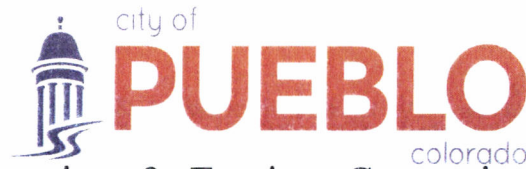


Jean Latka
Chair

Brandice Eslinger
Vice Chair

Dennis Flores
City Council Representative



Planning & Zoning Commission

Chris Kaufman

David Webb

Brian Lucas

Raymond Seybold

Z-15-01

TO: City of Pueblo, Planning and Zoning Commission
FROM: Jerry M. Pacheco, MURP, Senior Planner
THROUGH: Steven Meier, Director of Planning and Community Development
DATE: February 11, 2015
SUBJECT: **413 Eagleridge Boulevard Rezoning**

APPLICANT: NuVeu Pharma, LLC
PROPERTY OWNER: NuVeu Pharma, LLC
LOCATION: Lot 1, Block 1 Fountain Park Commercial Center
EXISTING ZONE: I-2, Light Industrial District
PROPOSED ZONE: BP, Business Park District

REQUEST:

The applicant is requesting to rezone 5.6 acres to from I-2 to BP

ANALYSIS:

The Applicant, represented by Ralph M. Bonham, proposes to effectively lower the zoning classification of the subject property to facilitate commercial uses permitted in the BP zone.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

STAFF REVIEW AND FINDINGS:

The existing 45,176 square-foot building located on the property was constructed in 1974 by then U.S. West Communications. A parking field is located on the west side of the building and the site is contained by a six foot tall chain-link fence. Landscaping, site drainage, sidewalks and ADA accommodations do not meet current City codes. It has been presented to City staff that as part of any new permit approvals the site will be brought into compliance with current City Codes.

As proposed, the development plans for this property will be compatible within the neighborhood and will comply with City standards for development.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**CHARACTER AND COMPATIBILITY:****□ Site Character:**

Located at the northeast corner of Eagleridge Boulevard and Dillon drive, the masonry constructed building is classified as a storage warehouse building surrounded by fenced outdoor storage areas.

□ Neighborhood Compatibility:

North I-2, Light Industrial (Colorado Bumper Chrome Plating)

East I-2, Light Industrial; and S-1, Governmental Use (City of Pueblo)

South B-3, Highway and Arterial Commercial (Vacant)

West B-3, Highway and Arterial Commercial (Texas Roadhouse); and

I-2, Light Industrial (American Furniture Warehouse)

□ Comprehensive Plan Compliance:

According to the Comprehensive Plan this area is identified as an Arterial Commercial Mixed Use future land use area. In 2005, the zoning of property to a BP classification has been determined to be consistent with the Arterial Commercial Mixed Use future land use designation.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:**□ Minimum lot size and area:**

The 5.6 acre property is off sufficient size and are for the BP zone.

□ Lot coverage:

The proposed development will conform to the requirements of the BP zone.

□ Conclusion:

Final development plans will be reviewed for compliance according to the BP standards.

PUBLIC WORKS AND ENGINEERING COMMENTS

None

TRANSPORTATION COMMENTS

None

STORMWATER COMMENTS

None

SANITARY SEWER COMMENTS

None

PARKS AND RECREATION COMMENTS

None

REGIONAL BUILDING COMMENTS

None

BOARD OF WATER WORKS COMMENTS

None

COLORADO DEPARTMENT OF TRANSPORTATION COMMENTS

None

COMCAST COMMENTS

None

XCEL ENERGY COMMENTS

None

QWEST COMMENTS

None

FIRE DEPARTMENT COMMENTS

None

BLACK HILLS ENERGY COMMENTS

None

ATTACHMENTS:

- A. Location Map
- B. Vicinity Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Site Photographs
- F. Application