



## Case # S-755-23

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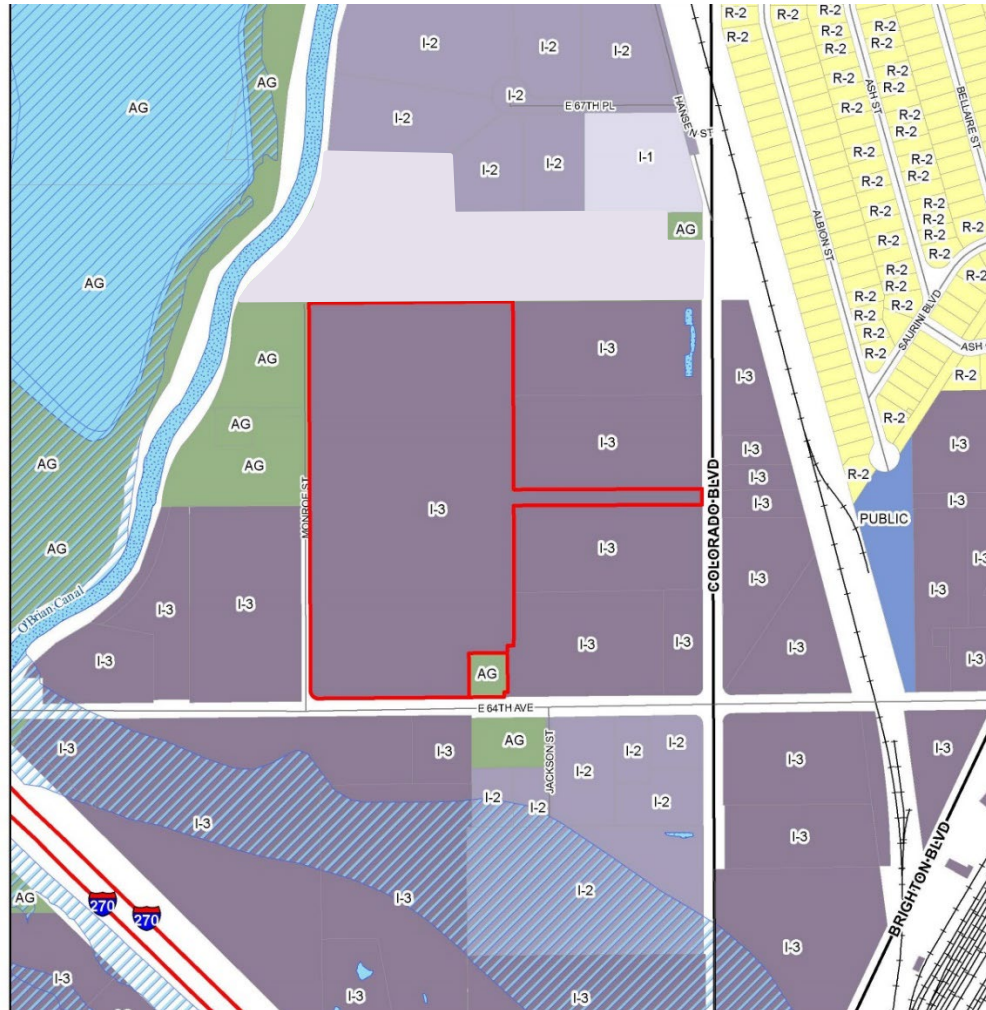
Location: NWC E 64<sup>th</sup> Ave and Colorado Blvd  
Applicant: Plan West, Inc./Hampton Yard 8, LLC  
Request: Subdivision Plat

