



STAFF REPORT

Planning Commission

CASE #Z-923-15

PC Date:	May 5, 2015	Case Planner:	Caitlin Hasenbalg Long
CC Date:	June 1, 2015		
Location:	6310 Poplar Street, Commerce City, CO 80022		
Applicant:	Scott Josifek	Owner:	Mountain View Church
Address:	5985 Grape Street, Commerce City, CO 80022	Address:	Same as Applicant

Case Summary

Request:	Zone change from C-3 to R-1
Project Description:	The subject property is currently zoned C-3 and has a non-conforming single family detached residence on the site. This zone change to R-1 will bring the existing use into compliance with the zoning.
Issues/Concerns:	• Changing non-conforming use to legal and conforming use
Key Approval Criteria:	• Comprehensive Plan • Land Development Code • Neighborhood Compatibility
Staff Recommendation:	Approval
Current Zone District:	C-3 (Regional Commercial District)
Requested Zone District:	R-1 (Single-Family Residential District)
Comp Plan Designation:	Residential - Medium

Attachments for Review: *Checked if applicable to case.*

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| ☒ Applicant's Narrative Summary | ☒ Vicinity Map |
| ☒ Site Plan | |

Background Information

Site Information

Site Size:	7,367 square feet
Current Conditions:	Existing single family residence
Existing Right-of-Way:	Poplar Street to the west
Neighborhood:	Rose Hill
Existing Buildings:	Single family detached house
Buildings to Remain?	☒ Yes ☐ No
Site in Floodplain	☐ Yes ☒ No

Surrounding Properties

<u>Existing Land Use</u>		<u>Occupant</u>	<u>Zoning</u>
North	Residential	Single family detached house	C-3
South	Residential	Single family detached house	C-3
East	Residential	Single family detached house	C-3
West	Residential	Single family detached house	R-2

Case History

The subject property was subdivided as part of the Nylin Subdivision in 1951, and the existing single family detached home was built in 1955. The property was then annexed into Commerce City in 1962, along with the rest of the Rose Hill Neighborhood and part of the Kemp Neighborhood.

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
Z-258-80	Nov. 18, 1980	Rezoning of multiple properties from C-3 to R-2, along with corresponding Land Use Plan amendments from Commercial to Residential	Withdrawn

In 1980, a City-initiated rezoning of various non-conforming residential properties throughout the core city was submitted, but later withdrawn. Subsequent efforts, in separate cases, were made by individual property owners along Poplar Street to rezone from commercial to residential to match the zoning of the properties with their use. The City supported the rezoning of these properties in accordance with the long term vision for Poplar Street to be residential. These later zoning cases did not include 6310 Poplar Street as a subject property to be rezoned from commercial to residential.

Applicant's Request

The applicant purchased the property at 6310 Poplar Street in 2011, and it has served as housing for low-income families since that time. He states that although the property is zoned commercial, the area itself is residential. The surrounding properties along Poplar Street are all single-family residential uses, with those on the west side of the street being zoned R-2. Various properties to the north and east have been rezoned from C-3 to R-1. The Comprehensive Plan identifies this neighborhood for medium-density residential land uses, rather than commercial uses. The applicant does not feel there will be negative impacts to surrounding properties because adjacent properties are already zoned and/or used residentially. The applicant recently applied for a building permit to enclose the existing back porch of the house. Due to the legal non-conforming status of the property, which does not allow for the expansion of the use, the building permit was denied. Therefore, he applied to rezone the property to R-1 to eliminate the non-conforming use and be able to invest in additional improvements to the property. The applicant also requests a fee waiver for the zone change application fee. A separate memo has been provided, along with the applicant's narrative questionnaire regarding the fee waiver request.

