



**BACKGROUND PAPER FOR PROPOSED
ORDINANCE**

COUNCIL MEETING DATE: July 11, 2022

TO: President Heather Graham and Members of City Council
CC: Nicholas A. Gradisar, Mayor
VIA: Marisa Stoller, City Clerk
FROM: Scott Hobson, Acting Director of Planning and Community Development
SUBJECT: AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE LOTS 22, BLOCK 3; SUNSET PARK 6TH FILING, TOTALING .85 ACRES FROM R-5, MULTIPLE-RESIDENTIAL AND OFFICE DISTRICT TO R-6, MULTIPLE-RESIDENTIAL AND COMMERCIAL DISTRICT

SUMMARY:

The applicant is requesting to rezone Lot 22, Block 3, Sunset Park 6th Filing, totaling 0.85 acres from R-5, Multiple-Residential and Office District to R-6, Multiple-Residential and Commercial District to accommodate the future development of a laundromat and apartments.

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

The subject property is located west of South Prairie Avenue and north of Amherst Avenue, generally located west of the State Fair Grounds in the Sunset Park Subdivision, 6th Filing. The 0.85-acre site is comprised of a single undeveloped parcel. A preliminary site plan has been submitted for development with a proposed laundromat along Amherst Avenue and apartments located behind the laundromat on the north side of the property. The proposed laundromat and residence, multifamily are both a use by right in the Multiple-Residential and Commercial (R-6 Zone) District. The applicant is requesting to construct a new laundromat facing Amherst Avenue. The laundromat will be a 3,000 square foot single story building and will house 80 to 90 washing machines and dryers for patron use. Behind the laundromat will be a two-story apartment building, which will provide eight new apartments. The proposed apartment building is approximately 7,200 square feet and if each apartment has the same floor plan, each apartment will be approximately 900 square feet. Based on the proposed site plan the laundromat and apartments have the appropriate number of parking spaces required by Sec 17-4-42 & Sec 17-4-43. The applicant currently owns multiple residential rental

properties and laundromats in Pueblo, to include Lady Fair Laundromat at 1141 South Prairie Avenue. The applicant states that Lady Fair Laundry, which is located a block south of the proposed rezone site, will close and be moved to this new location if the requested rezoning and the commercial plan review are approved.

FINANCIAL IMPLICATIONS:

There are no financial implications for the City.

BOARD/COMMISSION RECOMMENDATION:

The Planning and Zoning Commission, at their June 8, 2022 Regular Meeting, voted 7-0 to recommend approval.

STAKEHOLDER PROCESS:

The Planning Department sent out Notice of the Planning and Zoning Commission Public Hearing to all property owners located within 300 feet of the subject property.

A Public Notice poster was placed on the subject property 15 days prior to the Public Hearing.

ALTERNATIVES:

If City Council does not approve this Ordinance the property will not be zoned in accordance with the Pueblo Municipal Code.

Upon request of City Council, the Ordinance could be returned to the Planning and Zoning Commission for consideration of proposed modifications.

RECOMMENDATION:

Approval of the Ordinance.

Attachments:

Proposed Ordinance

Minutes of the Planning and Zoning Commission June 8, 2022, Public Hearing

Planning and Zoning Commission Staff Report with Attachments and Exhibits

ORDINANCE NO. _____

AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE LOTS 22, BLOCK 3; SUNSET PARK 6TH FILING, TOTALING .85 ACRES FROM R-5, MULTIPLE-RESIDENTIAL AND OFFICE DISTRICT TO R-6, MULTIPLE-RESIDENTIAL AND COMMERCIAL DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The zoning restrictions covering the following described property, and in addition half of all adjacent dedicated roadway and alley rights-of-way, together generally identified in the attached Rezone Exhibit, is hereby changed from R-5, Multiple-Residential and Office District to R-6, Multiple-Residential and Commercial District:

Lot 22, Block 3, Sunset Park 6th Filing, County of Pueblo, State of Colorado.

SECTION 2.

The officers and staff of the City are authorized to perform any and all acts consistent with the intent of the Ordinance to implement the policies and procedures described herein.

SECTION 3.

This Ordinance shall become effective immediately upon final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on _____.

Final adoption of Ordinance by City Council on _____.

President of City Council

Action by the Mayor:

- Approved on _____.
- Disapproved on _____ based on the following objections:

Mayor

Action by City Council After Disapproval by the Mayor:

- Council did not act to override the Mayor's veto.
- Ordinance re-adopted on a vote of _____, on _____
- Council action on _____ failed to override the Mayor's veto.

President of City Council

ATTEST

City Clerk