

Land Development Code Legislative Rezoning Project Community Open House

March 10th, 2026



Commerce
CITY

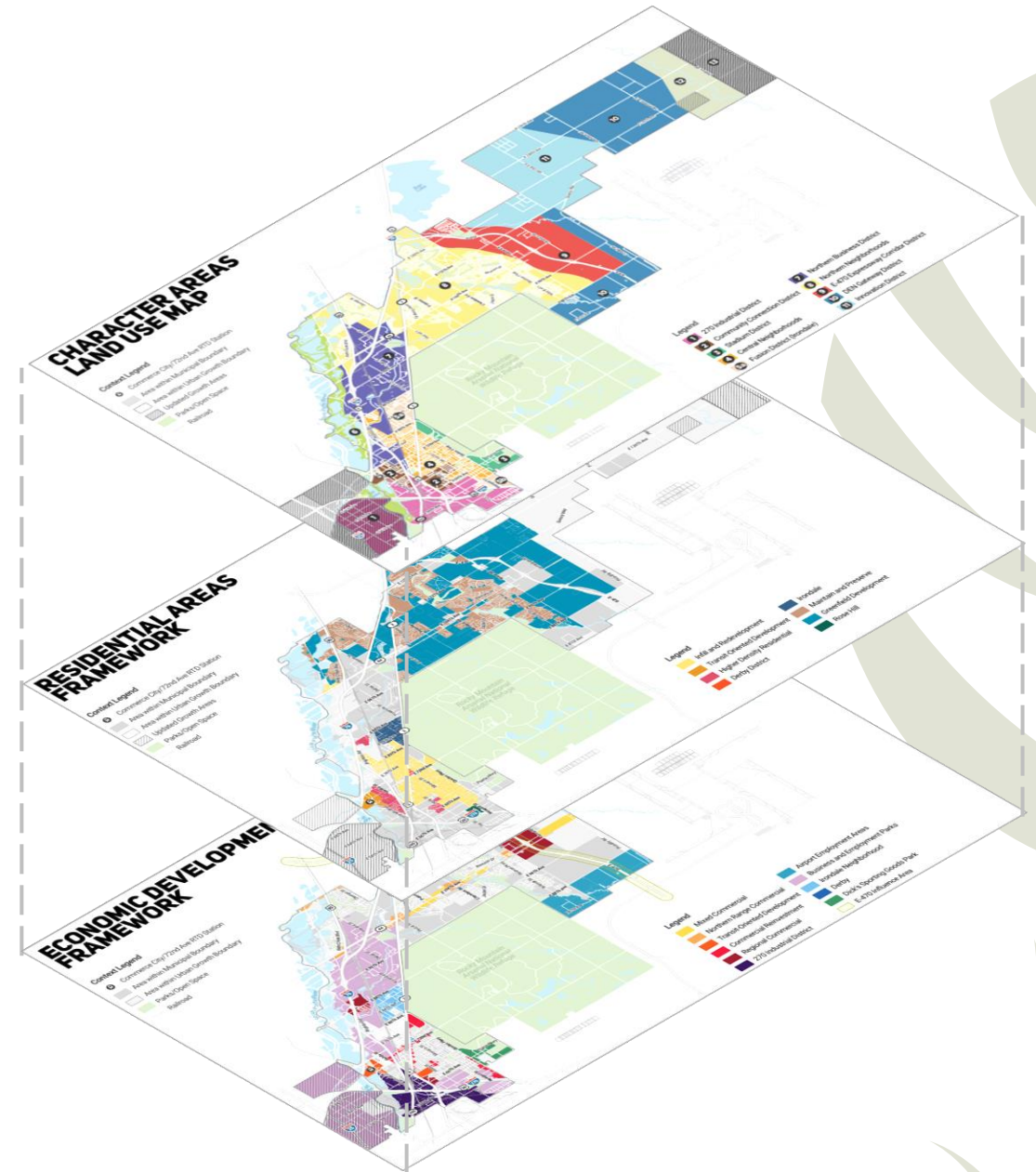
Agenda

- 1. LDC Update Background**
- 2. Legislative Rezoning**
 - 1. Project Timeline**
 - 2. Key Objectives**
 - 3. Draft Recommendations**
- 3. How to Engage & Next Steps**

LDC UPDATE BACKGROUND

Purpose of the Land Development Code

- Protect health, safety, and welfare
- Provide clear rules for land use & development
- Support quality of life, environment, and economy
- Implement the Comprehensive Plan



