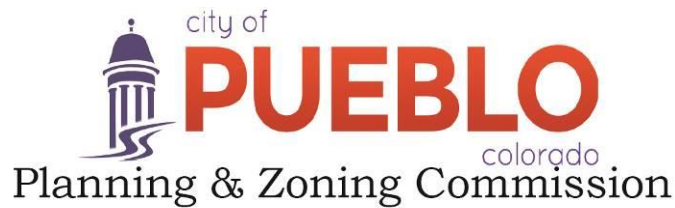


Brandice Eslinger
Chair

Vacant
Vice Chair

Bob Schilling
City Council Representative



Patrick Avalos

Elizabeth Bailey

Mike Castellucci

Yvonne Lujan-Slak

Alex San Filippo-Rosser

Z-18-04

TO: City of Pueblo, Planning and Zoning Commission
FROM: Alan Lamberg, Planner
THROUGH: Steven Meier, Director of Planning and Community Development
DATE: July 11, 2018
SUBJECT: **Rezone 1314 Halleck Avenue and 1629 West 13th Street**
APPLICANT: **Jackie Pinelle for A+J Enterprises, LLC**
PROPERTY OWNER: Same
EXISTING ZONE: R-2, Single Family Residential District
PROPOSED ZONE: I-2, Industrial District
CONCURRENT REQUESTS: Alley vacation (V-18-05)

REQUEST:

Applicant is requesting to rezone portions of the subject property from Single-Family Residential (R-2 zone) district to Industrial (I-2 zone) district.

ANALYSIS:

The proposed rezoning request conforms with the *Pueblo Regional Development (Comprehensive) Plan* designation and meets the minimum zone district requirements.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission **CONTINUE** this case (Z-18-04) to the next regular meeting, August 8, 2018, if the zoning exhibit is not revised with the following corrections:

1. Show corporate lot lines and lot numbers;
2. Hatch only areas that are currently R-2 zone (lots 24, 29, and 30, and adjacent rights-of-way are currently I-2).

If the zoning exhibit is approved prior to the July 11th meeting, then 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 subject property is generally located at the northeast corner of Halleck Avenue and West 13th Street. Lots 24, 29 and 30 and adjacent rights of way are currently I-2. The applicant is requesting to rezone lots 21, 22, 23, 25, 26, 27, and 28 and adjacent rights of way from R-2 to I-2 to use the property for storage and to park commercial vehicles. The intended uses are not permitted in the existing R-2 zone district. Rezone to I-2 will enable as a use by right a contractor's yard and/or an outdoor storage facility. All outdoor storage areas shall be suitably fenced. Site development will require site plan review.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

□ **Site Character:**

Two parcel properties are currently undeveloped where two single family residential structures were permitted for demolition in 1996.

□ **Neighborhood Compatibility:**

North	I-2, Industrial District and R-2, Single Family Residential District
East	I-2, Industrial District and I-3 Heavy Industrial District
South	I-2, Industrial District and R-2, Single Family Residential District
West	I-2, Industrial District and R-2, Single Family Residential District

The surrounding neighborhood is mostly zoned I-2 and R-2, and is developed mostly with industrial uses. Development of the property within an I-2 is subject to district performance standards to maintain neighborhood compatibility.¹

□ **Comprehensive Plan Compliance:**

The project site has been designated by the Comprehensive Plan as “Urban Residential.” The Comprehensive Plan designation of *Urban Residential* area notes that the primary focus of these areas is residential housing, with appropriate, community scale commercial services to provide the necessary day-to-day needs of residents within walking distance. Adjacent to the north is “Employment Center – Light Industry Mixed,” which is to be located in the planned industrial parks and will offer some commercial and office services. This use will not include industrial processes that emit significant smoke, noise or odors or handle hazardous materials. Staff has determined that, by extending to the subject property the intent of *Employment Center – Light Industry Mixed*, the intended use is compatible with the Comprehensive Plan.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

□ **Minimum lot size and area:**

- I-2 Zone District requires a minimum of 10,000 square foot of lot area, with a minimum of 50 foot wide street frontage.
- *The lot has been reviewed, and it complies with the minimum lot area and width.*

□ **Lot coverage:**

- The I-2 Zone District allow a maximum lot coverage of 100%.