# Case Summary

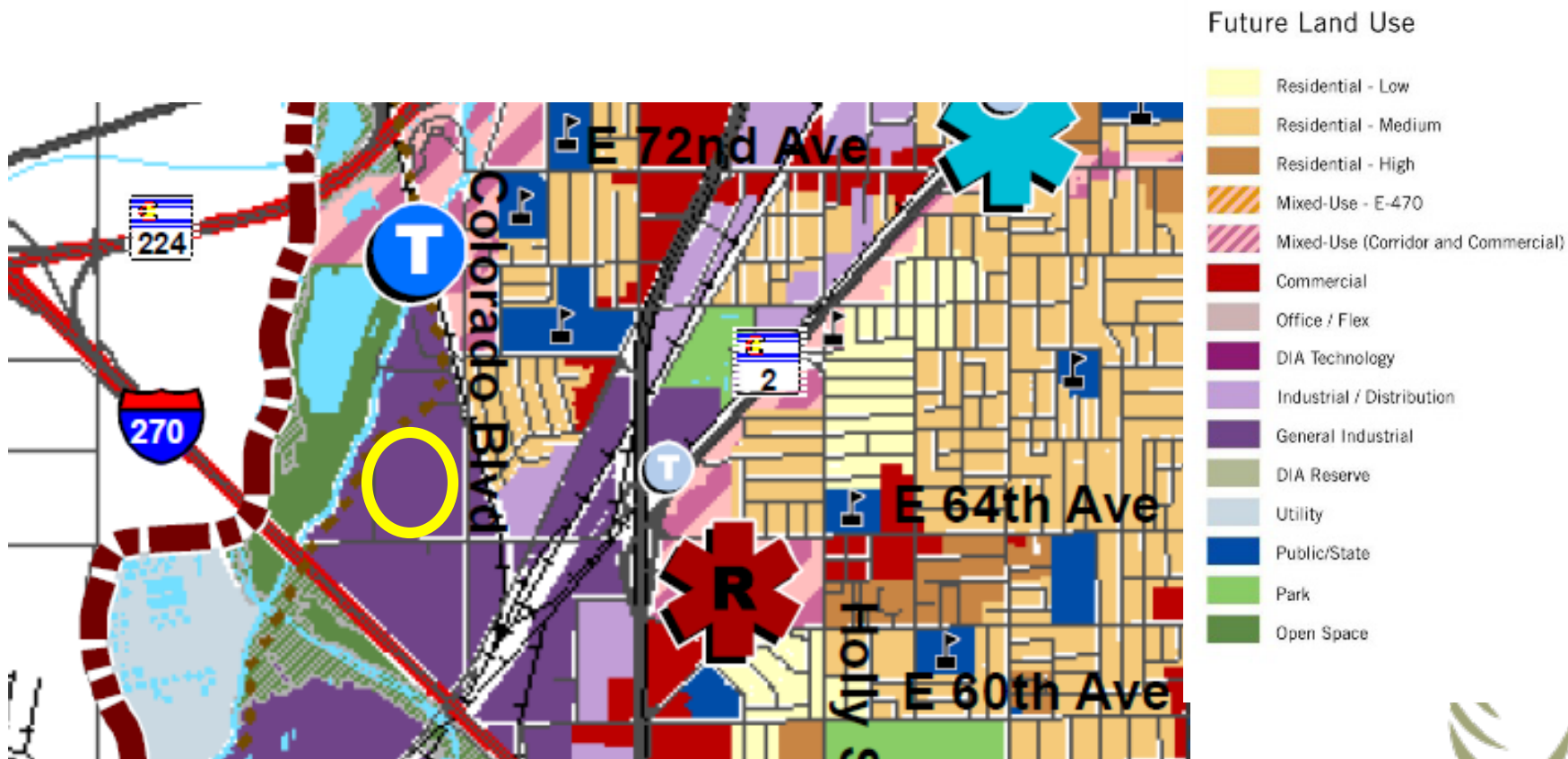
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- NWC E 64<sup>th</sup> Ave and Colorado Blvd
- Request: Consolidation Plat
- Zoning: I-3 (concurrent zoning cases)
- Future land use: General Industrial
- Concurrent Development Plan (D-409-23)  
under administrative review

# Vicinity Map



# Future Land Use Plan



# Background and Applicant's Request

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- Approx. 20.492 acres on north side of E. 64<sup>th</sup> Ave
- Existing structures to be reused for offices
- Proposed use of industrial park
- Consolidate into one I-3 zoned lot

# S-755-23

- Request to consolidate both parcels into one lot
- ROW dedicated with plat
- *Leeper Industrial Park, Amendment No. 1*

ROW dedicated



# Planning Commission Analysis

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- The proposed I-3 zoning and consolidation plat is consistent with the future land use for the property and Comprehensive Plan goals
- Will allow for the development of the property in an industrial area
- No agency review comments remaining or objections

# PC Recommendation

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- On April 18, 2023, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward S-755-23 to City Council with a recommendation for approval.







Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.



# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (a)**: *The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;*

**Analysis**: *The proposed consolidation of two parcels is consistent with the I-3 zone proposed for these parcels. The associated zone change cases and consolidation plat are concurrent and consistent requests.*

**Criteria (b)**: *The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;*

**Analysis**: *The consolidation of the two parcels is consistent with the I-3 zone and will allow the development of this property in a manner consistent with industrial uses and the Land Development Code.*

# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (c)**: *There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;*

**Analysis**: *There is no evidence to suggest that the consolidation plat will violate any state, federal, or local laws, regulations, or requirements. The applicant has demonstrated working with other regulatory agencies on site and environmental issues.*

# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (d)**: *The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;*

**Analysis**: *The proposed plat will create one lot and dedicate ROW on the west side of the property. The layout is logical and consistent with the overall pattern of development in the area.*

# Approval Criteria (S-755-23)

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## LDC Sec. 21-3243(3)

**Criteria (d)**: *The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;*

**Analysis**: *The proposed plat does not create lots or a layout that would affect city standards or make the implementation of any standards difficult.*



# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (f):** *The subdivision:*

**Criteria (f)(i):** *Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or;*

**Analysis:** *The proposed plat is consistent with the industrial nature of the surrounding area and will implement the Comprehensive Plan goal. It will also allow the applicant to continue to work with code enforcement, improve the site, and bring the site into conformance with standards. No traffic impacts are expected.*

# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (f)(ii)**: *Any adverse effect has been or will be mitigated to the maximum extent feasible.*

**Analysis**: *Future development will help mitigate environmental impacts and aid in remediation of the former landfill site.*

*Drainage facilities and other site improvements will also aid in mitigating impacts.*

**Criteria (g)**: *Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;*

**Analysis**: *Adequate facilities and services exist in the area to serve this site. Site improvements associated with the development plan will utilize existing services and upgrade the site.*

# Approval Criteria (S-755-23)

## LDC Sec. 21-3243(3)

**Criteria (h)**: *A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements shown on the consolidation plat documents; and*

**Analysis**: *A development agreement for public improvements exists associated with the 1991 zone change. Per Commerce City Public Works, no update to the previous development agreement or new development agreement is required for this request.*

**Criteria (i)**: *As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.*

**Analysis**: *No phasing is proposed for this consolidation plat and all improvements associated with the development plan will be installed in a rational manner.*