

# LEEPER INDUSTRIAL PARK

Commerce City, Colorado

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## REPLAT

Consolidate two parcels into one lot  
20.49 acres

## REZONE

**From:** Agricultural (AG) and  
Heavy-Intensity Industrial (I-3) with conditions

**To:** Heavy-Intensity Industrial (I-3)

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## CITY COUNCIL PUBLIC HEARING

May 15, 2023

**Owners:** Hampton Yard 8, LLC

**Prepared by:** Plan West Inc

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Commerce City, Colorado

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## PROJECT TEAM

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### OWNERS:

Hampton Yard 8, LLC

Tucker Robinson  
Patrick Pritchard

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### PLANNING AND DESIGN

Plan West Inc.

David Brehm

### CIVIL ENGINEERING

Proof Civil

Jason DeYoung

### SURVEY and PLAT

R.W. Bayer & Associates

Gary Bayer

### ENVIRONMENTAL

AEI Consultants

### GEOTECH, SOILS

Paul Meadows & Associates

### ADDITIONAL SOIL BORINGS

Rule Engineering

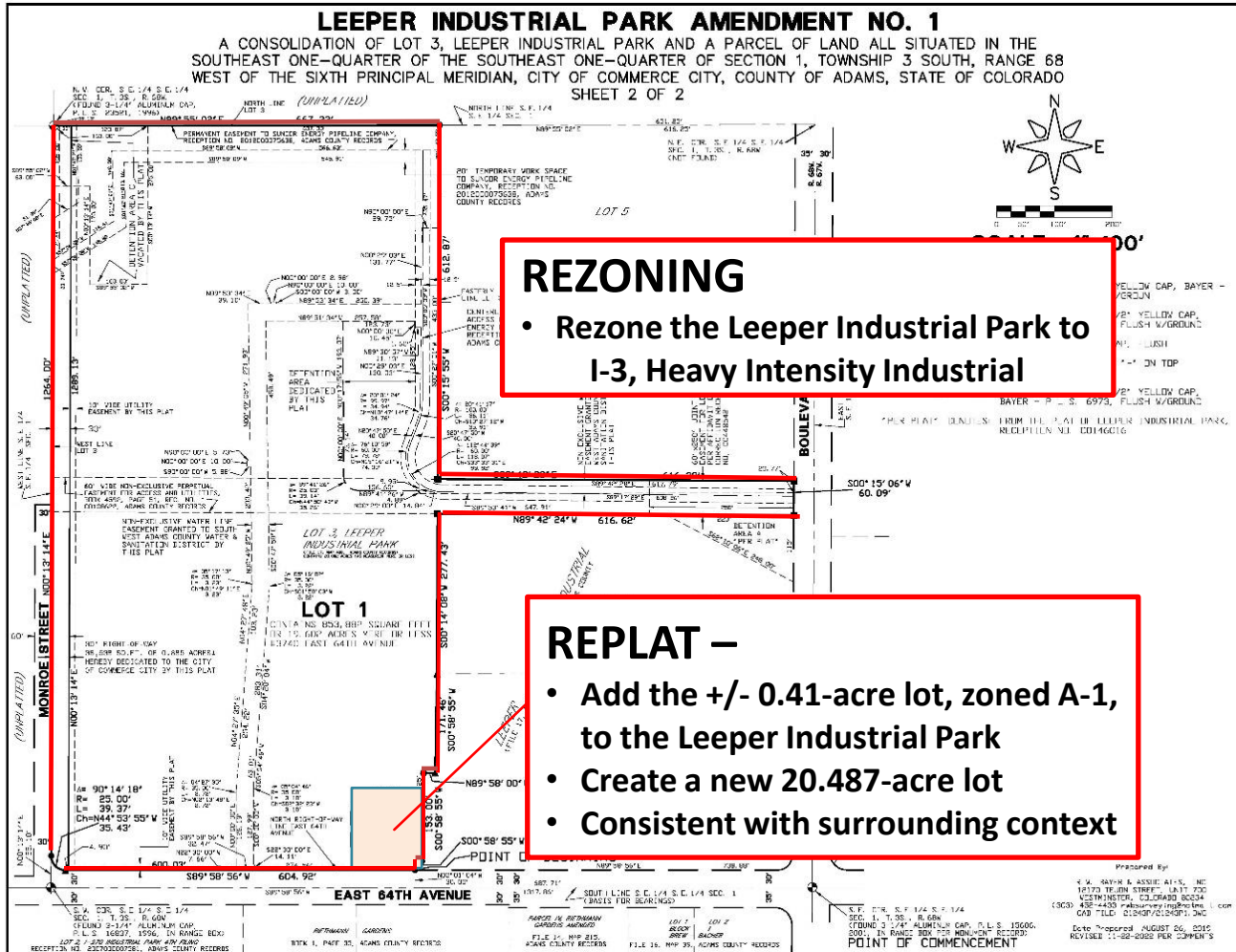
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# LEEPER INDUSTRIAL PARK

