

Legislative Rezoning Project Joint City Council and Planning Commission Study Session

May 5th, 2026

Presented by:

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Commerce
CITY

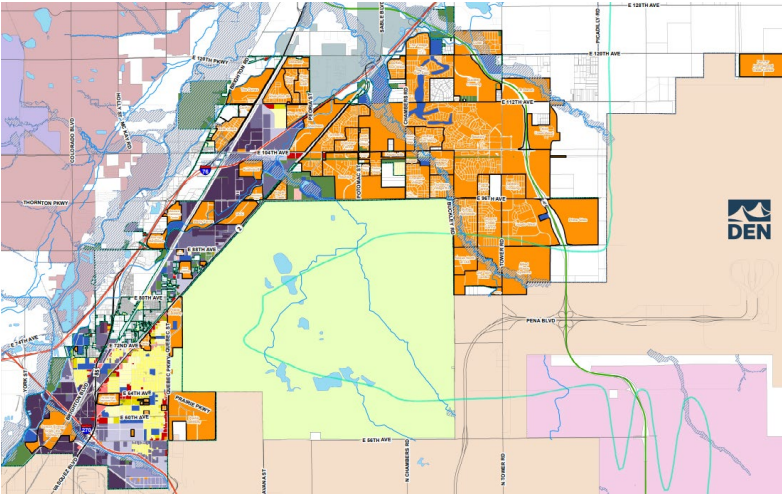
Outline

- 1. Project Overview and Updates**
- 2. Draft Recommendations for Phase 1**
 - 1. What We've Heard**
 - 2. Potential Refinements**
- 3. Next Steps**

