



## Legislation Text

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**File #:** Z-960-19, **Version:** 1

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AN ORDINANCE REZONING FROM C-3 (REGIONAL COMMERCIAL DISTRICT) TO R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT 6370 POPLAR STREET, COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

### **Summary and Background Information:**

The applicant, Belen Leyva is requesting approval of a zone change from C-3 commercial to R-1 single-family residential. The current house was built in 1955 and is currently legal nonconforming. Similar properties along Poplar St. have been rezoned from commercial to residential over time. The zone change to Single-family residential R-1 will bring the property into compliance and remove the non-conforming status so that the applicant can apply for a new addition in the rear of the property.

The Planning Commission has recognized that the proposed zone change and proposed use are consistent with the Comprehensive Plan, will not negatively impact surrounding properties, and will have the potential to positively improve the character of the neighborhood.

**Staff Responsible (Department Head):** Roger Tinklenberg, Interim Director of Community Development

**Staff Member Presenting:** Brayan Marin, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

### **Staff Recommendation:**

On September 3rd, 2019, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to City Council with a recommendation for approval, subject to the findings of fact.

Alternative:

One option would be for City Council to approve the request as submitted by the applicant; a second option would be to approve the request subject to conditions; a third option would be for City Council to deny the request.

### **Suggested Motion:**

I move that the City Council enter a finding that the requested Zoning change for the subject property contained in case Z-960-19 meets the criteria of the Land Development Code and, based upon such finding, approve Zoning Change.