Development Review Team Analysis

The Development Review Team (DRT) began by reviewing the request to change the zoning from C-3 to R-1 against the goals found in the City's Comprehensive Plan. That analysis is provided below:

Comprehensive Plan

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use	LU 1a	Future Land Use Plan as Guide: Use the Future Land Use Plan (FLUP) to guide development patterns and mix of uses and amendments to the Land Development Code (LDC).
<u>Analysis:</u>	The rezoning aligns the property with the Future Land Use Plan while allowing the current use of the property to become a conforming use.	
<u>Section</u>	<u>Goal</u>	<u>Description</u>
Housing and Neighborhood Strategies	HN 1b	Housing Program: Establish programs to preserve and recycle housing stock (e.g. acquire, redevelop, resell single-family homes at affordable prices; and provide accessibility improvements), particularly in the Historic City.
<u>Analysis:</u>	Through the rezoning of the subject property, the applicant is able to invest in upgrades or additions to expand and improve the value of this property in the Historic City. Further, the property already serves as housing for low-income families in the community.	

The DRT also reviewed the rezoning application against the approval criteria for a zone change, as outlined in the analysis below:

- The requested zone change is in accordance with the Comprehensive Plan, which designates this area as residential.
- The case history indicates that the property has been used residentially for over 60 years. The requested zone change will match the residential use of the property with the appropriate residential zoning classification. Non-conforming residential properties are limited in their ability to expand or add to the primary structure. The availability of adequate insurance and financing for potential buyers is also limited, making the property more difficult to upgrade or sell. If approved, the conforming status will allow the applicant or future property owners to upgrade the property in compliance with the R-1 standards in the future. A conforming status will also be beneficial to the entire block as many of the surrounding properties are currently zoned residential, which will add a stabilizing force to the neighborhood.
- The R-1 zoning designation will match the residential character of the surrounding area and will have no negative impacts upon this lot or adjacent properties.
- The subject property will not need new services and currently has adequate access to public facilities.

No comments were received from referral agencies in opposition to the proposed zone change.

In summary, Staff supports the zone change of this property from C-3 to R-1 because the existing use and proposed zone change are in accordance with the Comprehensive Plan; the proposed zone change will bring the current non-conforming use of the property into compliance with the zoning; there will be no impacts to adjacent properties; and adequate services and facilities are currently provided for the existing residential use.

Criteria Met?	Sec. 21-3232. Rezoning or Zone Changes	Rationale
☒	The change is consistent with any City adopted plans for the area;	The proposed R-1 zoning is consistent with the City's Comprehensive Plan designation for medium-density residential.
☒	The change is compatible with proposed development, surrounding land uses and the natural environment;	The proposed R-1 zoning and existing single family dwelling are compatible with the surrounding area. The majority of the properties on Poplar Street are zoned and used residentially.
☒	There is, or will be, adequate public services, (water, sewerage, streets, drainage, etc.);	There are adequate public services for the subject property. No additional public services will be required due to this zone change.
☒	There is, or will be, adequate public uses (parks, schools, and open space);	There are adequate parks, schools, and open space for the subject property. No additional public uses will be required due to this zone change.
☒	The change is needed to provide/maintain a proper mix of uses in the area/City;	The requested zone change will bring the existing non-conforming residential use into conformity with its zoning, affording it the same ability to expand and upgrade as other residential properties, providing stability in the immediate neighborhood, and ensuring a proper mix of uses in the City.
☒	The area for which the change is requested has changed/is changing and it is in the public interest to allow a new use or density.	The area surrounding the subject property has been residential in nature since it was first developed. This zone change will bring the property into conformity. There is a public interest in transitioning properties from non-conforming to conforming status. Non-conforming residential properties have limited availability for adequate insurance, financing, and expansion or additions for the homeowners. The community as a whole greatly benefits when homeowners are able to secure funding and appropriately insure, maintain, upgrade, and expand their homes.

Development Review Team Recommendation

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a Zone Change set forth in the Land Development Code and recommends that the Planning Commission forward the Zone Change request to the City Council with a recommendation for approval.

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested Zone Change for the property located at **6310 Poplar Street** contained in case **Z-923-15** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.

Alternative Motions

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Zone Change for the property located at **6310 Poplar Street** contained in case **Z-923-15** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested Zone Change for the property located at **6310 Poplar Street** contained in case **Z-923-15** fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the Zone Change.