - *Approval Conditions.* The Final Plat must be consistent with the intent of Council's approval and any conditions of approval.

Ordinance Overview

- **No. 2720 (Preliminary Plat)** - An ordinance amending the land development code to establish a process for the review and approval of preliminary plats and to make related amendments the other sections of the land development code pertaining to plats.