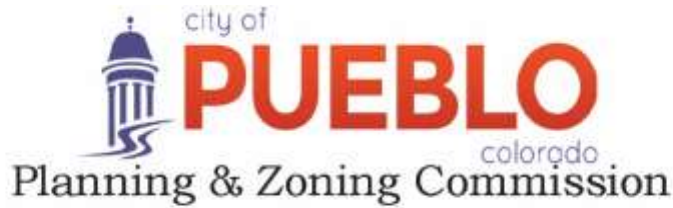


Jean Latka
Chair

Brandice Eslinger
Vice Chair

Bob Schilling
City Council Representative



Mike Castellucci

Brian Lucas

Yvonne Lujan-Slak

David Webb

S-15-09

TO: City of Pueblo, Planning and Zoning Commission

FROM: Todd Zeiller, Senior Planner

THROUGH: Steven Meier, Director of Planning and Community Development

DATE: April 8, 2016

SUBJECT: **FSED Subdivision**

APPLICANT: **RKMS Pueblo, LLC**

PROPERTY OWNER: Same

LOCATION: **1300 North Santa Fe Ave**

EXISTING ZONE: B-4, Regional Business District

PROPOSED ZONE: B-4, Regional Business District

CONCURRENT REQUESTS: S-15-09, FSED Subdivision

REQUEST:

The Applicant is requesting to subdivide the subject property, totaling approximately 1.25-acres, into one building site.

ANALYSIS:

The proposed Subdivision conforms with the applicable Municipal Codes.

APPLICABLE REGULATIONS:

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

RECOMMENDED MOTION: Staff recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements:	None requested
Requests for Modifications to Requirements:	None Requested
Plat Deficiencies:	
Conditions of Approval: (Unless otherwise noted, all	1. If CDOT requires a right turn lane on 13 th st then applicant

conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	<p>must resubmit the subdivision application and attachments and pay all fees associated with the new application.</p> <p>2. Comments and conditions contained within the letter from City 2. Stormwater Department, Melanie Turner, dated March 16, 2016 have all been addressed.</p>
Comments only:	None

STAFF REVIEW AND FINDINGS:

The Applicant is proposing to subdivide the approximately 1.25 acres. The proposed subdivision will create one building lot.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The property is currently vacant.

❑ **Neighborhood Compatibility:**

- North B-4, Central Business Use District
- East S-1, Government Use District
- South S-1, Government Use District
- West B-4, Central Business Use District

The surrounding neighborhood is predominately business and government use. The existing B-4 zoning is consistent with the neighborhood.

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Mixed Use”.

The proposed zoning and use of the property facilitates primary job creation, furthering the goals of establishing employment centers within the community.

The proposed subdivision would be consistent with the Comprehensive Plan of the area.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size and area:**

- The B-4 Central Business Zone District requires a minimum of 5,000 sf of lot area, with a minimum lot width of 50 feet.
- *The proposed lot meets the minimum requirements of lot size and area.*

❑ **Conclusion:**

The property complies with the zone district.

ATTACHMENTS:

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Plat
- E. Supplemental Map
- F. Subdivision Application