LDC Update Project Goals

MODERNIZE

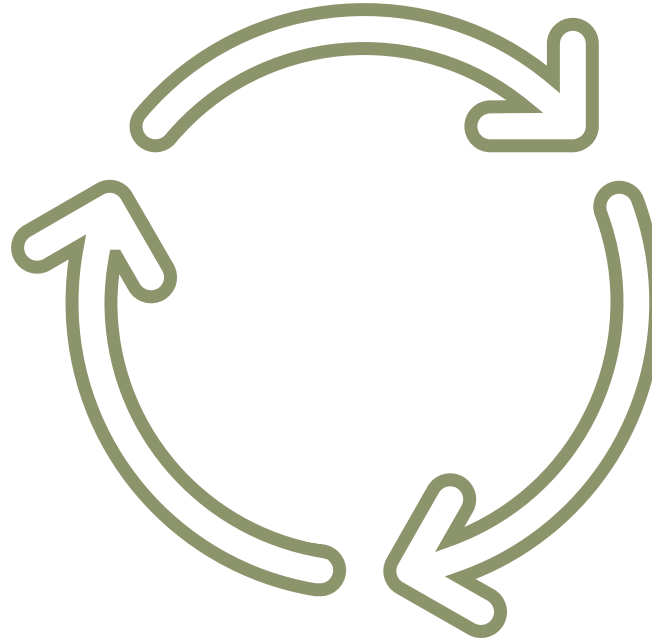
The development code

IMPLEMENT

Existing plans, including the policies and objectives

ORGANIZE

Regulations into a simplified, logical code



TAILOR

Development standards to achieve quality, resilient outcomes

STREAMLINE

Review procedures to be more clear, illustrated, less time-intensive

CREATE

A more user-friendly development code including more graphics and tables

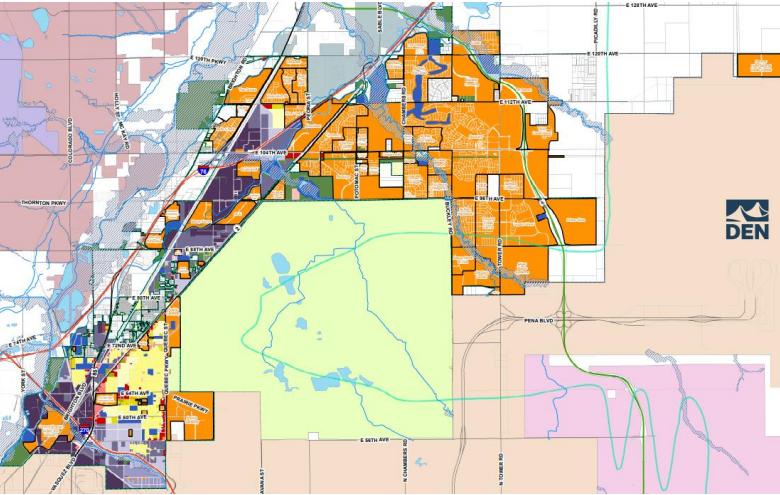
Key Steps to Implementing the new LDC

- **Step 1:** Adopt the new rules
- **Step 2:** Make the new rules effective by applying them to properties. Accomplished through:
 - Legislative Rezoning
 - Applicant-Driven Rezoning