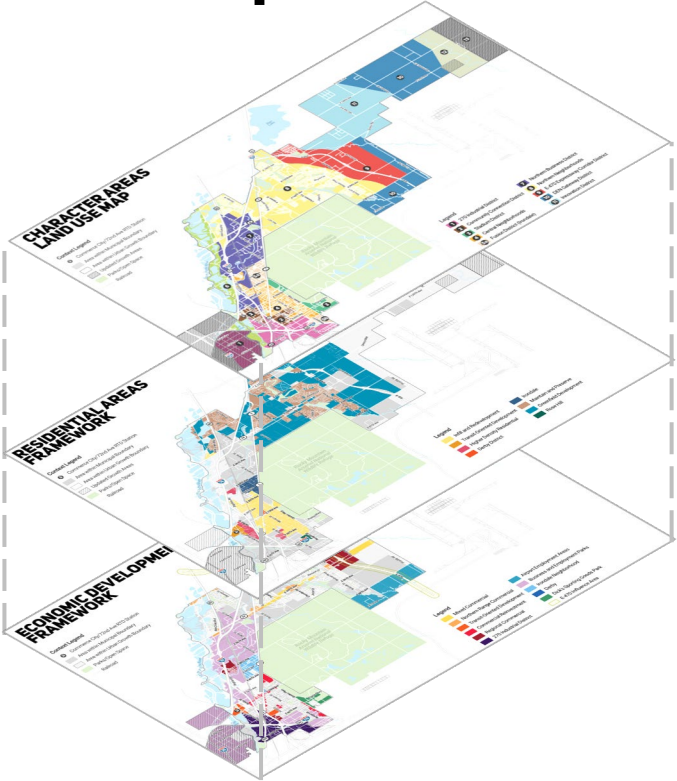
Project Overview and Updates

Key Objectives

Replace the 2009 LDC with a unified zoning map under the 2025 LDC



Rezone citywide to reflect future land use guidance in 2045 Comprehensive Plan

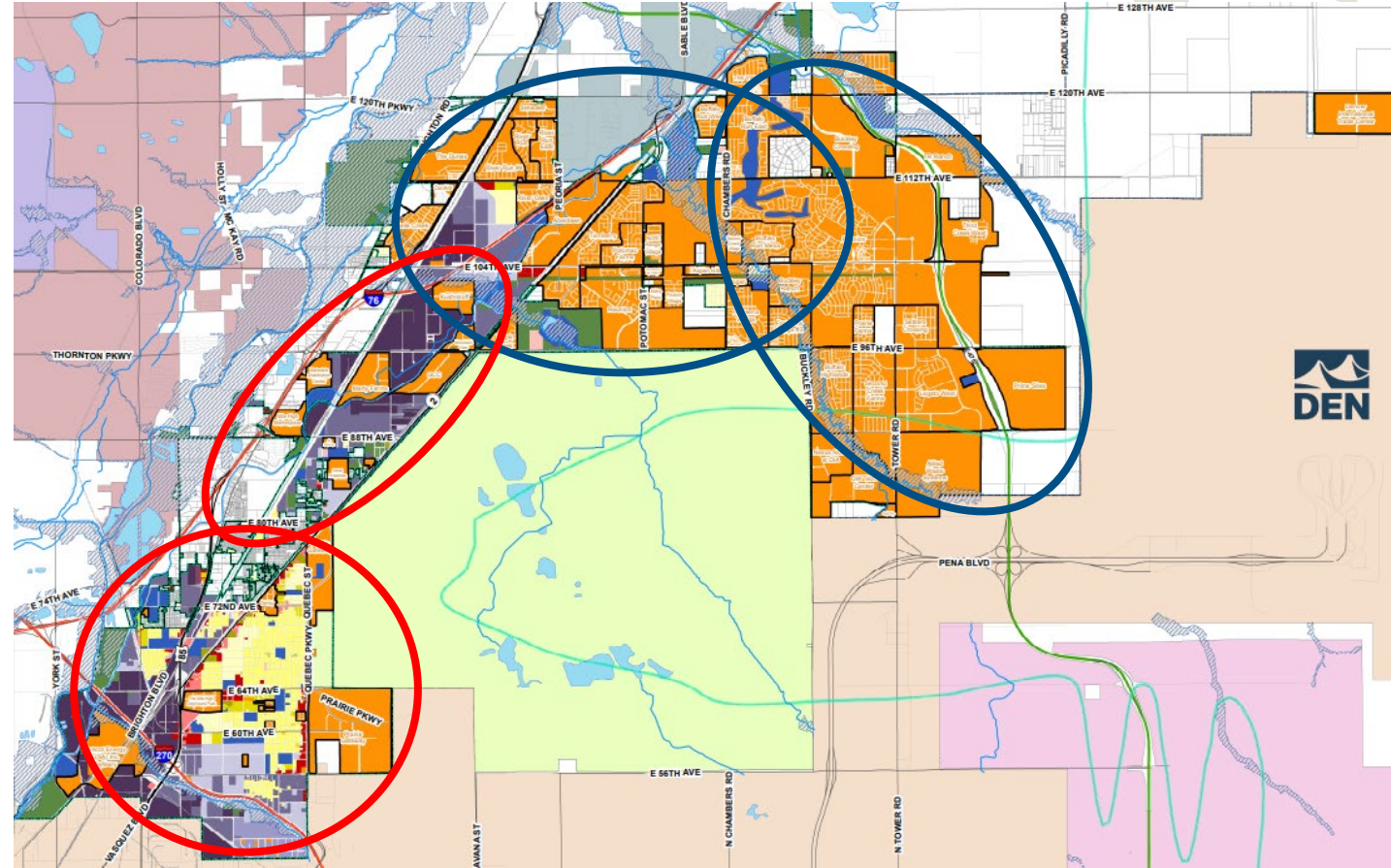


Assessment of Potential Rezoning

- Level of Change
- Low
- High
- **Straightforward Rezoning:** Many properties will have direct one-to-one zoning conversions (e.g., R-1 to R-1).
 - **Zoning Cleanup:** Address inconsistent patchwork zoning (e.g., agricultural parcels within industrial areas).
 - **“Legacy” Zoning Districts:** Some outdated 2009 zoning categories no longer exist and need reassignment (e.g., I-1S, R-4, C-3, RU).
 - **Apply Base Zoning Underneath the PUD Overlay:** Assign base zoning districts to existing PUDs.
 - **Policy-Driven Changes:** Rezoning guided by the Comprehensive Plan, including Character Areas, Residential & Economic Framework, and Corridor Plans.

Project Timeline

- **Phase 1 (March – May):**
Northern Neighborhoods
and E-470
- **Phase 2 (June – August):**
Core City and Irondale/N.
Business District
- **Phase 3 (Sep. – October):**
Adoption Process



Transit-Oriented Communities (HB24-1313) Bill Update

- Staff confirmed with DOLA that existing zoning entitlements (assuming a one-to-one conversion between the 2009 and 2025 LDC zoning districts) meet the preliminary housing opportunity goal.
- A separate TOC-specific engagement process is not needed; legislative rezoning for this area will instead be included in Phase 2.
- **Preliminary HOG: 1,685 Units**
 - *Staff is working to receive an early formal confirmation from DOLA*
- **Preliminary Capacity with Updated 2025 LDC Zoning: 2,058 units**



Current Zoning



Key Dates:

Final Housing Opportunity Goal: Dec. 31, 2026

Compliance Deadline: Dec 31, 2027

Community Engagement

- **2 community meetings with 18 total participants**
 - In-person open house and pop-up at Bison Ridge Recreation Center (3/10/26)
 - Virtual open house (3/17/26)
- **1 meeting** with Development Community (3/10/26)
- **454 mailers** sent to property owners and nearby owners within 500 feet of substantive rezonings
- **7 office-hour** appointments
- **32 online survey** responses
- **2 Connected Newsletter** features (March and April)
- **More than 50 individuals** subscribed to the project email list
- **Three rounds of social media** outreach, generating **300+ link clicks**



