

Engagement Summary

2025 Land Development Code

Legislative Rezone Project



Project Background and Goals

Commerce City's Community Development Division is working with the community on a legislative rezoning process this year to bring all properties under the 2025 Land Development Code. This means officially updating the city's zoning map so that every property aligns with the new rules that did not automatically change when the code was adopted, this may include updating zoning district names, revised land use standards, or new housing and transit requirements.

With this project, staff identified 4 key project goals including ensuring robust engagement with the community. This goal includes providing clear communication, a variety of engagement opportunities, including public meetings, and creating tools and resources for the community to engage and learn about the project.

This engagement summary outlines the city's outreach, metrics on engagements and responses, and common themes identified in meetings and responses with residents to inform draft recommendations for the first phase of the Commerce City 2025 Land Development Code Legislative Rezone Project.



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City Outreach

Beginning in January, Community Development Staff, in partnership with Community Relations, began promoting the 2025 Land Development Code Legislative Rezone Project through the city website. This campaign grew to include social media posting, mailers, community meetings, office hours with staff, and an online engagement survey to collect feedback on the phase one draft map.



Website launch and mailing list sign ups

- The [project website](#), providing project background, updates and resources was launched.
- More than 50 individuals used the project webpage to sign up for the project mailing list



Community Meetings

- 2 community meetings with 18 total participants
 - In-person open house and pop-up at Bison Ridge Recreation Center (3/10/2026)
 - Virtual open house (3/17/2026)
- 1 meeting with the Development Community (3/10/2026)
- 7 office hours meeting with staff



Mailers

- 454 mailers were sent to property owners and nearby property owners within 500 feet of a substantial zoning recommendations



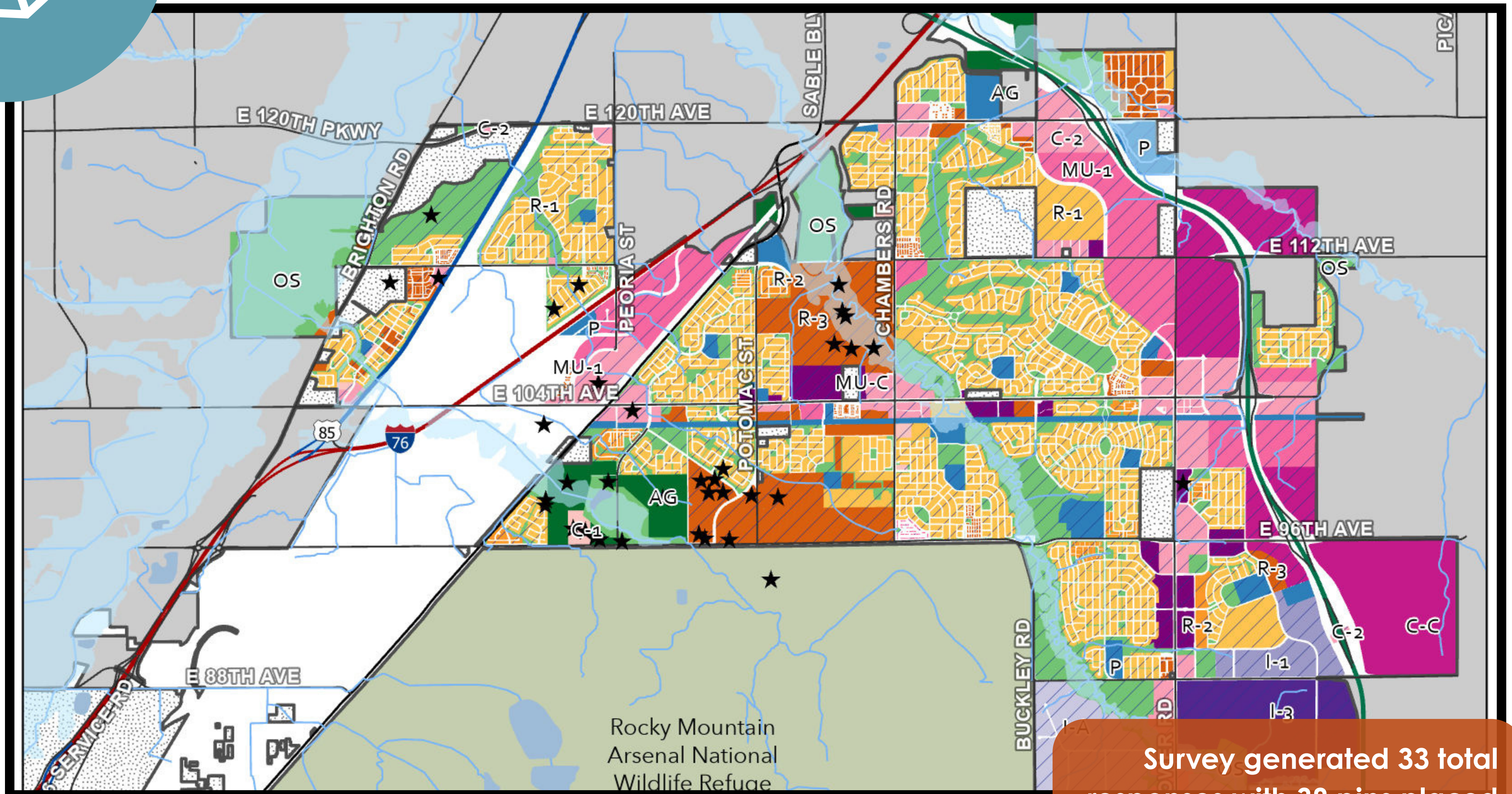
Social Media Engagement and Connected Newsletter

