



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Council Communication File Number: Res 2023-062

Agenda Date: 6/5/2023

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Resolution

A RESOLUTION APPROVING LEEPER INDUSTRIAL PARK, AMENDMENT NO. 1 TO CREATE ONE LOT FROM TWO EXISTING PARCELS, CONSISTING OF APPROXIMATELY 20.587 ACRES, LOCATED GENERALLY AT 3741 E. 64th AVENUE AND 3801 E. 64th AVENUE, GENERALLY THE NORTHEAST CORNER OF MONROE STREET AND EAST 64TH AVENUE

Summary & Background

Hampton Yard 8, LLC is requesting to combine two existing parcels of 20.08 acres and

0.41 acres into one lot, and dedicate ROW for Monroe Street to the west. The 20.08 acre parcel is currently zoned Heavy Intensity Industrial (I-3) with conditions and the

0.41 parcel is currently zoned Agricultural (AG). Both parcels are proposed to be rezoned to I-3 in concurrent cases Z-544-91-94-23 and Z-994-23. The consolidation plat request is being brought concurrently for review with the zone change requests due to the connected nature of the applications. If the zone change requests are not approved, the plat application would not be able to be approved.

There is a Development Agreement for public improvements associated with the 1991 rezoning of the larger property. Per Commerce City Public Works review, an updated Development Agreement is not required because a traffic study is not required and no additional off-site improvements are required.

A development plan (D-409-23) is under administrative review. The concurrent rezone cases (Z-544-91-94-23 and Z-944-23) and this consolidation plat would need to be approved prior to finalizing the development plan, and before any on-site improvements can be completed.

Staff Responsible (Department Head): Tricia McKinnon, Community Development

Staff Presenting: Stacy Wasinger, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On April 18, 2023, this case was presented to the Planning Commission. The Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Zone Change request to

City Council with a recommendation for approval.

Action Alternatives:

Approve the application in accordance with the PC recommendation;
Approve the application with conditions; or Deny the application