MORE TO COME

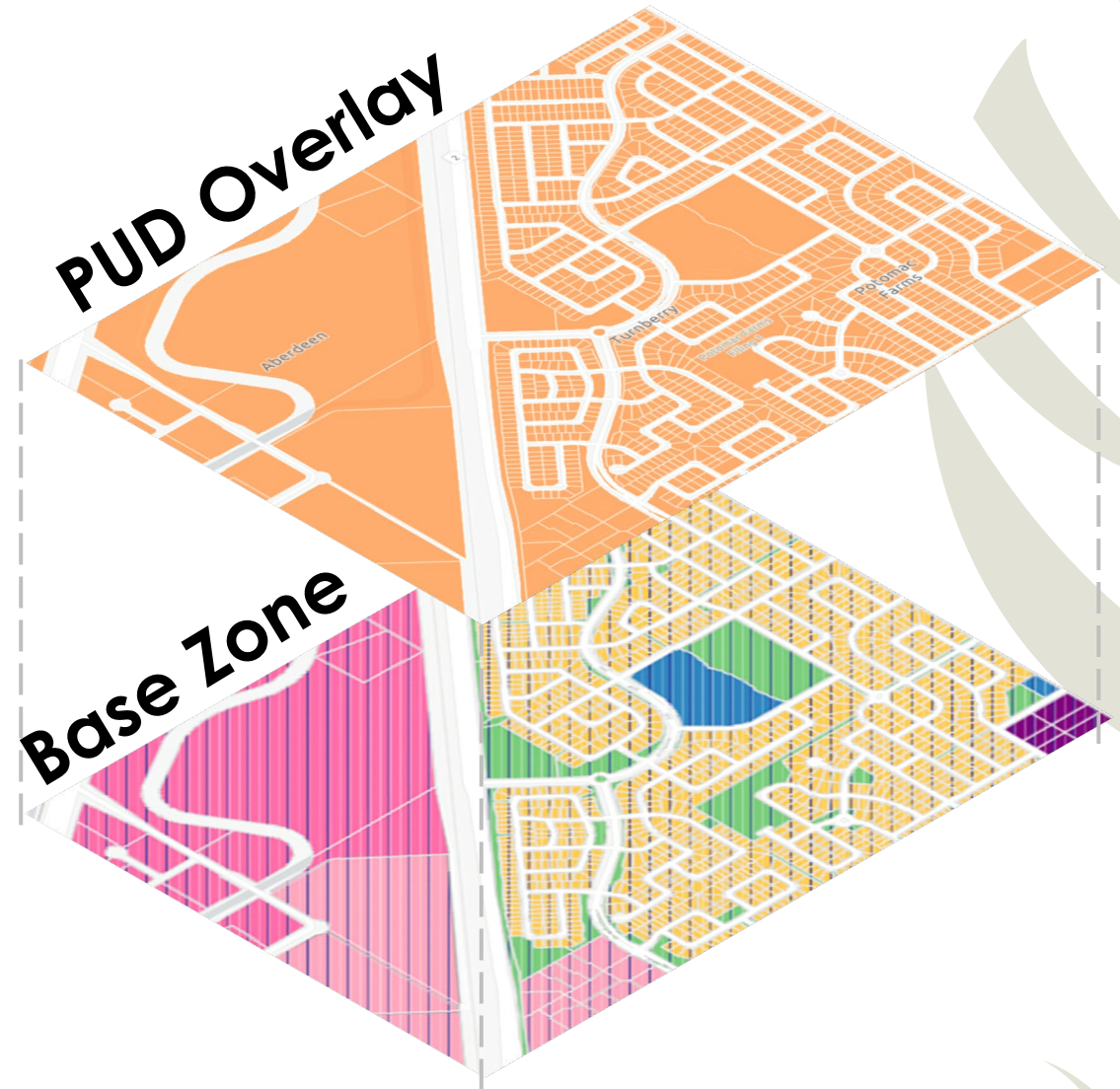
- **SpeakUp C3: 4/28 & 6/17**
- **Music at the Park: 6/11, 6/25, 7/9, 7/23**
- **Phase 2 Open Houses**
 - 6/18, Virtual
 - 6/24, Eagle Pointe



Draft Recommendations for Phase 1

Draft Recommendations for Northern Range

- **Rezone PUDs into an overlay and assign base zoning districts**
 - The entitlements and standards of the PUD will take precedence over the base zoning standards



