

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 two draft map from June to August.



Website launch and mailing list sign ups

- The [project website](#), providing project background, updates and resources was launched.
- Following phase two, over 600 individuals have joined the mailing list to receive project updates



Community Meetings

- 2 community meetings with 40-50 total participants
 - In-person open house and pop-up at Eagle-Pointe Recreation Center (6/24/2026)
 - Virtual open house (6/18/2026)
- 11 office hours meeting with staff
- 5 Community Pop-Up Events



Mailers

- 473 mailers were sent to property owners
- 1,026 mailers sent to nearby property owners within 500 feet of a substantial zoning recommendations



Social Media Engagement and Connected Newsletter

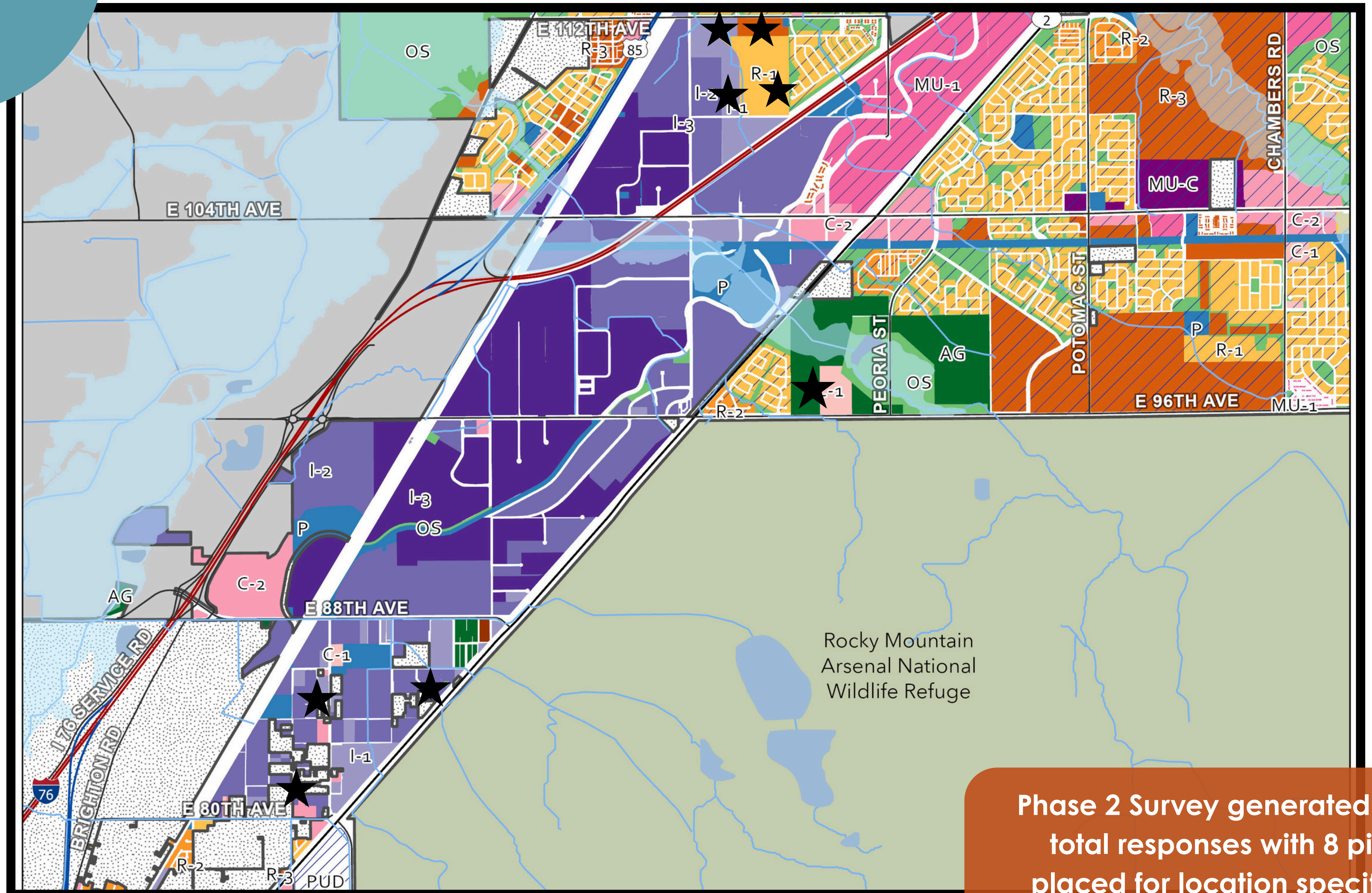
- 2 Connected Newsletter feature in June and July
- 2 rounds of social media outreach, generating over 60 clicks

