



City Council Communication

AGENDA DATE: June 9, 2025

LEGISTAR ITEM #: Pres 25-140

PRESENTER: Heather Vidlock
Development

DEPARTMENT: Community

☐ Administrative Business	☐ Noticed Council Business
☒ Informational Presentation	☐ Consensus-Building Presentation

BACKGROUND/REQUEST

The consultant, Kendig Keast Collaborative, provided briefings to City Council 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.

As requested at the April study session, on June 9th, staff will be presenting at another joint Planning Commission/City Council study session with additional information for feedback on the following topics:

- Zone Districts and Development Standards
- Use Table and Regulations
- Design Standards

Staff has prepared two exhibits to guide the Planning Commission and City Council to the most relevant sections of the draft LDC concerning Zone Districts and Development Standards, and the use table. These exhibits include the requested details on development standards (e.g., setbacks) and permitted uses.

Separately, the public draft of the LDC has been posted to the LDC update website (<https://www.c3gov.com/government/city-codes/land-development-code/land-development-code-update>). Comments can be made on the draft LDC on specific code sections through the interactive portal available on the LDC update website through the end of June.

CITY COUNCIL COMMUNICATION CONTINUED

Additional outreach with both the public and development community is ongoing through June/July. The consultant will then make final refinements to prepare an adoption draft in August.

Public Hearings on the adoption of the LDC update are scheduled in September for Planning Commission and October for City Council.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 1, 2023	November 3, 2025
Years and Months of Contract	Number of Times Renewable
N/A	N/A

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☒ Work Plan	☐ Legal
Citation	Work Plan- Update Land Development Code		

PUBLIC OUTREACH

The Land Development Code update kicked off in the summer of 2023 to introduce the project to the community. The City hosted a series of public open houses, along with several focus groups and interviews, to begin identifying priorities and key issues for the code drafting process. While drafting the code update, additional open houses were held in June 2024 and January 2025, as well as several tabling events at recreation centers and community events to share concepts and gather additional community feedback. The draft LDC is now complete and additional public outreach is occurring through public open houses and community events, an online survey with residents and outreach with the development community in City hosted meetings in May/June 2025. The draft LDC is currently available on the LDC update page of the Commerce City website for open comment. Multi-faceted outreach and engagement efforts have focused primarily on: Citizens and businesses of Commerce City, elected and appointed officials, the development community, including the Homebuilders Association, and partner

CITY COUNCIL COMMUNICATION CONTINUED

agencies such as Adams County, South Adams County Water and Sanitation District and South Adams County Fire District.

STAFF RECOMMENDATION

Staff recommends City Council and Planning Commission provide input on the draft LDC.