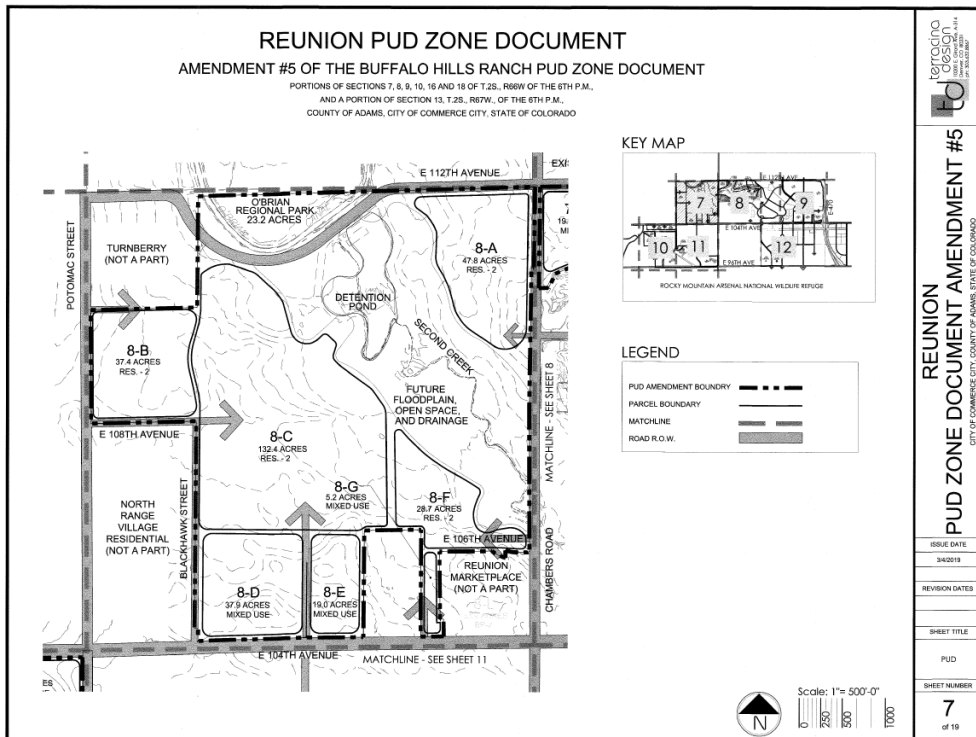
Reunion Village #8

Current Zoning: Reunion PUD

PUD already entitled for single-family detached, attached, and multi-family

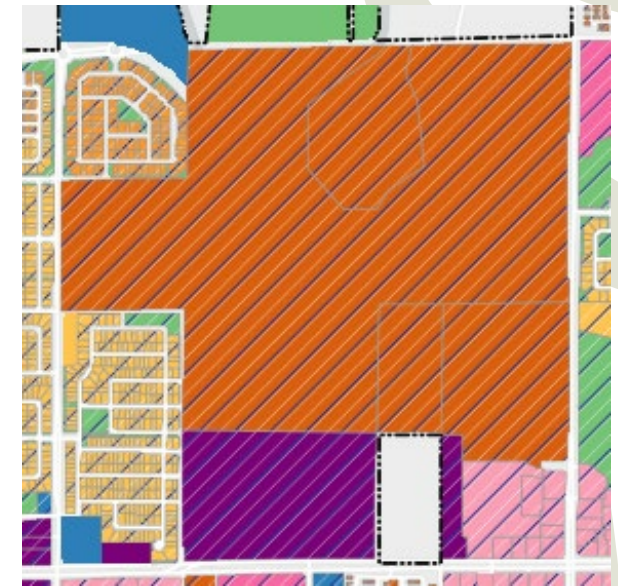
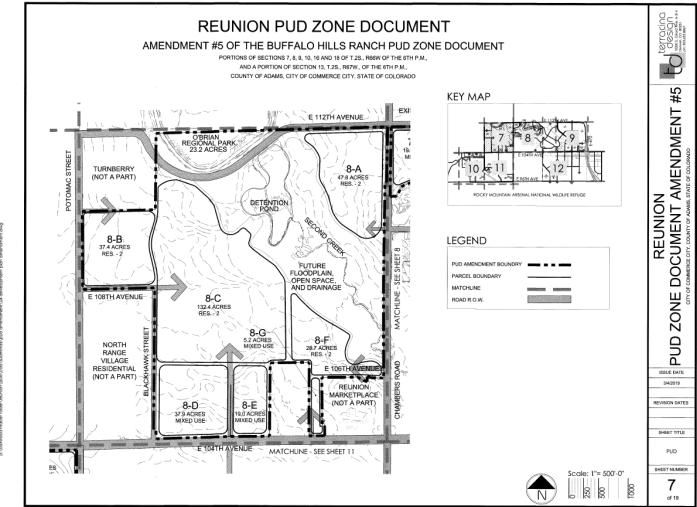
Proposed Zoning: PUD Overlay with R-3 and MU-C as Base Zoning

Base zoning applied to be consistent with PUD entitlement



Reunion Village #8

- **Community Feedback**
 - Desire for a parks and trails system through 2nd Creek Farm
 - Concerned about multi-family residential development – prefer to have single-family and townhomes
- **Comprehensive Plan**
 - Envisioned as “Northern Neighborhoods” and “Greenfield Development”
- **Staff Recommendation**
 - Keep existing base zoning and PUD overlay to align with current PUD entitlements.
 - If the property owner were to transition away from a PUD, a formal rezoning would be required. The property owner would then have to go through an Overall Development Plan, which require a public hearing and detailed plan