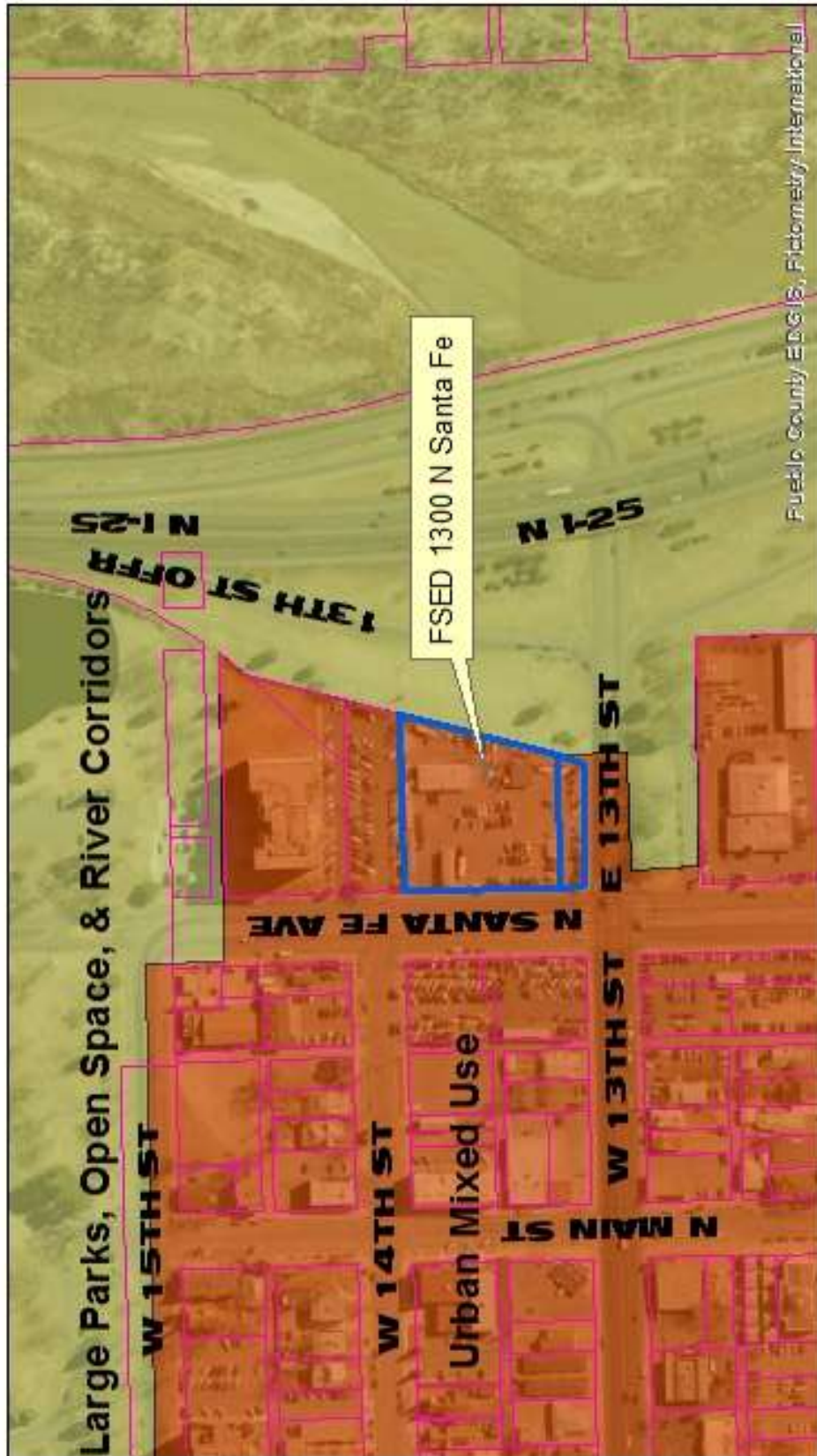
Attachment A Aerial Photograph



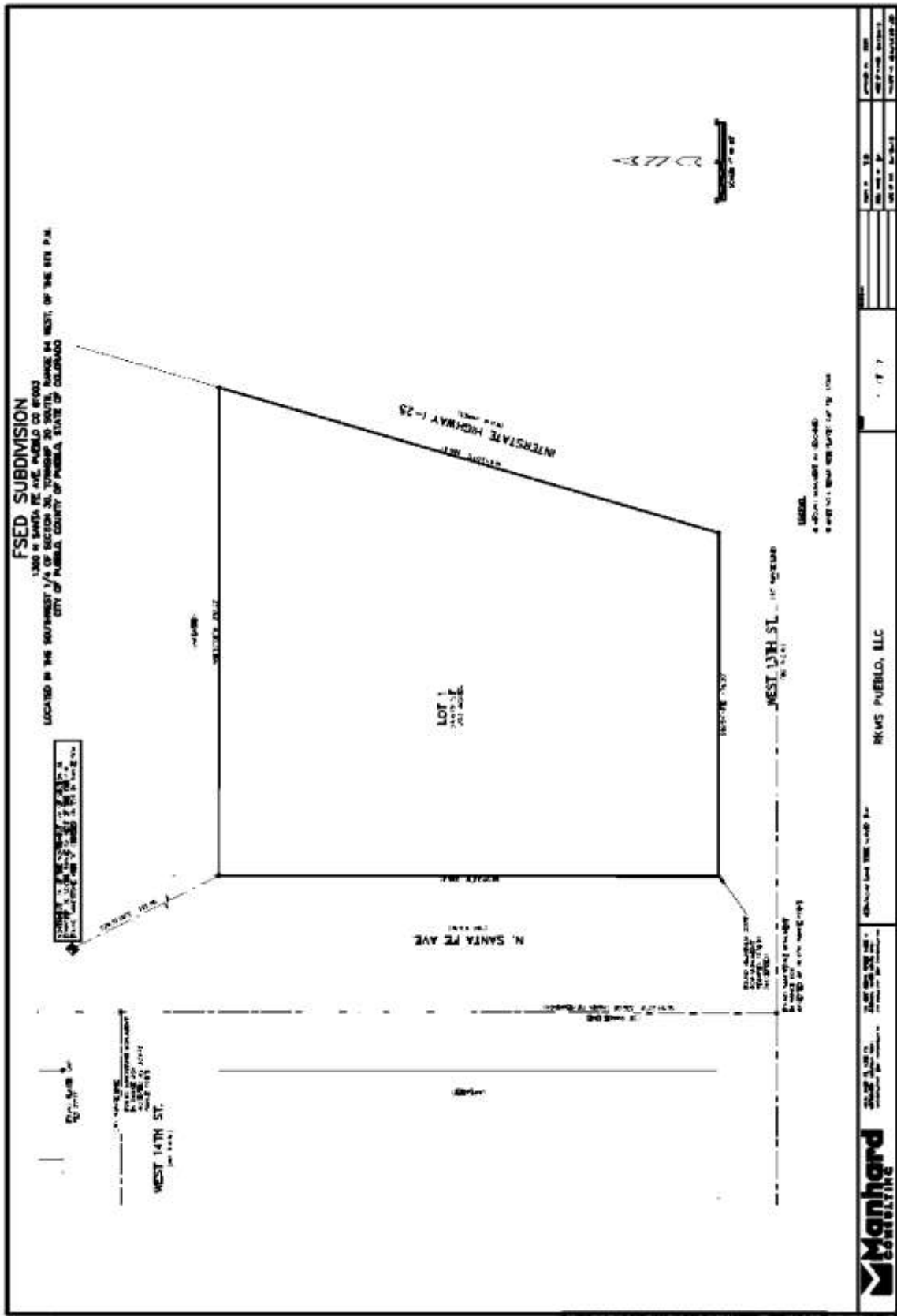
Attachment B Zoning Map



Attachment C Comprehensive Plan Map



Attachment D Plat



Attachment E Supplemental Map

