



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

385 Kimbark Street, Longmont, CO 80501

T 303-651-8330 F 303-651-8696

longmont.planning@longmontcolorado.gov

Written Land Development Code Interpretation 2026-002

To: Grant Penland, Planning & Development Services Director
From: Jennifer Hewett-Apperson, Principal Planner
Date: May 5, 2026
Re: Administrative Approvals for Multifamily in Transit Oriented Communities

Background

Pursuant to HB-24-1313, Longmont is designated a *Transit Oriented Community* by the State of Colorado, with one required Transit Center Corridor and one Optional Transit Station Area meeting statutory requirements. This bill requires that certain housing goals and zoning capacity be established, and that multifamily residential development within these designated areas be subject only to administrative-level site plan review, which could be counter to the provision of Section 15.02.050.C.2 that the Director of Planning and Development Services may refer site plans to the Planning and Zoning Commission for review and approval.

Analysis & Conclusion:

HB-24-1313 designates Transit Centers for certain communities including Longmont where higher density residential development is encouraged and generally required to only undergo administrative approvals. In order to meet this requirement, the provision of Section 15.02.050.C.2 allowing the Director of Planning and Development Services to refer site plans to the Planning and Zoning Commission for review and approval shall not apply to multifamily and other residential projects located within Transit Center and Transit Station Areas meeting the requirements of HB-24-1313.

A handwritten signature in blue ink, appearing to read "G Penland", written over a horizontal line.

Grant Penland
2026.05.11 14:47:05 -06'00'

Grant Penland

Date

Cc: Official record of interpretations