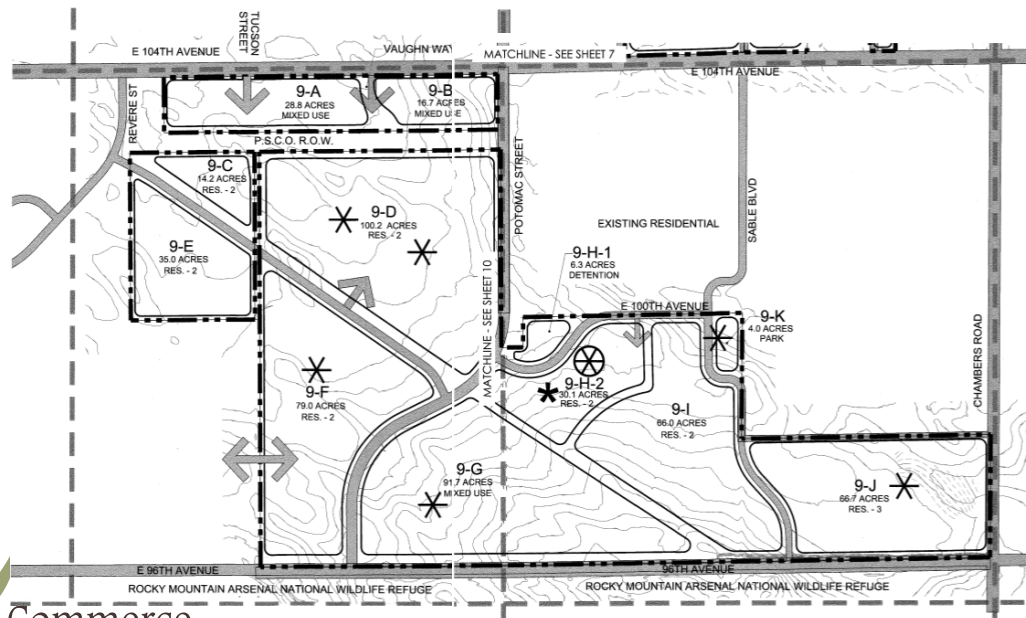
Reunion Ridge South

Current Zoning: Reunion PUD

PUD already entitled for single-family detached, attached, and multi-family; Mixed-Use entitled for all residential and commercial

Proposed Zoning: PUD Overlay with R-3 and MU-1 as Base Zoning

Base zoning applied to be consistent with PUD entitlement



Reunion Village #8

- **Community Feedback**

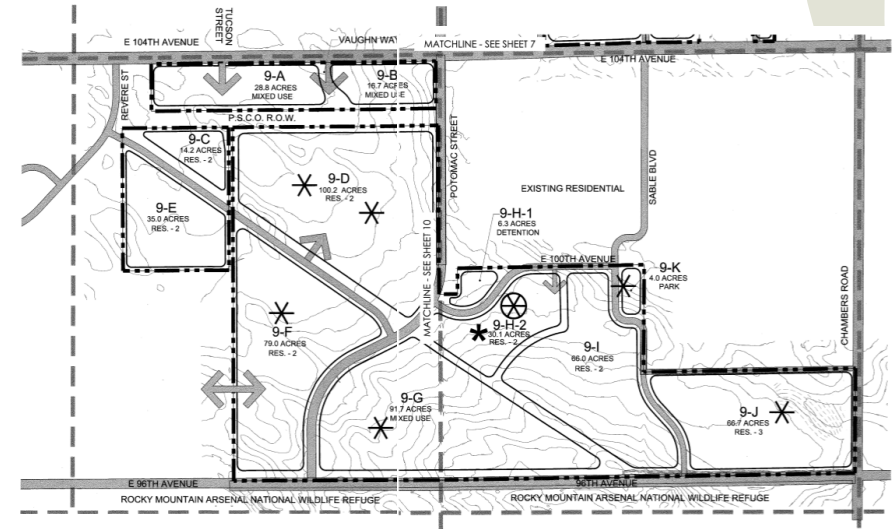
- Concerned about large multi-family residential development – prefer to have single-family and open space
- Change Mixed-Use to R-3 to better align with property owner's intent for future development

- **Comprehensive Plan**

- Envisioned as Northern Neighborhoods and Greenfield Development
- Mixed-Use not identified as a priority commercial area

