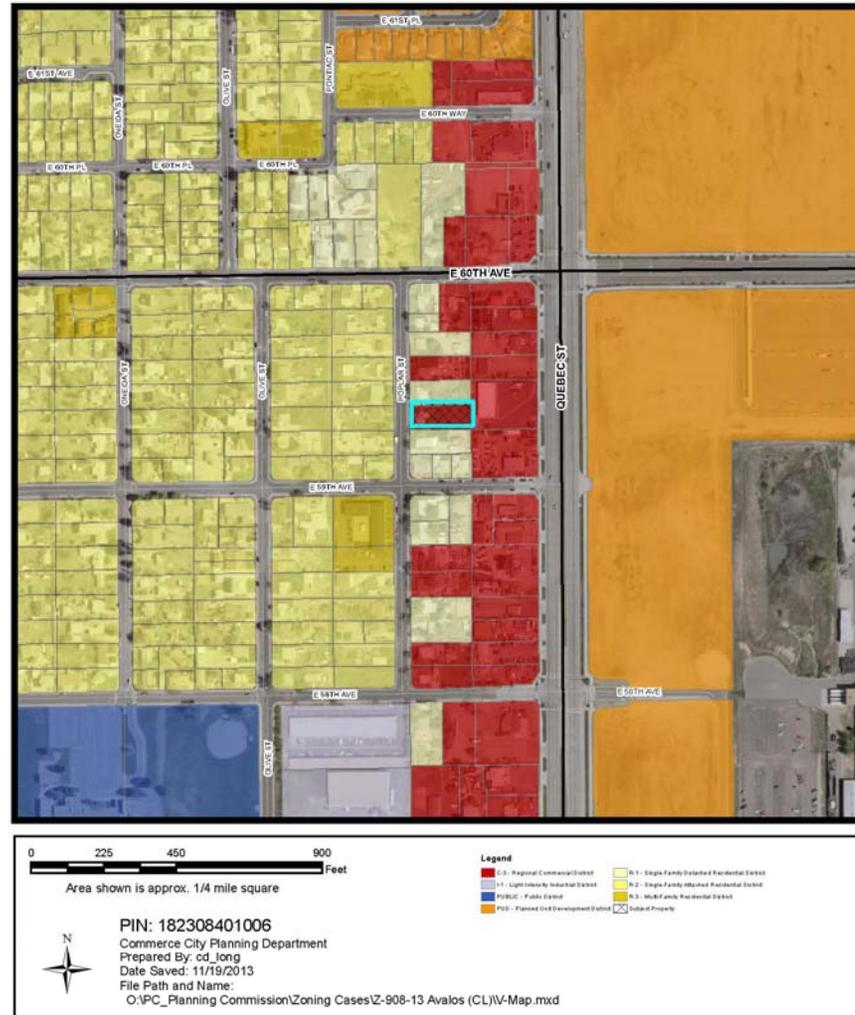




## Z-908-14

Location: 5928 Poplar Street  
Applicant: Maria Avalos  
Request: Zone Change from C-3 to R-1

# Zoning: C-3



# Comprehensive Plan: Residential- Medium



# Location: 5928 Poplar Street



# Location: 5928 Poplar Street

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# Case History

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- Subdivided in 1950.
- Existing home built in 1951.
- Annexed in 1962.
- Individual property owners along Poplar Street have since rezoned to R-1 to match residential use.

# Current Request

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- Change zoning from C-3 to R-1
  - Property was previously listed for sale, and an investor wanted to purchase it to redevelop the property with another residence.
  - Due to non-conforming status, no new residence can be built.
  - Zone change will match zoning with existing use and bring the property into legal and conforming status.

# Planning Commission Analysis

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- Existing home is currently non-conforming in C-3
  - Does not allow for expansion/enlargement
  - If the existing home were to be destroyed, it would not be allowed to be rebuilt as a residence.
- Applicant intends to sell home, non-conforming status limits the marketability of the property
  - Deal with potential investor fell through due to C-3 zoning.
- Meets lot size and setback requirements for R-1
- Meets all approval criteria for zone change



# Zoning Approval Criteria

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- Proposed zone change is consistent with the Comprehensive Plan
- Proposed zone change is compatible with the area and surrounding residential uses
- Site is adequately served by utilities
- Proposed zone change will better serve and balance the uses in the surrounding area
- Area has changed so that there is a public interest in changing zoning to match use

# Comments

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Tri-County Health Department: A well and possible septic tank exist on the property that need to be properly abandoned. Tri-County and/or South Adams County Water and Sanitation District may ask the property owner to abandon these in the future.

- Included as advisory for approval

# Public Notification

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- As of January 27, 2014, staff has received no responses to public notice.

# Planning Commission Recommendation

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- The case was reviewed against the criteria in the LDC
- On January 7, 2014, Planning Commission voted 5-0 to recommend approval to City Council regarding this request.



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Questions?

