

Rezone Narrative

To: Commerce City Mayor & City Council
Commerce City Planning Commission

From: Belen Leyva

Property Location: 6370 Poplar St., Commerce City, CO 80022
Nylin Subdivision

This is a request to restore the property currently zoned as C-3 (Regional Commercial) to R-1 (Single-Family Residential).

Reason for this rezone request: Our home was built in 1955 and has always been used as a residence. My husband and I have lived at this residence since 2002. The house is small (748 sq ft) but has sufficient living space for two. In July 2015, my brother-in-law and 3 children moved in with us when the children were 3, 4 and 6. Without going into too much detail as to why they moved in with us; DHS removed the mother/wife from the household. This was a devastating time for our family. Since we are family, we thought it would be in the best interest of the children for them to come live with us. Living space for our family is tight in the current home. We need more living space for our family.

Under the C-3 zoning on our property, we cannot obtain a building permit to add-on to our home because the property is no longer zoned for a residence. We need to rezone our property to residential zoning so we can add-on to our home to accommodate our family.

The requested zoning change should have no impact on parks, schools or other public services as our home has existed since 1955.

The request complies with the City's Future Land Use Plan designation of Medium Density Residential.

Best regards,



Belen Leyva