Commerce City, Colorado

## REPLAT AND REZONING

20.4 Acres



# LEEPER INDUSTRIAL PARK

Commerce City, Colorado

## PREVIOUS CONDITIONS



**DILAPIDATED BUILDING WAS REMOVED**



**EXISTING BUILDINGS TO BE UPDATED  
NEW WATER, SEWER, PARKING, LANDSCAPING**



**REPO CAR LOT REMOVED**



**ABOVE GROUND SEPTIC TANK REMOVED**



**MONROE STREET ROW  
LANDSCAPE IMPROVEMENTS**

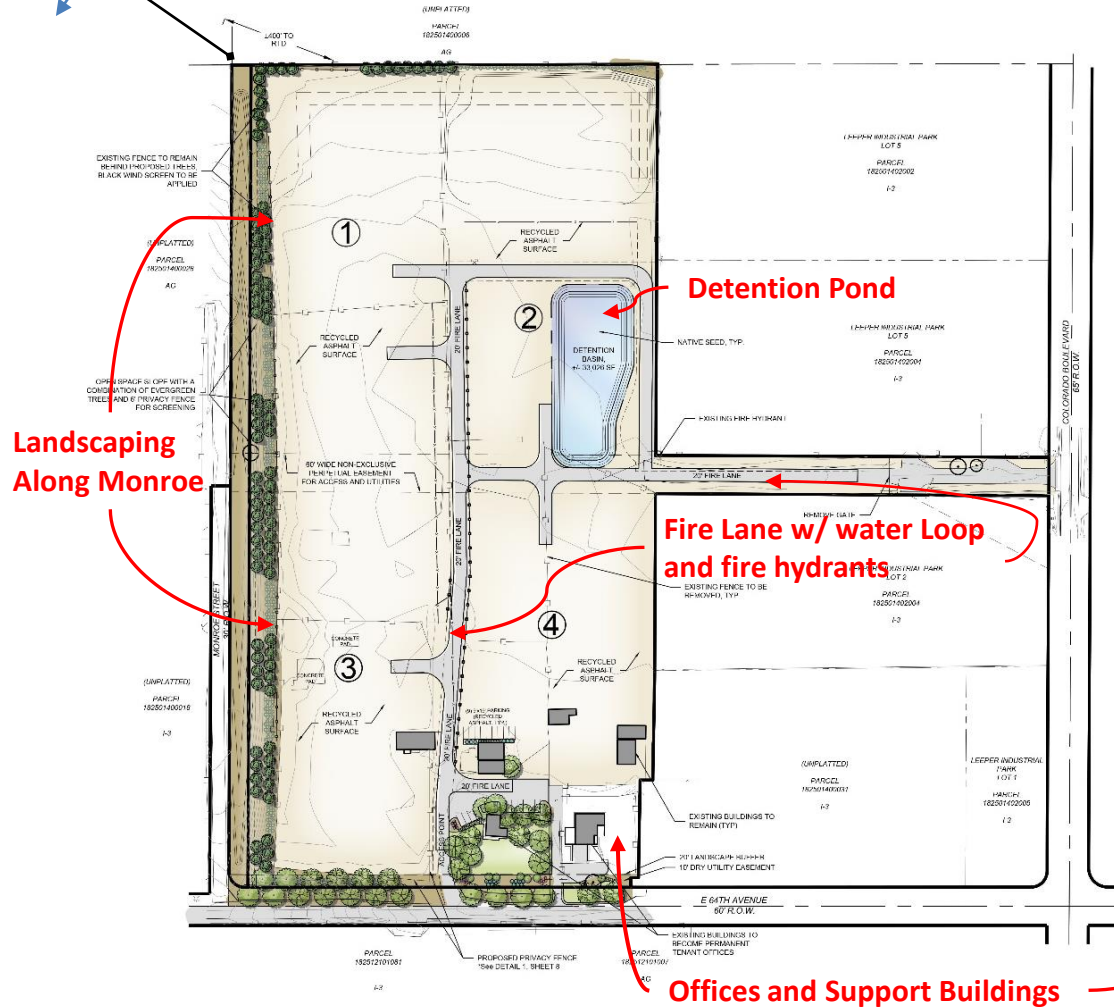


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## SITE IMPROVEMENTS

+/- 400' to RTD  
Landscape Screen

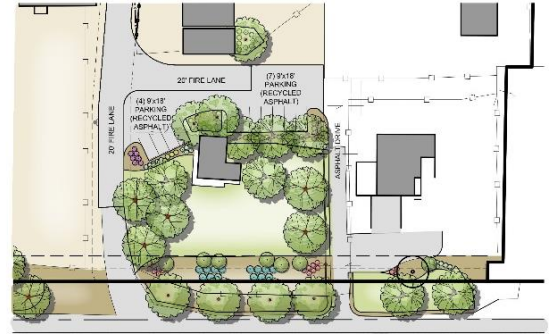


Landscaping  
Along Monroe

Detention Pond

Fire Lane w/ water Loop  
and fire hydrants

Offices and Support Buildings



New 64th Avenue and site landscaping



SCALE: 1" = 80'  
SOUTH  
NORTH  
0' 20' 40' 60' 80'  
PLANWEST  
11800 E. 10th  
Denver, CO 80231  
303.755.8888  
www.planwest.com  
SITE DESIGN  
LANDSCAPE ARCHITECTURE

# LEEPER INDUSTRIAL PARK

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## HAMPTON YARD 8

Over 40 years Experience in Real Estate Investment and Management

CASE STUDY: Commerce City, Colorado  
9975 104<sup>th</sup> AVENUE

### IMPROVEMENTS

- Re-graded drainage
- Upgraded to recycled asphalt
- Building improvements – Electrical, roof, paint
- Asphalt office parking lot
- New landscaping
- New privacy fence



BEFORE



AFTER

# LEEPER INDUSTRIAL PARK

Commerce City, Colorado

## HAMPTON YARD 8 Project Management

- **Pat Prichard – Project Manager**

- 28+ years of experience -- past and current projects with Commerce City and SACWD
- **PM on 104<sup>th</sup> Avenue in Commerce City and SACWD:**
  - Brought the site and buildings up to code
  - Acquired permits and approvals for upgrades
  - update records and files to show proper locations of utilities
- **PM on 64<sup>th</sup> for Hampton Yard 8:**
  - Not an independent contractor – Pat is an integral member of the Hampton Yard 8 ownership team
  - On-site, hands-on
  - Ensure all contractors follow regulations and codes per the City, County and State
  - Acquire all permits as required

