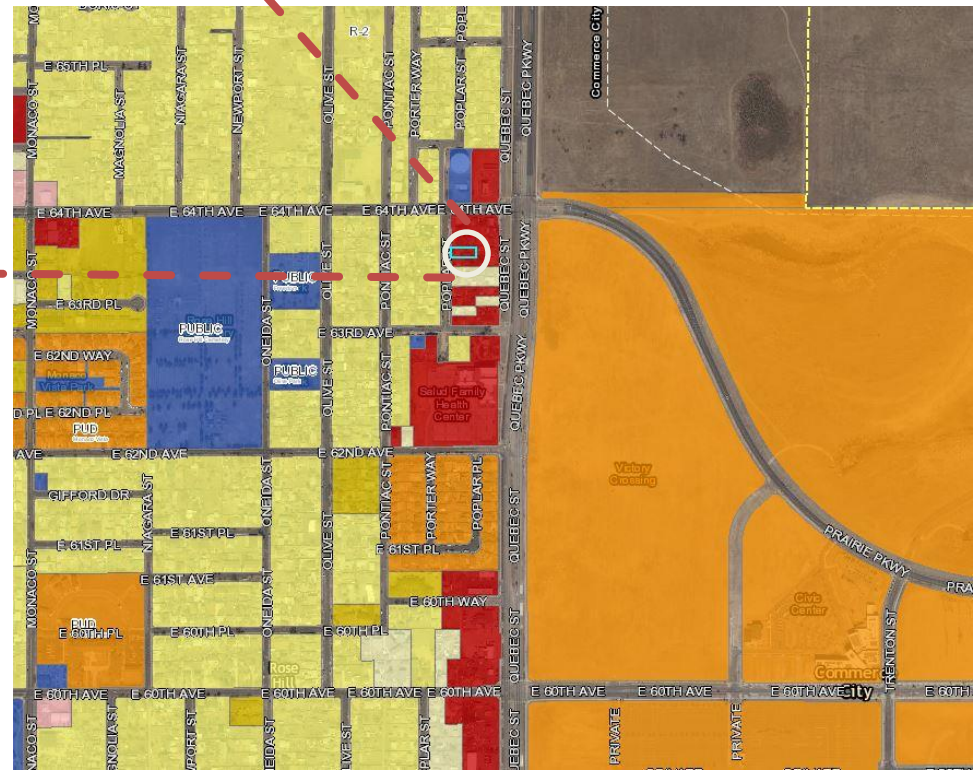




Z-960-19

Location:	6370 Poplar Street
Applicant:	Belen Leyva
Request:	Zone Change from C-3 to R-1