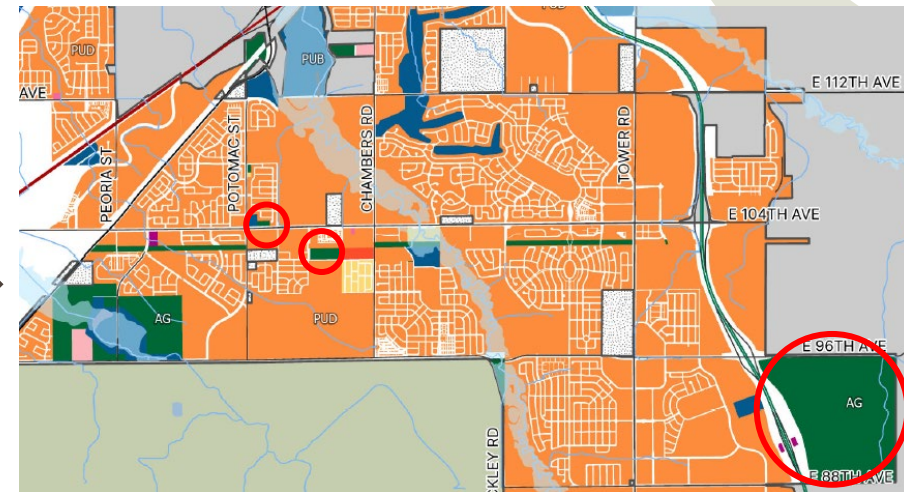
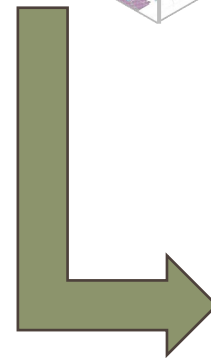
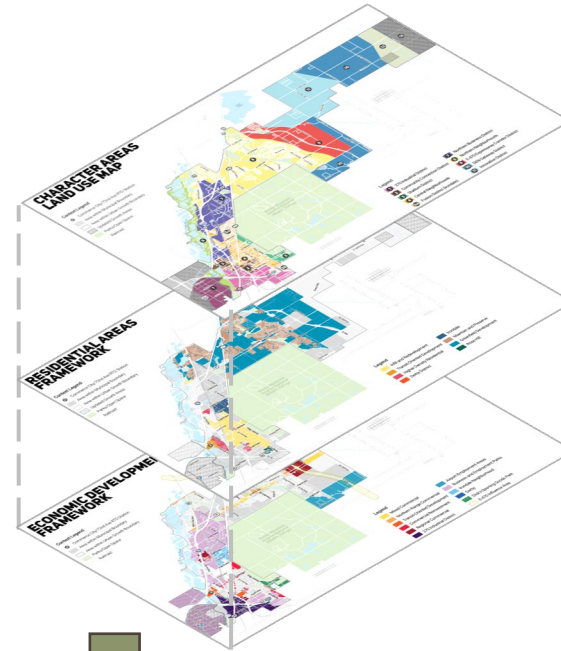
- **Staff Recommendation**

- Keep existing R3 base zoning and PUD overlay to align with current PUD entitlements.
- Change base Mixed-Use zoning to R-3
- If the property owner moves away from the PUD, a formal rezoning is required, followed by an Overall Development Plan with a public hearing and detailed



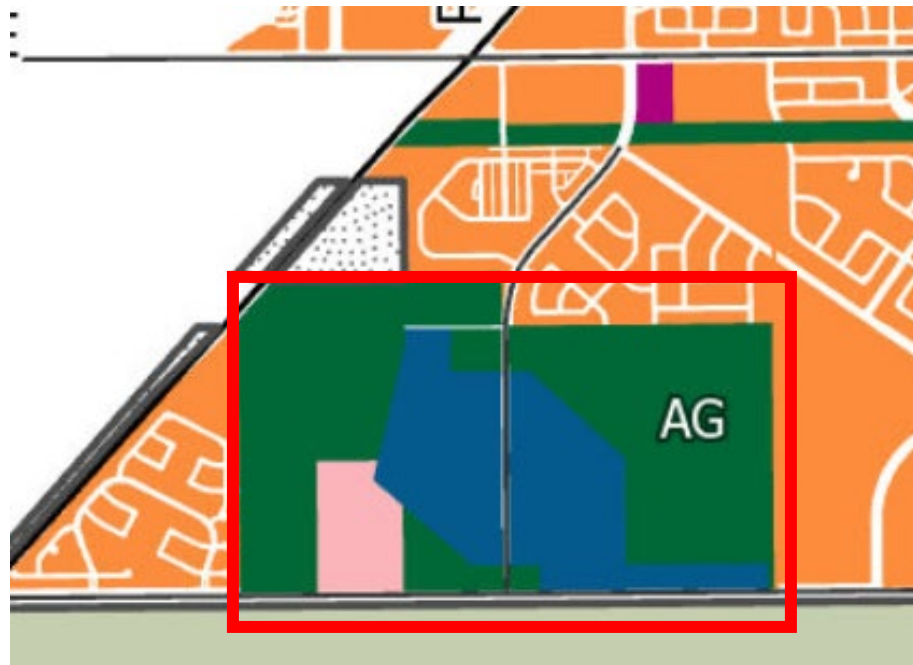
Draft Recommendations for Northern Range

- **Implement the Comprehensive Plan** by rezoning properties, most of which are currently zoned Agriculture, to base zoning districts that align with the plan.
 - Speed to Market
 - Larger properties and subdivisions subject to public hearing process – Overall Development Plan and Preliminary Plat