### **COMMITMENT:**

Hampton Yard 8, LLC and Pat are committed to make the Leeper Industrial Park a successful business and employment opportunity in and for the City of Commerce City.

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## SUMMARY

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### REPLAT:

- Combines the small, 0.41-acre, Agriculturally zoned lot with the primary site

### REZONING: **I-3 – Heavy Intensity – Industrial Zone District**

- Removes the requirement City Council review all site plans and amendments for approval
- The rezoning is consistent and complementary to the surrounding land uses and context
- Confirms the City's Land Development Codes are met with a site plan and improvements approved by staff to ensure the site will remain safe, attractive, and a long-term asset to the City
- Provides employment opportunities for the City

### SITE PLAN COMMITMENTS AND COMMUNITY BENEFITS

- New fire lane, looped water line, fire hydrants, detention pond, site improvements and building improvements will bring the site in compliance with health and safety standards and codes
  - The new road provides safe and convenient access for potential users and emergency services
  - Capped landfill – Repurposed and useful in compliance with health and safety standards
  - New detention for water quality
  - Fills a market demand for conveniently located industrial uses to serve the area and region
  - Upgraded structures provides responsible reuse of existing structured for offices and support to the I-3 users
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## CLOSING

- Upgrades a historically fallow and poorly utilized site to a viable asset to the City
- Will provide desirable employment opportunities
- Improvements will set a new standard for industrial sites.
- **The Replat and Rezoning meet the City's criteria for approval**

## THANK YOU FOR YOUR TIME AND CONSIDERATION

We will appreciate the City Council's approval  
of the proposed replat and rezoning

We look forward to continuing the  
discussion to answer your questions