Vicinity Map



Zoning: C-3

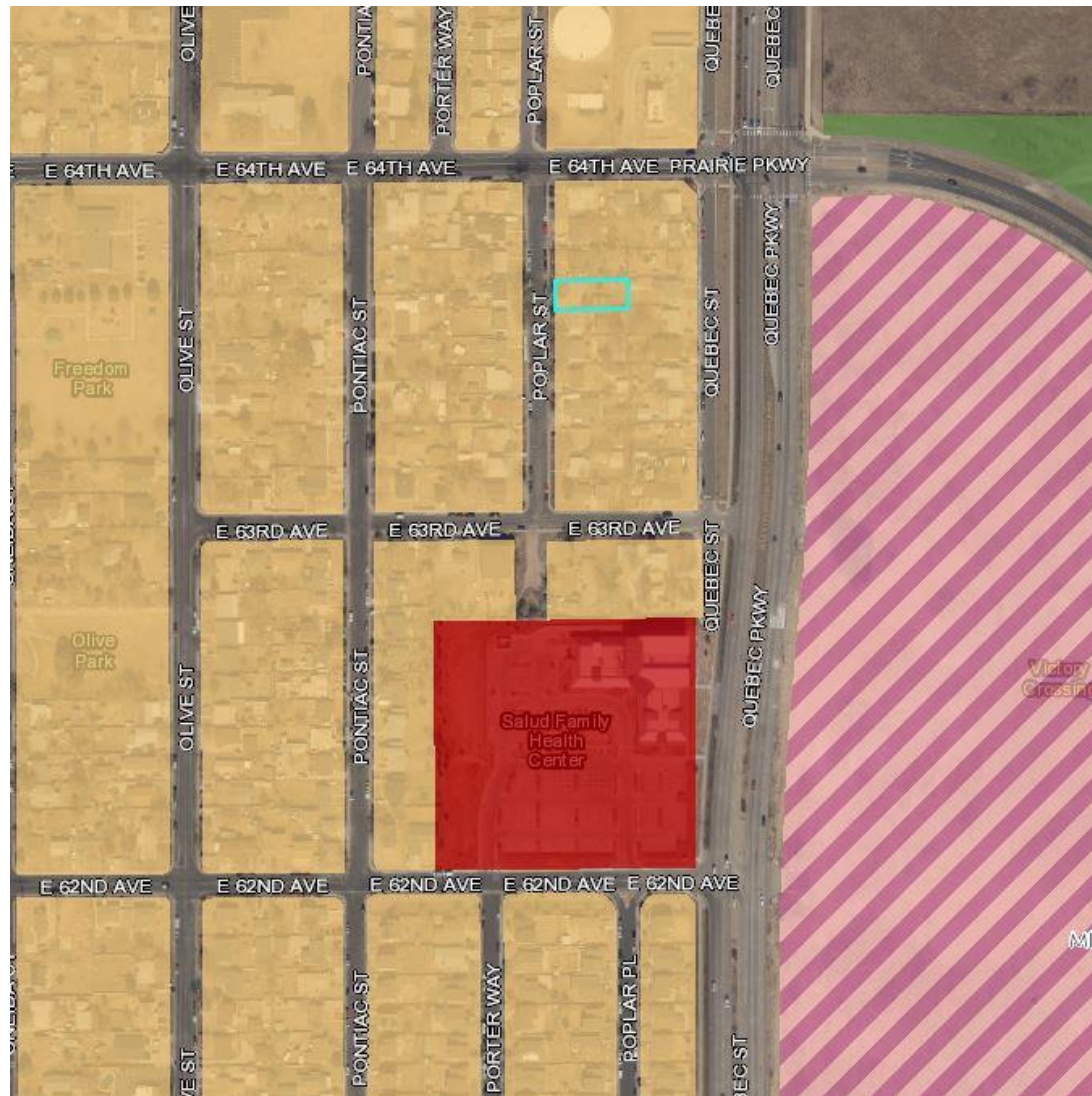


Zoning District

Zoning District

- AG - Agricultural District
- C-1 - Local Commercial District
- C-2 - General Commercial District
- C-3 - Regional Commercial District
- I-1 - Light Intensity Industrial District
- I-1S - Industrial Park Storage District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MU-1 - Mixed Use District
- MHP - Mobile Home Park District
- PUBLIC - Public District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District
- R-4 - Townhouse Residential District
- RU - Residential Unit District
- ADCO - Unincorporated Adams County
- THOR - City of Thornton