□ **Maximum height:**

- The I-2 Zone District allows unlimited maximum building height, provided there are additional setbacks for structures over 35 feet in height.²
- *Planned structures would be required to comply with the maximum building height.*

¹ Pueblo Municipal Code, Title XVII – Zoning, Chapter 4 – Zone Districts; Regulations; Use Index, §17-4-5 – Schedule of District Regulations (Part IV, Nonresidential).

² Zoning Code, Chapter 4 – Zone Districts; Regulations; Use Index, §17-4-6 – Schedule of District Regulations (Part V, Unlimited Height Districts ...)

- **Setbacks:**
 - The I-2 Zone District require the following setbacks:
 - Front – 0 feet
 - Side – 0 feet (5 if adjacent to residential or special zone)
 - Rear – 0 feet (15 if adjacent to residential or special zone)

- **Conclusion:**
The property has the ability to comply with the proposed zone district.

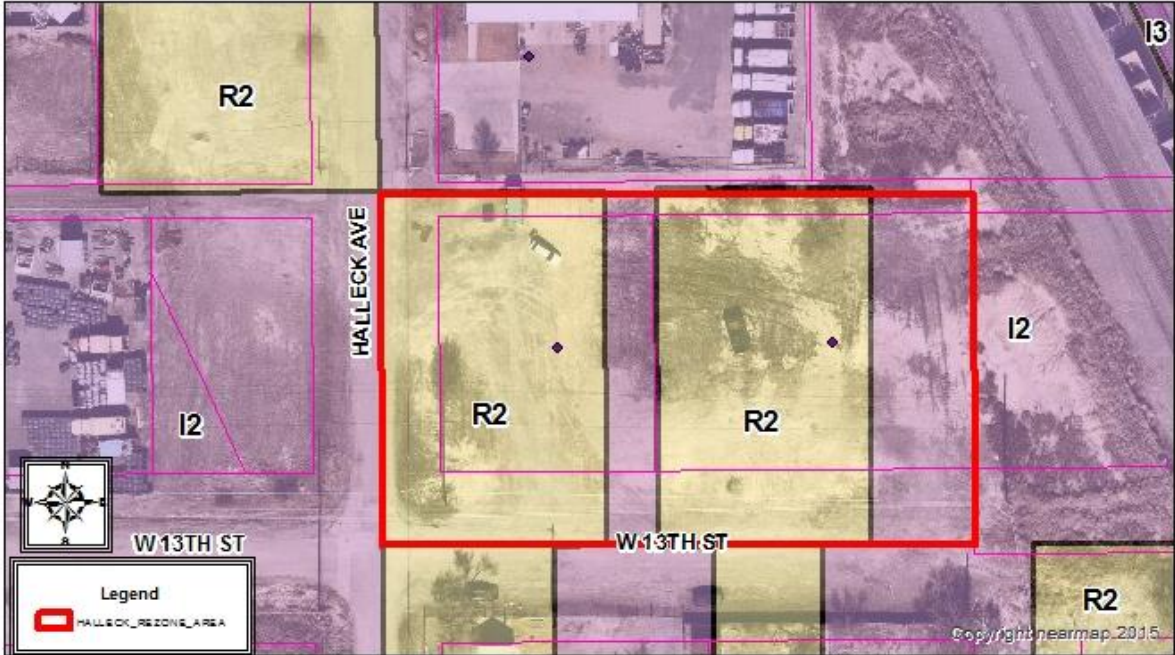
ATTACHMENTS:

- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photographs
- E. Rezoning Exhibit
- F. Application