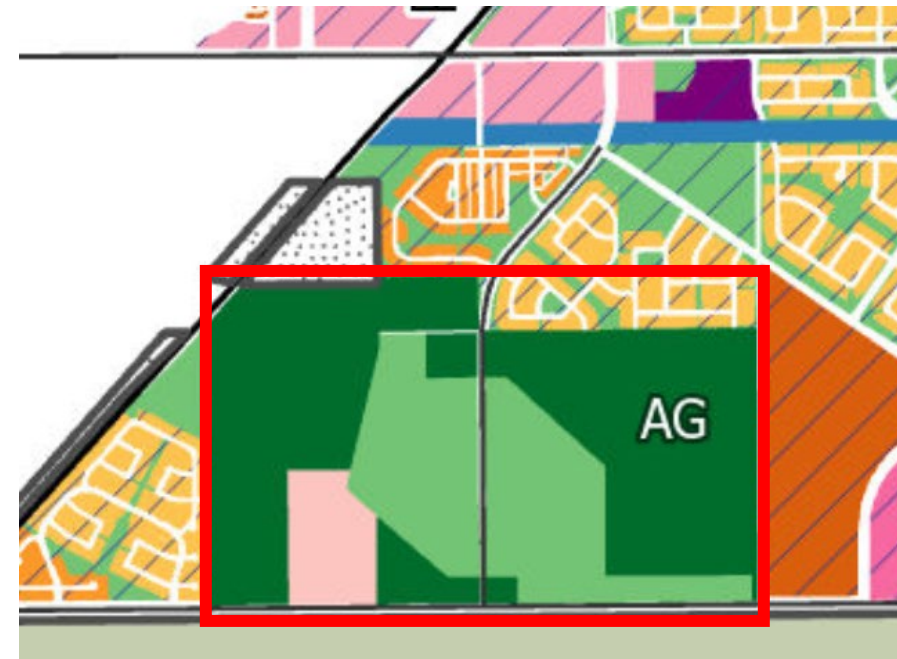


Shell Properties

Current Zoning: AG ,C-1
(local commercial), Public



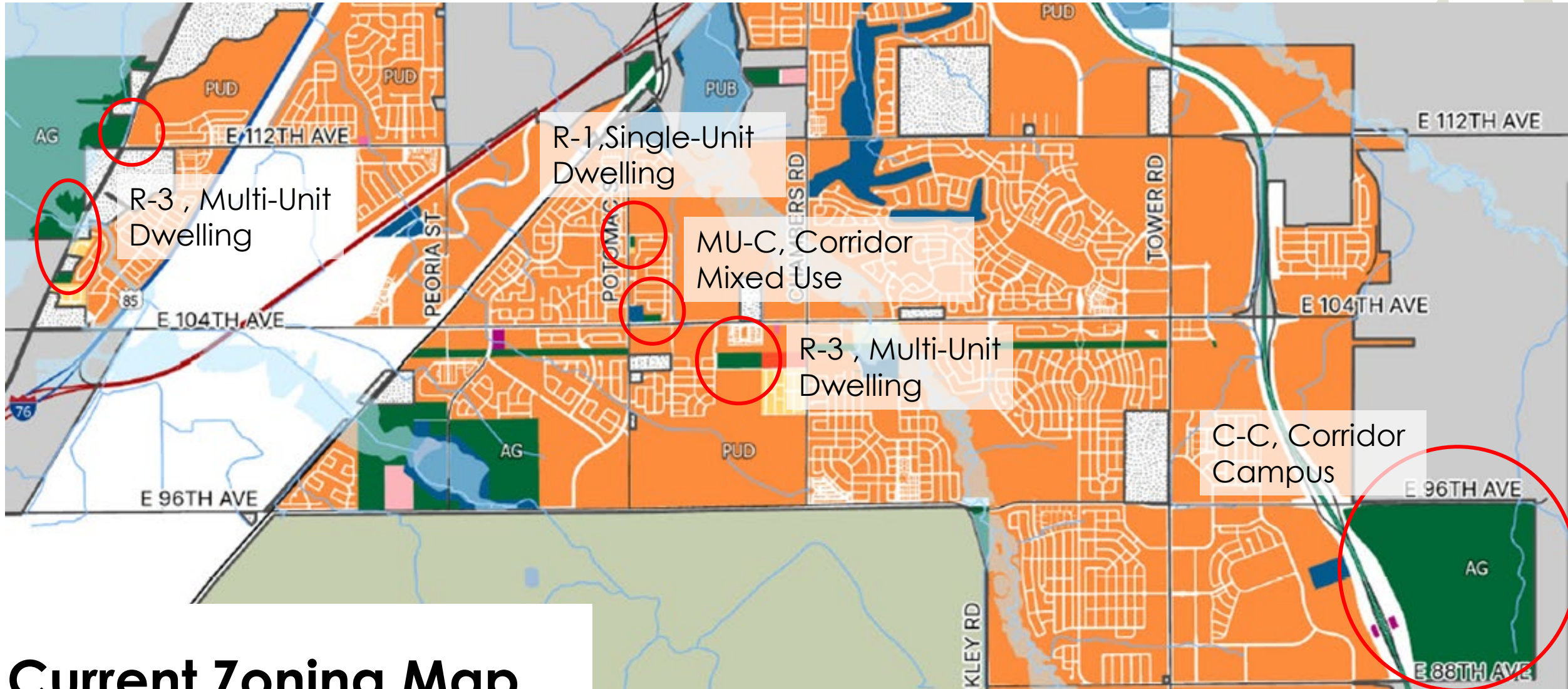
Proposed Zoning: AG, C-1, and
Open Space



The properties were initially proposed for R-2 zoning, but staff reverted them to AG based on feedback from residents and City Council, who expressed concerns about pre-empting zoning that could enable large-scale future development near existing neighborhoods.