Comprehensive Plan: Residential- Medium



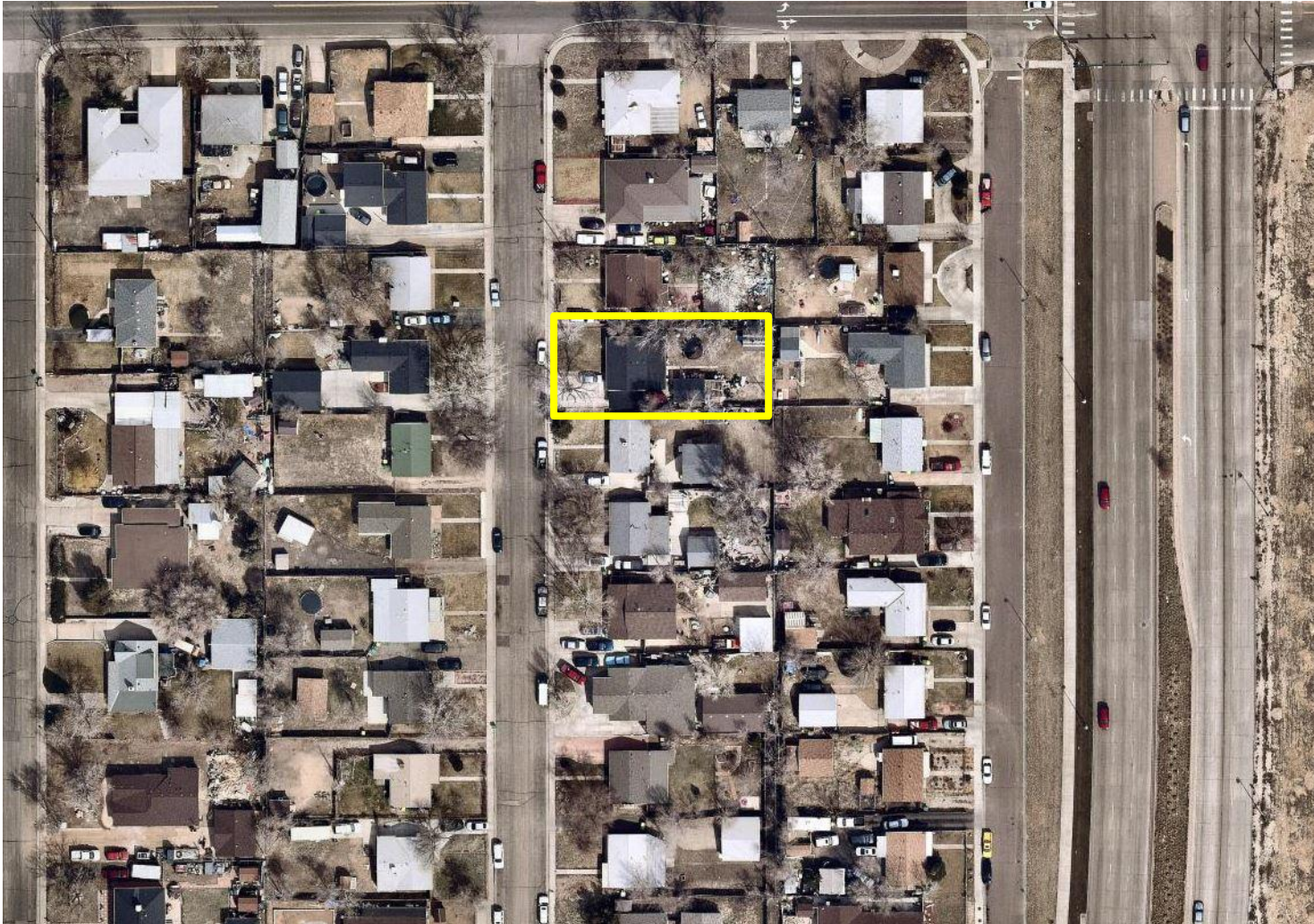
Future Land Use

Future Land Use

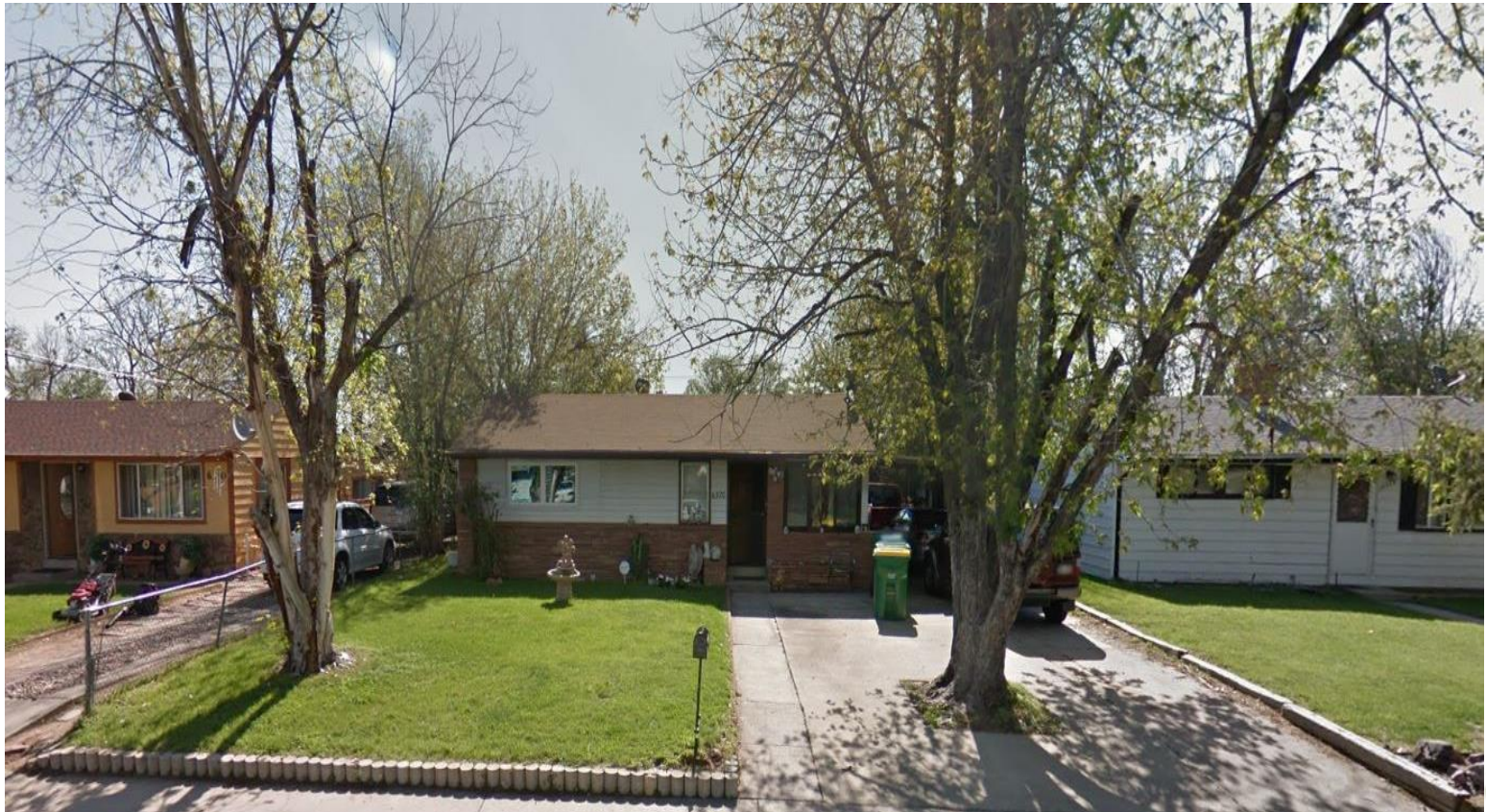
- Residential - Low
- Residential - Medium
- Residential - High
- Mixed Use - E-470
- Mixed Use
- Commercial
- Office / Campus
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public
- Park
- Open Space / Recreation



6370 Poplar Street



6370 Poplar Street



Case History

- Platted in 1951.
- Existing home built in 1955.
- Property was annexed in 1962 with a Commercial zoning from Adams County.
- Individual property owners along Poplar Street have since rezoned their properties to R-1 to match residential use.



