



STAFF REPORT

Planning Commission

CASE #Z-952-18

PC Date:	May 1, 2018	Case Planner:	Steve Timms
CC Date:	June 4, 2018		
Location:	7225 E. 60 th Way, Commerce City, CO 80022		
Applicant:	James Herbst	Owner:	Same as Applicant
Address:	1047 S. Downing Street Denver, CO 80209	Address:	Same as Applicant

Case Summary

Request:	Zone change from C-3 to R-2
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-2 will bring the existing use into compliance with the zoning.
Issues/Concerns:	<ul style="list-style-type: none">• Changing non-conforming use to legal and conforming use
Key Approval Criteria:	<ul style="list-style-type: none">• Comprehensive Plan• Land Development Code• Neighborhood Compatibility
Staff Recommendation:	Approval
Current Zone District:	C-3 (Regional Commercial District)
Requested Zone District:	R-2 (Two-Family Residential District)
Comp Plan Designation:	Residential - Medium and Commercial

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

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|---|--|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Site Plan | |

Background Information

Site Information

Site Size:	8,468 square feet
Current Conditions:	Existing single family residence
Existing Right-of-Way:	E. 60 th Way to the south
Neighborhood:	Rose Hill
Existing Buildings:	Single family detached house
Buildings to Remain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Surrounding Properties

<u>Existing Land Use</u>		<u>Occupant</u>	<u>Zoning</u>
North	Residential	Single family detached house	PUD
South	Commercial/ Vacant	Vacant Lot	C-3
East	Commercial	Del's Liquor Store	C-3
West	Residential	Multi-family residential structure	R-3

Case History

The subject property was subdivided as part of the Orchard and Vegetable Garden Number 1 Subdivision in the 1940's, and the existing single family detached home was built in 1945. The property was then annexed into Commerce City in 1962, along with several surrounding properties. The C-3 zoning designation was given to the subject property after it was annexed into the city, as this was the zoning applied to it in the county. The approved zoning in the city created a legal non-conforming single family residence on the subject property and therefore the current request is needed to make the structure and use legal and conforming.

<u>Case</u>	<u>Date</u>	<u>Request</u>	<u>Action</u>
Ord # 126	1962	Annex several properties from Adams County into Commerce City	Approval
Z-258-80	November 18, 1980	Rezoning of multiple properties from Commerce City C-3 to R-2.	Withdrawn

Applicant's Request

The applicant purchased the property at 7225 E. 60th Way in 2016. He states that although the property is zoned commercial, the area itself is residential on three sides. The surrounding properties are a combination of single-family and multi-family residential uses. Properties adjacent to the east are currently zoned C-3, while properties to the north, west, and south are zoned for residential. The Comprehensive Plan identifies this property on the edge between residential and 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 and the commercial property already has a drainage area buffer to separate it from the residential use. Also, the size of the lot with its location off of the arterial, does not make it an attractive commercial lot without major reconstruction. The applicant may wish to sell the property in the future, and due to the existing legal non-conforming status, financing may be harder to obtain. Therefore, he applied to rezone the property to R-2 to eliminate the non-conforming use and be able to refinance, sell, or reinvest in additional improvements to the property, if desired.

Development Review Team Analysis

The Development Review Team (DRT) began by reviewing the request to change the zoning from C-3 to R-2 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, as the plan shows this property on the edge of commercial and residential, 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.	

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 on the border between residential and commercial.
- The case history indicates that the property has been used residentially for over 45 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-2 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-2 zoning designation will match the residential character of the surrounding area and will have no negative impacts upon this lot or adjacent properties. The R-2 designation is an appropriate designation between commercial uses and multi-family to the west. The R-2 will allow some, limited intensity and density increase in the future, if desired.
- 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-2 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; will help to provide stability to a neighborhood, and adequate services and facilities are currently provided for the existing residential use.

Criteria Met?	Sec. 21-3232. Rezoning or Zone Changes	Rationale
<input checked="" type="checkbox"/>	The change is consistent with any City adopted plans for the area;	The proposed R-2 zoning is consistent with the City's Comprehensive Plan designation for medium-density residential.
<input checked="" type="checkbox"/>	The change is compatible with proposed development, surrounding land uses and the natural environment;	The proposed R-2 zoning and existing single family dwelling are compatible with the surrounding area. The majority of the surrounding properties are used residentially and commercially.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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 refinance, expand, and upgrade as other residential properties, providing stability in the immediate neighborhood, and ensuring a proper mix of uses in the City.
<input checked="" type="checkbox"/>	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 both commercial and 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 7225 E. 60th Way, contained in case **Z-952-18** 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 7225 E. 60th Way, contained in case Z-952-18 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 7225 E. 60th Way, contained in case Z-952-18 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.

To continue the case:

I move that the Planning Commission continue the requested Zone Change for the property located at 7225 E. 60th Way, contained in case Z-952-18 to a future Planning Commission agenda.