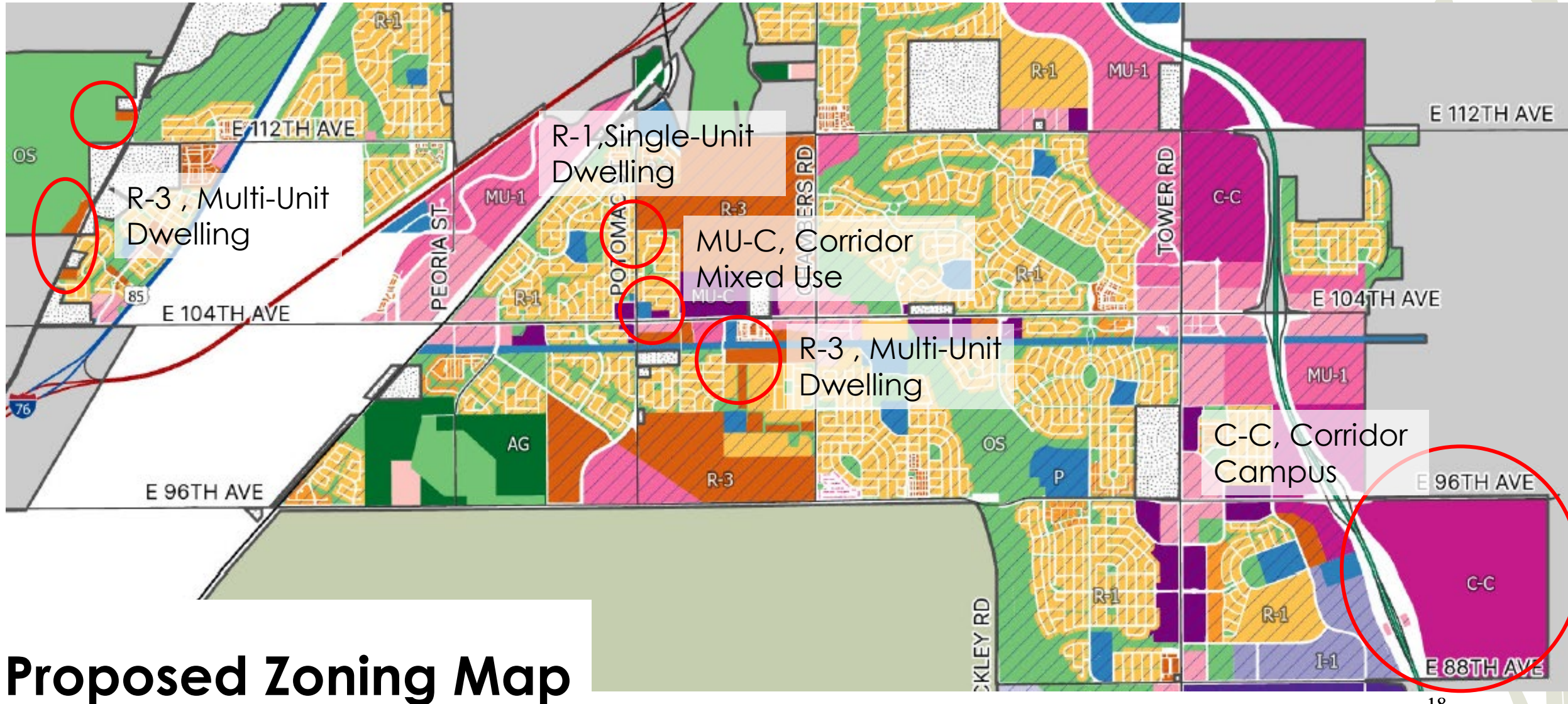


Other AG Rezoningings



Current Zoning Map

Other AG Rezoning (cont.)



Proposed Zoning Map

Draft Recommendations for Northern Range

- **Rezone properties with “legacy” zoning districts** (zoning districts that no longer exist in the 2025 code) to a different base zoning district in the new LDC
 - Very limited in the northern range

Legacy Zoning Districts

- I1-S
- C-3
- R-4
- R-U

Other Feedback

- A variety of ideas related to parks, trails, and open space improvements
- Appreciation for commercial zoning along key corridors
- Concerns about how future infrastructure will support anticipated growth
- Desire for more sit-down restaurants and additional grocery options
- Refinements to better reflect existing land uses and projects

Next Steps

- **Late-May:** Engagement Summary and Updated Draft Map for Phase 1
- **June – Mid-July:** Phase 2 Engagement
 - Phase 2 Open Houses
 - 6/18, Virtual
 - 6/24, Eagle Pointe
 - Office Hours
 - Online Tools
 - Pop-Ups

Near-Term Engagement

- **SpeakUp Commerce City**
 - **4/28, Eagle Pointe**
 - **6/17, Bison Ridge**
- **Music at the Park:**
 - **6/11, 6/25**
 - **7/9, 7/23**