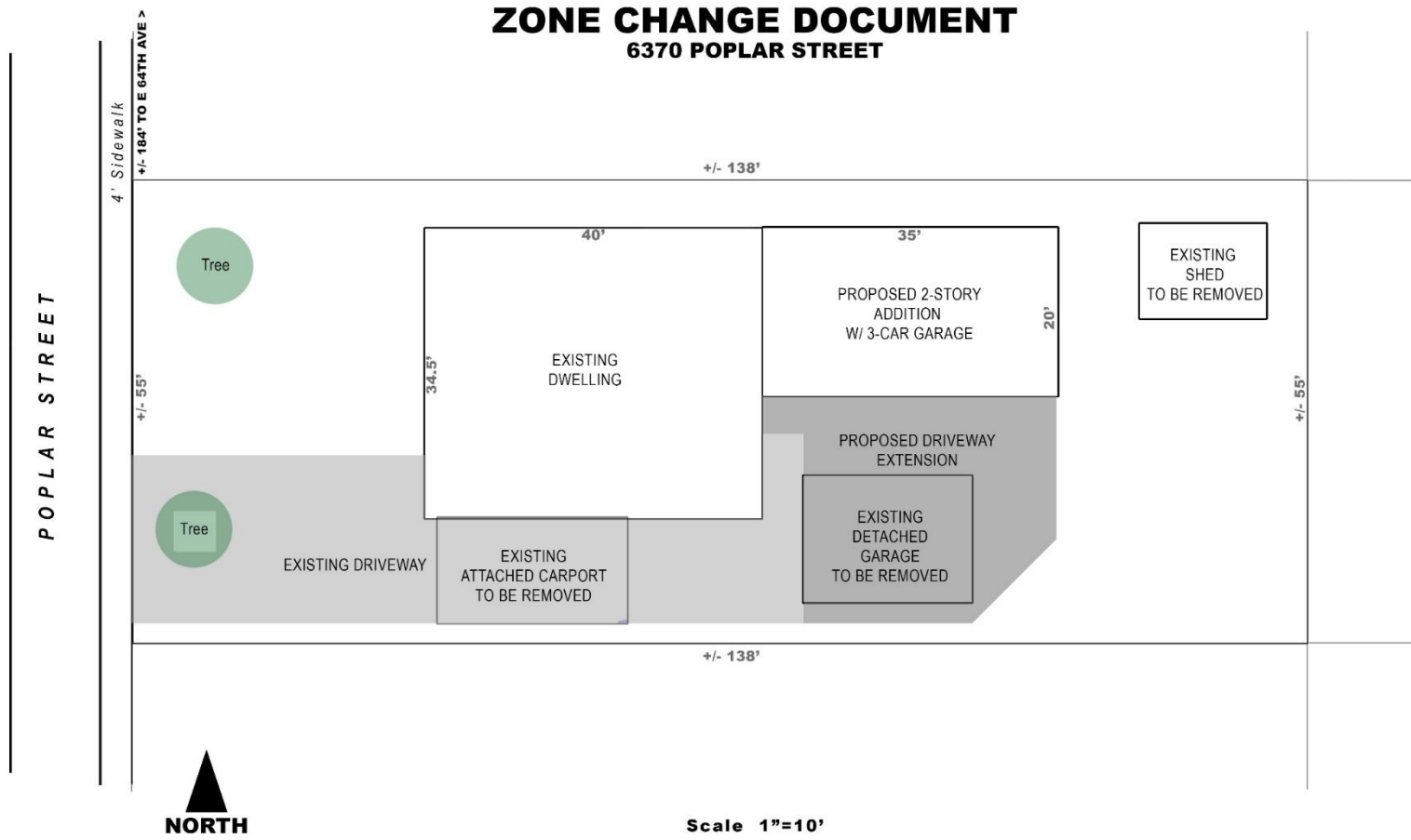
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Request

- Change zoning from C-3 to R-1
 - Applicant submitted building permit to create an addition to the rear of her property
 - Due to non-conforming status, no expansions of residential use can be permitted.
 - Zone change will match zoning with existing use and bring the property into legal and conforming status.



Proposed Development



Planning Commission Analysis

- 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 invest in improvements for the home, but the non-conforming status limits the types of upgrades available for the property.
 - building expansions are not allowed under non-conforming status.
- Meets lot size and setback requirements for R-1
- Meets all approval criteria for zone change

Zoning Approval Criteria

- Consistent with the Comprehensive Plan
- Compatible with the area and surrounding uses
- Adequately served by utilities amenities
- Serve and balance the uses in the surrounding area
- Public interest in changing zoning to match use

Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	41 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	One Sign Posted

Public Notification

As of October 7th, staff has received no responses to public notice.



Recommendation for Zoning

- On September 3, 2019, Planning Commission voted 5-0 to forward this request (Z-960-19) to City Council for approval.



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Staff is available to answer any questions.

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