- 2 Connected Newsletter features in March and April
- Three rounds of social media outreach, generating over 300 + clicks

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Survey Responses



Survey generated 33 total
responses with 38 pins placed
for location specific
comments

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Feedback

Traffic and Infrastructure

Residents made mention of increased traffic and infrastructure development that has not kept pace with the on-going and future development of the Northern Range. Primarily, the concerns of traffic were centered around lower volume streets and surrounding residential developments, relating to concerns surrounding multi-family development.



Trails and Open Space

Over half of the responses received mention to parks, trails, and open space. Residents expressed concern about preserving open space, especially surrounding Eagle Creek along E 96th Ave. Residents also mentioned desire to see expansion and connections of parks and trail system to promote walkability and community connection.



Multi-family Housing

Several comments were collected in regard to the construction of additional multi-family residential, citing concerns on the impact of property value, view obstruction, and additional strain on community resources and infrastructure.



Retail and Commercial

In both survey responses and community engagement events, residents echoed the need for more retail and commercial spaces in the Northern Range, calling out the specific need for grocery stores, sit-down restaurants, and larger retail stores. Residents expressed direct concerns on preserving as much commercial zoning where possible.



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Adjustments & Response

Traffic and Infrastructure

While this project will not address specific public improvements such as roadways, parks, or utilities, these concerns and topics are addressed by the City's Transportation Master Plan, capital improvement projects, and as part of active development applications submitted for formal review.



Trails and Open Space



The design and creation of formal parks, trails, and open space typically occur as vacant properties develop over time. In response to these concerns, the zoning map was updated to retain Agriculture zoning for larger vacant properties adjacent to existing neighborhoods.

Multi-family Housing

Many of the comments focused on properties that are already entitled through their Planned Unit Developments (PUD) to build a wide range of residential homes, including single-family and multi-family homes. As such, the proposed base zoning for these properties aligns with their entitled PUD uses.



Retail and Commercial



This was a key priority of the 2045 Comprehensive Plan, so in the proposed zoning map, properties at key intersections were designated as Commercial to preserve future opportunities for retail development.