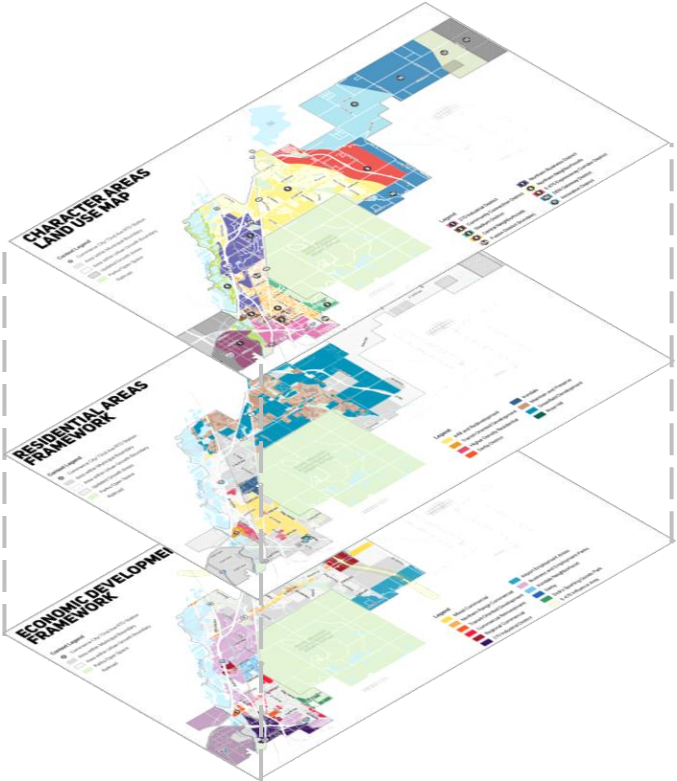
LEGISLATIVE REZONING KEY OBJECTIVES

Key Objectives

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

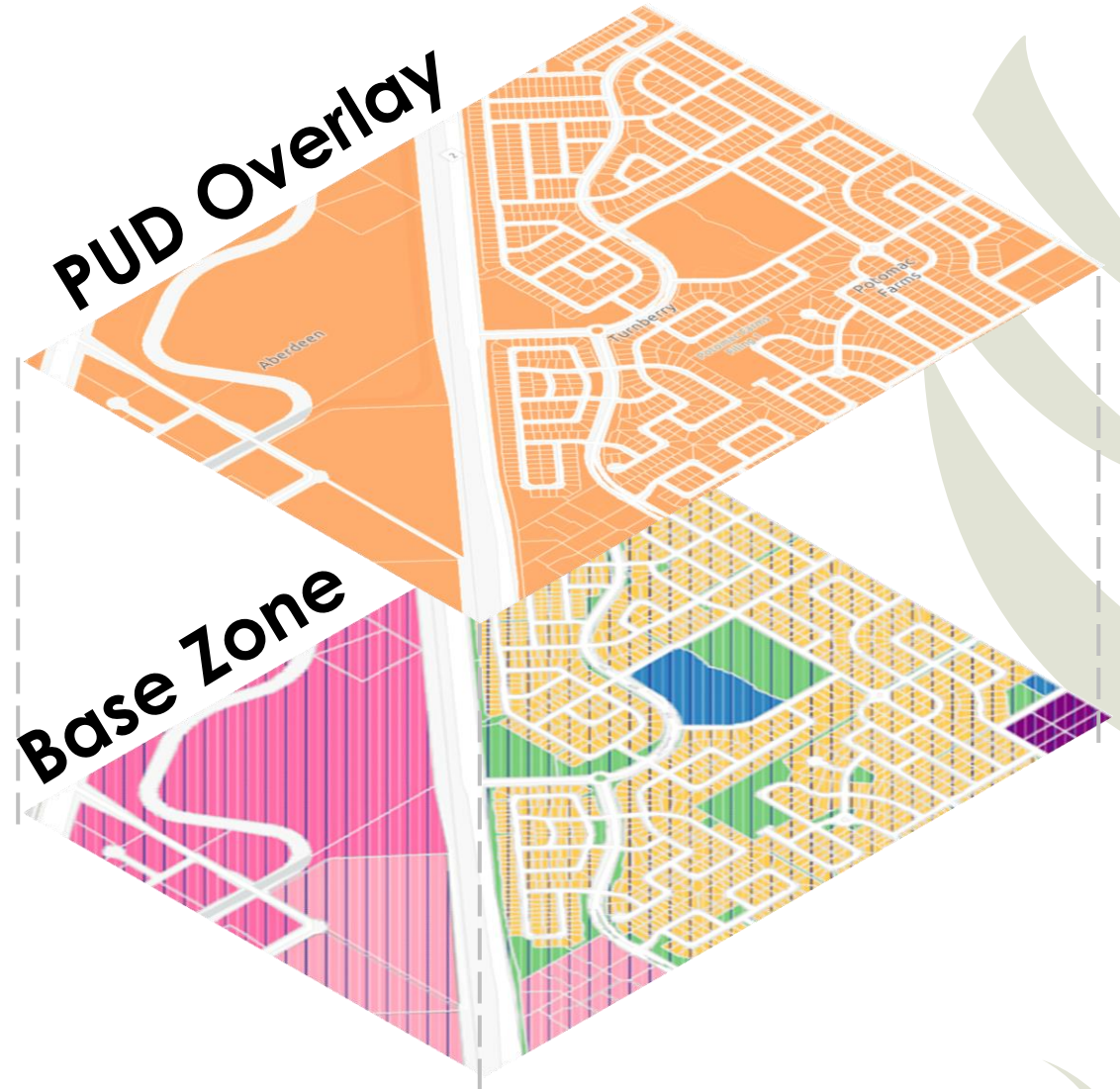


Rezone citywide to reflect future land use guidance.