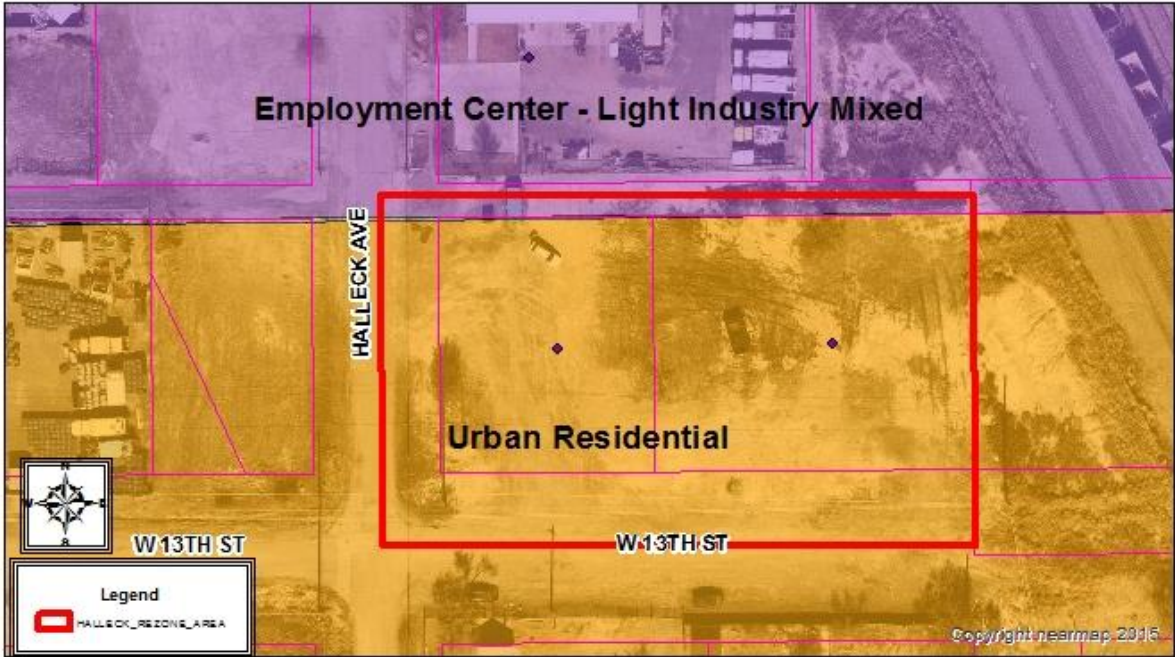
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map

