

**PLANNING COMMISSION**

**Commerce City Planning Commission**  
**January 7, 2014**

**Commerce City Civic Center**  
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**Z-908-14: Maria Avalos is requesting approval to rezone from C-3 to R-1 for the property located at 5928 Poplar Street.**

Ms. Stevens introduced the case and asked that the record reflect that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and the presentation, including the Development Review Team’s recommendation for approval, subject to one advisory.

In response to concerns about any possible impacts the zone change may have on future commercial development in the area, staff explained that the zone change would be consistent with the comprehensive plan and would be in accordance with the long term vision for Poplar Street to be residential. Chairman McFarlin opened the meeting to a public. There were no public comments and the public comment portion closed.

There being no further discussion on the case, a motion was requested.

**Motion:**

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that, subject to one advisory, the requested Zone Change for the property located at 5928 Poplar Street meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change from C-3 to R-1, subject to the following advisory:

- A. The applicant and/or property owner may at any time be required by Tri-County Health Department and South Adams County Water and Sanitation District to locate and adequately secure a possible abandoned well and possible septic tank on the property.

Commissioner Jones seconded the motion.

McFarlin    Yes  
Cammack    Yes  
Jones        Yes  
Montano    Yes  
Robertson   Yes

5 Yes, Motion Passed.