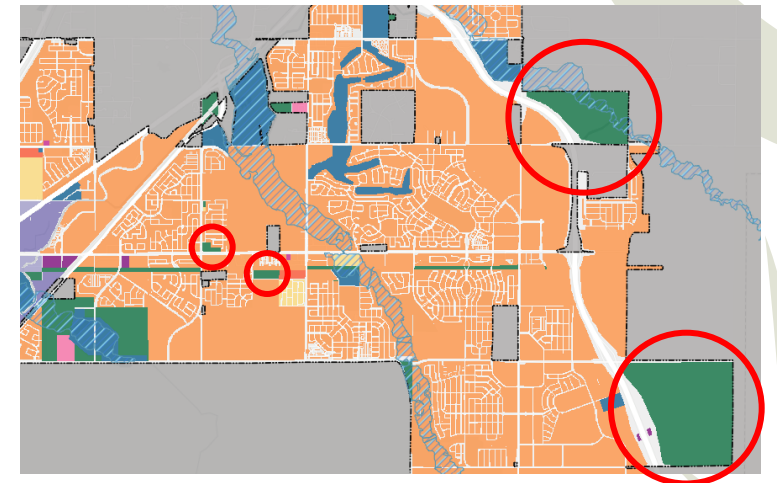
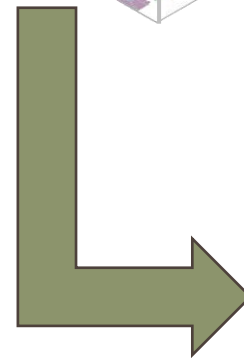
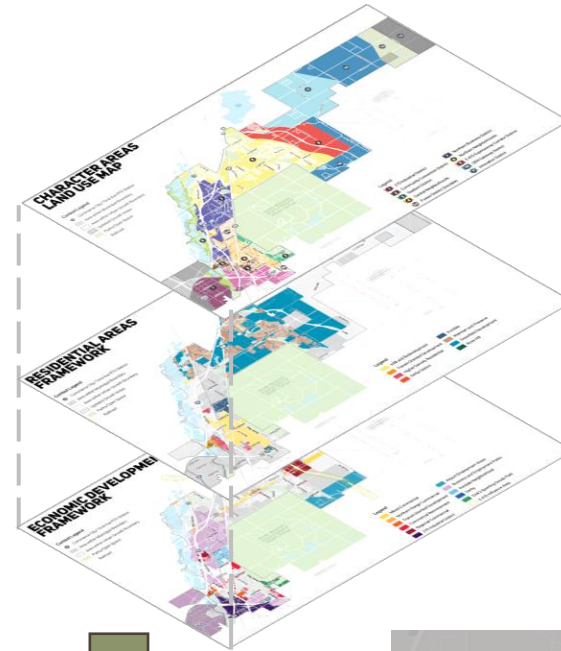
Draft Recommendations for Northern Range

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



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.
 - Larger properties and subdivisions subject to public hearing process – Overall Development Plan and Preliminary Plat



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

How to Engage and Next Steps

How to Engage

- **Open Houses**
 - Review Map and Comment
 - Engage with Staff
- **Office Hours**
 - Schedule a time to talk with staff
- **Online Tools**
 - Review and comment on the new zoning map online
 - Online Comment Period Closes April 17th

The screenshot shows the top section of the survey website. It features a blue header with the Commerce City logo and the text 'Commerce City, Legislative Rezoning Online Survey' and 'Phase 1: Northern Neighborhoods and E-470 Corridor'. Below this, the Spanish version is displayed: 'Commerce City, Encuesta en Línea sobre la Rezonificación Legislativa' and 'Fase 1: vecindarios del norte y corredor E-470'. The main content area has instructions in both English and Spanish: 'Use the swipe tool to compare current (left) vs. proposed (right) zoning' and 'Usa la herramienta de deslizamiento para comparara la zonificación actual (izquierda) vs. la propuesta (derecha)'. On the right side, there are navigation icons for 'How To', 'Legend', and 'Swipe', with the 'Swipe' option being active. Below the text is a map of the Commerce City area, showing various neighborhoods and landmarks like Rocky Mountain Metropolitan Airport, Northglenn, Thornton, Westminister, Sherrelwood, Welby, Arvada, Berkeley, Wheat, Rocky Flats National Wildlife Refuge, Rocky Mountain Arsenal Wildlife Refuge, State Park, Denver International Airport, and Colorado Air and Space Port. A vertical line on the map indicates the current zoning, and a shaded area indicates the proposed zoning.

c3gov.com/LDCRezone

Next Steps

- **March 17th:** Virtual Meeting for Phase 1
- **April 17th:** Online Comment Period Closes
- **Late May:** Phase 1 Engagement Summary and Updated Draft Map
- **Early June:** Phase 2 Engagement Begins