

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, January 27, 2014

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairperson Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Steve Anselmo, Brian Lucas and Yvonne Lujan-Slak

Board Member Absent: None

Staff Members Present: Jerry M. Pacheco, Senior Planner; Steven Meier, Director; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the agenda for December 16, 2015, by Ernst, second by Lucas.

Motion passed 5 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for January 27, 2015, by Ernst, second by Lucas.

Motion passed 5 - 0

REGULAR BUSINESS

Consent Agenda

None

Regular Agenda

ZBA 15-01 (902 Routt Avenue)

A **Special Use Permit** to allow a Mortuary and Crematorium in a R-5 zone district.

Chairman Mike Castellucci informed the Board that his employer has the Diocese of Pueblo as a client. No one objected to his participation in the hearing.

Staff Report by Jerry M. Pacheco

On January 14, 2015, the Planning & Zoning Commission recommended approval of a rezoning application for 902 E. Routt Avenue, 934 E. Routt & 917 E. Evans Avenue in order to facilitate adaptive reuse of the Roman Catholic Church properties in the Bessemer Neighborhood. Within the R-5 zoning classification a mortuary and crematorium associated with a funeral home requires a Special Use Permit approved by the Zoning Board of Appeals. The City of Pueblo Comprehensive Plan and 2011-2015 Strategic Plan encourage infill development and redevelopment in older areas of the City to improve property values and provide jobs.

The subject properties consist of three buildings and associate parking areas over approximately two-thirds of the block bound by Fairview Avenue to the north, Summit Avenue to the south, Evans Avenue to the east and Route Avenue to the west. Closed since 1995, the site has been the Our Lady of the Assumption Catholic Parish consisting of the historic church, associated administration building and K-9 school. It is the intent of the property owner to rehabilitate the properties and expand the Angelus Funeral Home operation to this site.

Specific to this request the proposed mortuary and crematory operations would be conducted from the former school building at 902 E. Routt Avenue. From a land use compatibility perspective, the Angelus Funeral Home business has been an accepted business in the Bessemer Neighborhood since 1968. Expansion of the business into this location should be a welcome improvement to the subject properties which have been vacant since 1995.

The Applicant propose to operate a wine bar on Union Avenue near the Historic Arkansas River Project. According to the Applicant the proposed wine bar, named Wine Down by the River, will cater to upper-end clientele and tourists. At 1,250 square-feet, the business should be a welcome addition to Union Avenue based upon the business plans of the Applicant.

Bob Hain, representing the Diocese of Pueblo, appeared and spoke in favor of the application.

Commission Action:

Motion to approve with staff recommendations, motion by Ernst, second by Lucas.

Motion passed 5 - 0.

ADJOURN

There being no further business the meeting was adjourned at 7:15 p.m.