Attachment D. Site Photos



Public Notice Poster



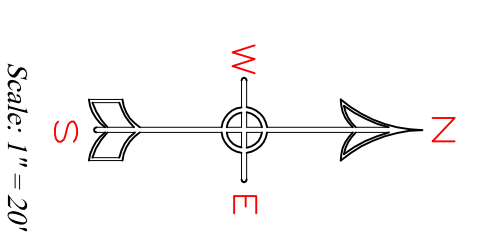
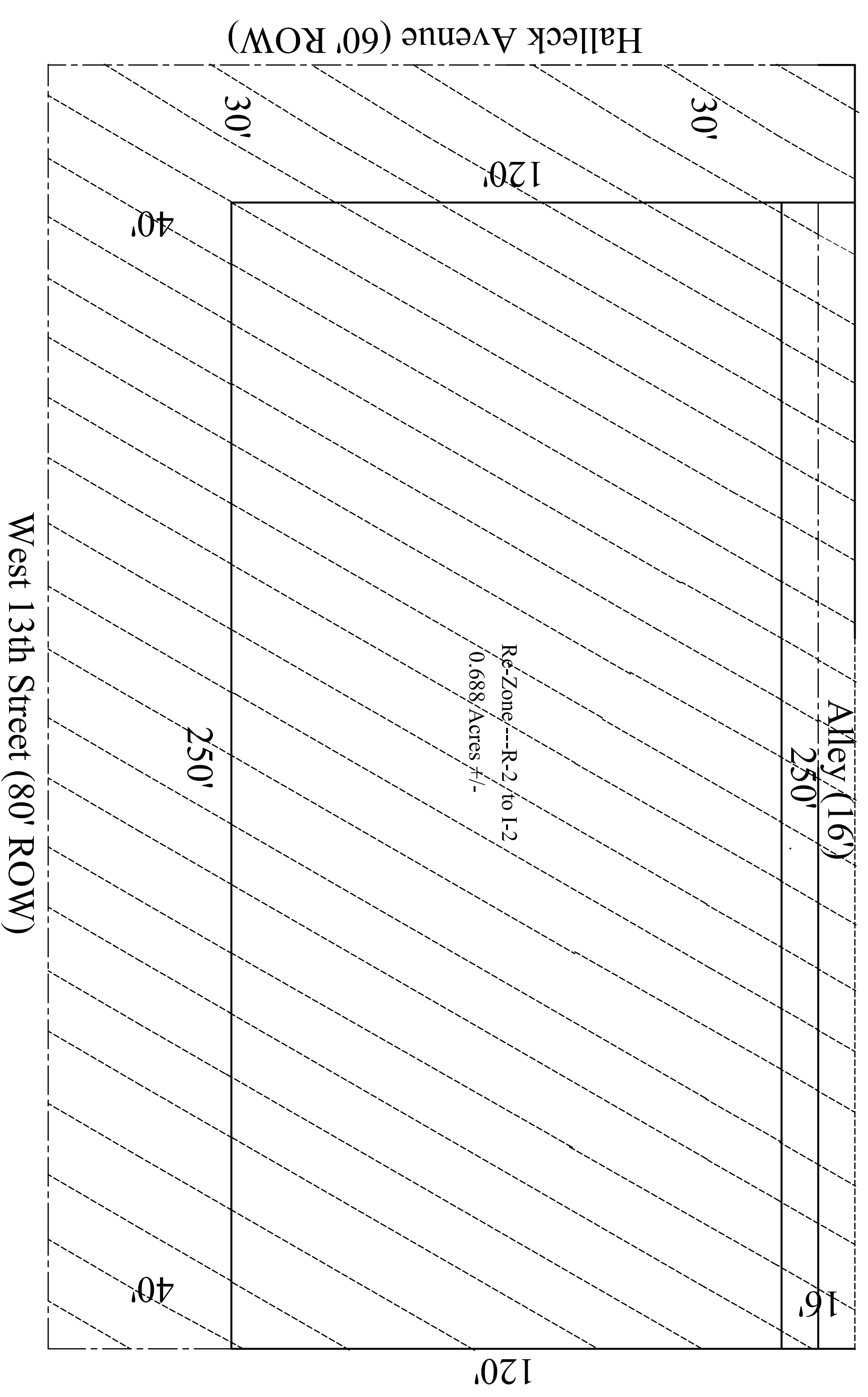
Site

Zoning Exhibit

Lots 21-30 Block 7, Adee Chamberlin & Wiley 1st, Pueblo, Colorado

Legal Description:

Lots 21-30 Block 7, Adee Chamberlin & Wiley 1st, Pueblo, Colorado



6/12/18
A & J Enterprises LLC

Amelia
SURVEYING
501 N. Main # 105 LLW
Pueblo, Colorado
(719) 543-1974



211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Application

Please type or print clearly. Illegible applications will not be accepted. Case #:

Property Owner		Applicant	
Name:	Company: <u>AtJ Enterprises LLC</u>	Name: <u>Jackie Pinelle</u>	Company:
Address: <u>2204 W. 22nd St</u>	Zip: <u>81003</u>	Address: <u>2204 W. 22nd St</u>	Zip: <u>81003</u>
Phone: <u>(719) 240-1048</u>		Phone: <u>(719) 240-1048</u>	
Email: <u>Jackie@a-affordable disposal</u>		Email: <u>jackie@a-affordable disposal.com</u>	
Engineer	Surveyor		
Name:	Company:	Name:	Company:
Address:	Zip:	Address:	Zip:
Phone: ()		Phone: ()	
Email:		Email:	
<i>The applicant will be the primary contact unless otherwise noted.</i>			
Project Location: (address or general description) <u>1314 Halleck Ave 1629 W. 13th St</u>			
Parcel No(s): <u>526404002</u>	<u>526404003</u>		
Existing Zone: <u>R-2</u>	Proposed Zone (if applicable): <u>I-2</u>		
PUD Name (if applicable):			
Project Name:			
Scope of work: <input type="checkbox"/> Lot Line Rearrangement: _____ Total acres: _____			
<input type="checkbox"/> Overall Development Plan			
<input checked="" type="checkbox"/> Rezoning From: <u>R-2</u> To: <u>I-2</u>			
<input type="checkbox"/> Site Plan Review:			
<input type="checkbox"/> HARP <input type="checkbox"/> Development Plan <input type="checkbox"/> PUD <input type="checkbox"/> Student Housing			
<input type="checkbox"/> Special Area Plan			
<input type="checkbox"/> Street Name Change:			
Existing Name: _____		Proposed Name: _____	
<input type="checkbox"/> Subdivision: # of lots: _____		Total acres: _____	
<input type="checkbox"/> Text Amendment			
<input type="checkbox"/> Vacation:			
<input type="checkbox"/> Street <input type="checkbox"/> Alley <input type="checkbox"/> Easement <input type="checkbox"/> Other: _____			
<input type="checkbox"/> Other: _____			