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Survey Responses



Phase 2 Survey generated 8 total responses with 8 pins placed for location specific comments

★ Survey Responses

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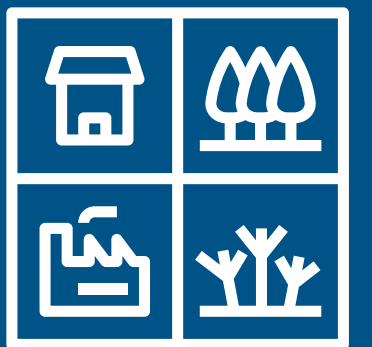
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Feedback

Non-Conforming Uses

The primary area of concern during phase two outreach was the creation of non-conforming uses, primarily within the Irondale and South Rose Hill neighborhoods where many properties are recommended to be rezoned to promote greater consistency in zoning and better alignment with plan guidance. Several residents and property owners expressed concerns surrounding the change of entitlements, their ability to expand their use, and the potential change in their property value as the result of the draft zoning recommendations creating non-conformities. The majority of these comments pertained to industrial, residential, or agriculturally zoned properties.



Consistency with Existing Uses



During outreach events, several residents connected with staff to provide insight on existing and historic conditions, uses, and the surrounding context of specific sites within the Core City. With the provided information, residents and property owners expressed desires to see zoning recommendations shifted to match the current uses to ensure future legally conforming uses.

Large Vacant Properties

Many of the comments also addressed the draft zoning recommendations for large scale vacant sites, Specific feedback are summarized below. The vacant properties near E 96th Avenue and Peoria Street were recommended to retain their current zoning of Agriculture (AG) and Local Commercial (C-1), based on resident feedback received during Phase One, where concerns were raised about preempting residential zoning without further community engagement. During phase 2, the property owner has expressed interest in rezoning to R-2 where C-1 exists today. For Murray Farms (112th Ave. and Havana St.), the property owner expressed a desire to rezone from I-1 to I-2, which would allow for more intensive industrial uses, while resident feedback highlighted concerns about future residential development in the area. Lastly, the property owner near 104th and Peoria Pkwy., where an existing Planned Unit District exists today, requested a base zoning change from Regional Commercial to Neighborhood Mixed-Use to better align with the Comprehensive Plan.



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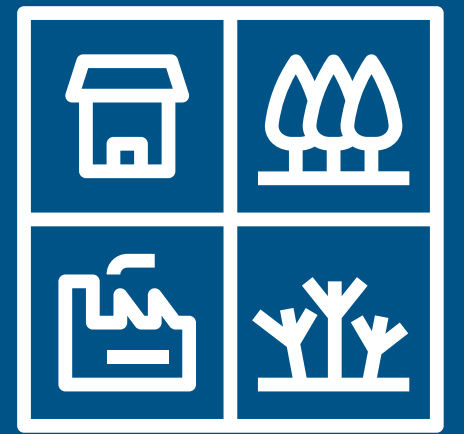
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Staff Adjustments and Response

Non-Conforming Uses

Through the 2025 Land Development Code, includes a new process that allows property owners to reclassify their “minor” non-conforming use as legally conforming, reducing barriers to site expansion or improvement. This request is subject to a public hearing process and final determination by City Council. With guidance from elected and appointment officials, staff will evaluate potential refinements to existing non-conforming use standards to provide additional flexibility for these uses.



Consistency with Existing Uses



On a case by case basis, staff has shifted the draft zoning recommendations following historic research and identifying opportunity for alignment with the Comprehensive Plan. These sites included large lot residential that have previously been non-conforming since its annexation into the city and an industrial site that has been operating since its initial rezoning in the early 1970s.

Large Vacant Properties

Staff recommends maintaining the draft zoning recommendations for 96th and Peoria, and Murray Farms as presented in June to provide the surrounding community with the opportunity to engage with developers and property owners on site-specific development details. For 104th and Peoria Pkwy., staff recommends changing the base zoning as requested by the property owner from Regional Commercial to Neighborhood Mixed-Use to better align with the Comprehensive Plan.