County Assessor's Office Online Property Search

Click on Parcel Number to display parcel information

Show 10 entries

Search:

Land Information Search Results

Parcel Number	Owner Name	Street Number	Street Name	GIS Parcel Maps	GIS Zoning Maps	Assessor Tax Maps	Septic Permits	Legal Description
526404003	GOMEZ GUADALUPE	1314	HALLECK AVE	View GIS Map	View Zoning Map	View	No Permits Available	LOTS 21 TO 24 BLK 7 ADEE CHAMBERLIN + WILEYS 1ST

Showing 1 to 1 of 1 entries

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County Assessor's Office Online Property Search

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Show 10 entries

Search:

Land Information Search Results

Parcel Number	Owner Name	Street Number	Street Name	GIS Parcel Maps	GIS Zoning	GIS Assessor Tax Maps	Septic Permits	Legal Description
526404002	GOMEZ GUADALUPE	1629	W 13TH ST	View GIS Map	View Zoning Map	View Tax Map	No Permits Available	LOTS 25-26-27-28-29-30 BLK 7 ADEE CHAMBERLIN + WILEYS 1ST

Showing 1 to 1 of 1 entries

[First](#)[Previous](#)[Next](#)[Last](#)

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WARRANTY DEED

State Doc Fee: \$2.50
Recording Fee: \$13.00

THIS DEED is dated the 30th day of March, 2018, and is made between

Guadalupe Gomez

(whether one, or more than one), the "Grantor" of the County of Pueblo and State of Colorado and

A&J Enterprises LLC., a Colorado Limited Liability Company

(whether one, or more than one), the "Grantee", whose legal address is 2204 W. 22nd St. Pueblo CO 81003, of the County of Pueblo and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of Twenty Five Thousand Dollars and No Cents (\$25,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Pueblo and State of Colorado described as follows:

Parcel 1:
Lots 21, 22, 23 and 24, Block 7,
ADEE, CHAMBERLIN & WILEY'S SUBDIVISION,
according to the recorded plat of said subdivision,
County of Pueblo, State of Colorado.

Parcel 2:
Lots 25, 26, 27, 28, 29 and 30, Block 7,
ADEE, CHAMBERLIN & WILEY'S SUBDIVISION,
according to the recorded plat of said subdivision,
County of Pueblo, State of Colorado.

also known by street address as: 1314 Halleck Avenue, Pueblo, CO 81003

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensconcing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

2018 taxes and all subsequent year, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

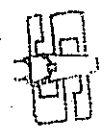
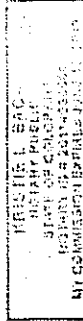

Guadalupe Gomez

State of Colorado
County of Pueblo

The foregoing instrument was acknowledged before me this 30th day of March, 2018 by Guadalupe Gomez.


Notary Public:

My Commission Expires: _____



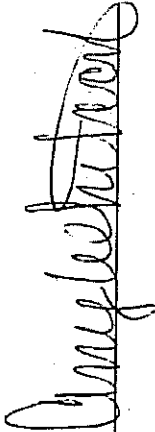
ATTACHMENT A

A&J Enterprises LLC is requesting the rezoning of parcels 526404003 and 526404002 from R-2 to I-2.

The purpose of the request is to be able use the property for storage and to park commercial vehicles.



Jackie Pinelle -Co Owner



Amy Whitcomb -Co Owner