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Planning & Zoning Commission

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S-19-04

TO: City of Pueblo, Planning and Zoning Commission

FROM: Kelly Grisham, Planner

THROUGH: Steven Meier, Director of Planning and Community Development

DATE: July 10, 2019

SUBJECT: **TRE Southgate at Pueblo Subdivision**

APPLICANT: **TRECO Southgate LLC**

PROPERTY OWNER: Same

LOCATION: **1207 Southgate Place**

EXISTING ZONE: B-3, Highway and Arterial Business District

CONCURRENT REQUESTS: None

REQUEST:

The applicant is requesting to subdivide the 2.112 -acre property into two (2) building lot.

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: The Subdivision Review Committee 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 and Supplemental Deficiencies:	None
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case)	1. The existing sign located on the proposed Lot 1 that advertises the business on the proposed Lot 2 must be removed, moved or made into a shared sign for both businesses. Within six (6) months of the subdivision approval by City Council, the sign shall be removed, moved or obtain approval for a shared sign permit to allow the sign to

<p>being scheduled for City Council hearing.)</p>	<p>be shared with the business located on the proposed Lot 1. 2. Revise the spelling of “County” on the Subdivision Plat. 3. Comply with conditions included in Stormwater memo from Melanie Turner, Drainage Engineer, dated July 1, 2019</p>
<p>Comments only: (No action required. Comments are for informational purposes only.)</p>	<p>1. The existing building must be a minimum of 10’ from the new property line at its closest point. 2. Any new building on the proposed lot 1 would need to conform to the 2015 IBC requirements for occupancy type, construction, and setback from the property line. (PRBD) 3. At that time when Lot 1 requires water service, a separate tap must be made with service and meter to Lot 1 only, which will require PWIF, water meter and associated fees per Board of Water Works of Pueblo, Colorado Rules and Regulations (Pueblo Water)</p>

STAFF REVIEW AND FINDINGS:

The subject property is located along Southgate Place, just east of Lake Avenue. The applicant is requesting to plat the property into two (2) lots in order to construct a commercial building next to the existing retail marijuana facility.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The property is currently developed with existing commercial building. With the construction of the building, site improvements, including landscaping, parking, stormwater improvements and public improvements were installed.

❑ **Neighborhood Compatibility:**

- North S-1, Pueblo Blvd
- East B-3, Taco Bell
- South B-3, Hotel
- West B-3, marijuana retail and Subway

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Arterial Commercial Mixed Use.” The Pueblo Comprehensive Plan Designation *Arterial Commercial Mixed Use* notes that the primary focus of these areas is retail sales and personal services, with some office space intermixed. This land use category does not prohibit compatible uses other than heavy industrial uses. The existing zone district and the proposed subdivision are consistent with the Comprehensive Plan designation.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

❑ **Minimum lot size and area:**

- The property is located in the B-3 Zone District. The minimum lot size for the B-3 Zone District is 5,000 square foot, with a 50’ wide minimum lot frontage

- *The proposed lot provides lot area and width in excess of the minimum standards of the B-3 Zone District.*

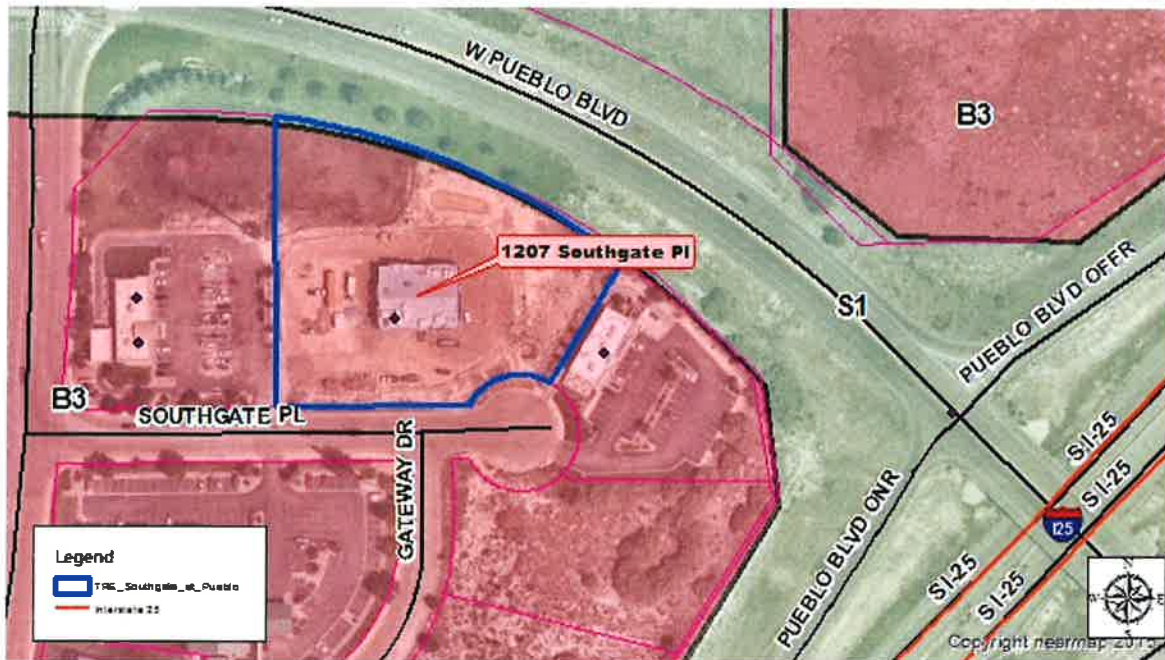
ATTACHMENTS:

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Plat
- E. Supplemental Map
- F. Subdivision Application
- G. Stormwater Memo Dated July 1, 2019

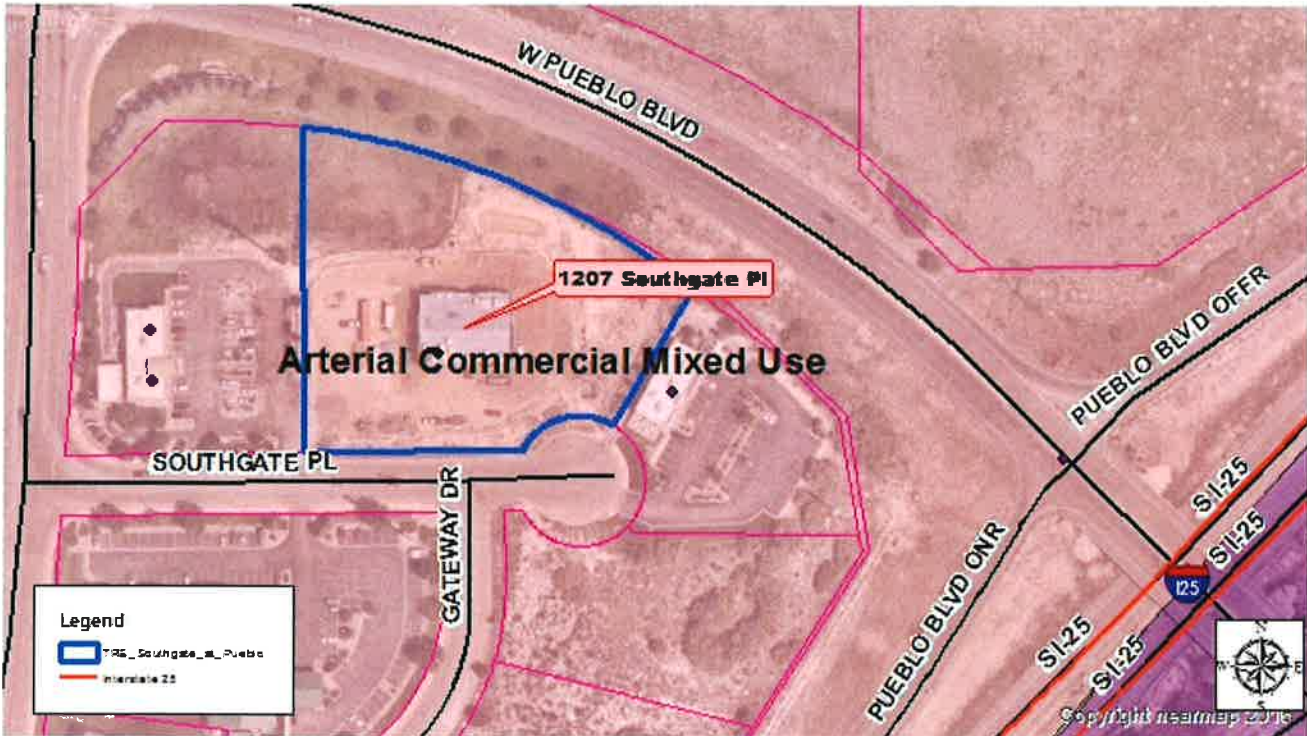
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan

Attachment E. Site Photos



Site from Southgate Place

TRE SOUTHGATE AT PUEBLO SUBDIVISION

A RE-SUBDIVISION OF LOT 2, SOUTHGATE AT PUEBLO SUBDIVISION, FILING NO. 1, LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

APPROVED BY THE CITY OF PUEBLO: The City of Pueblo, Colorado, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer and the approval of the Colorado State Board of Equalization.

APPROVED BY THE COLORADO STATE ENGINEER: The Colorado State Engineer, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Board of Equalization.

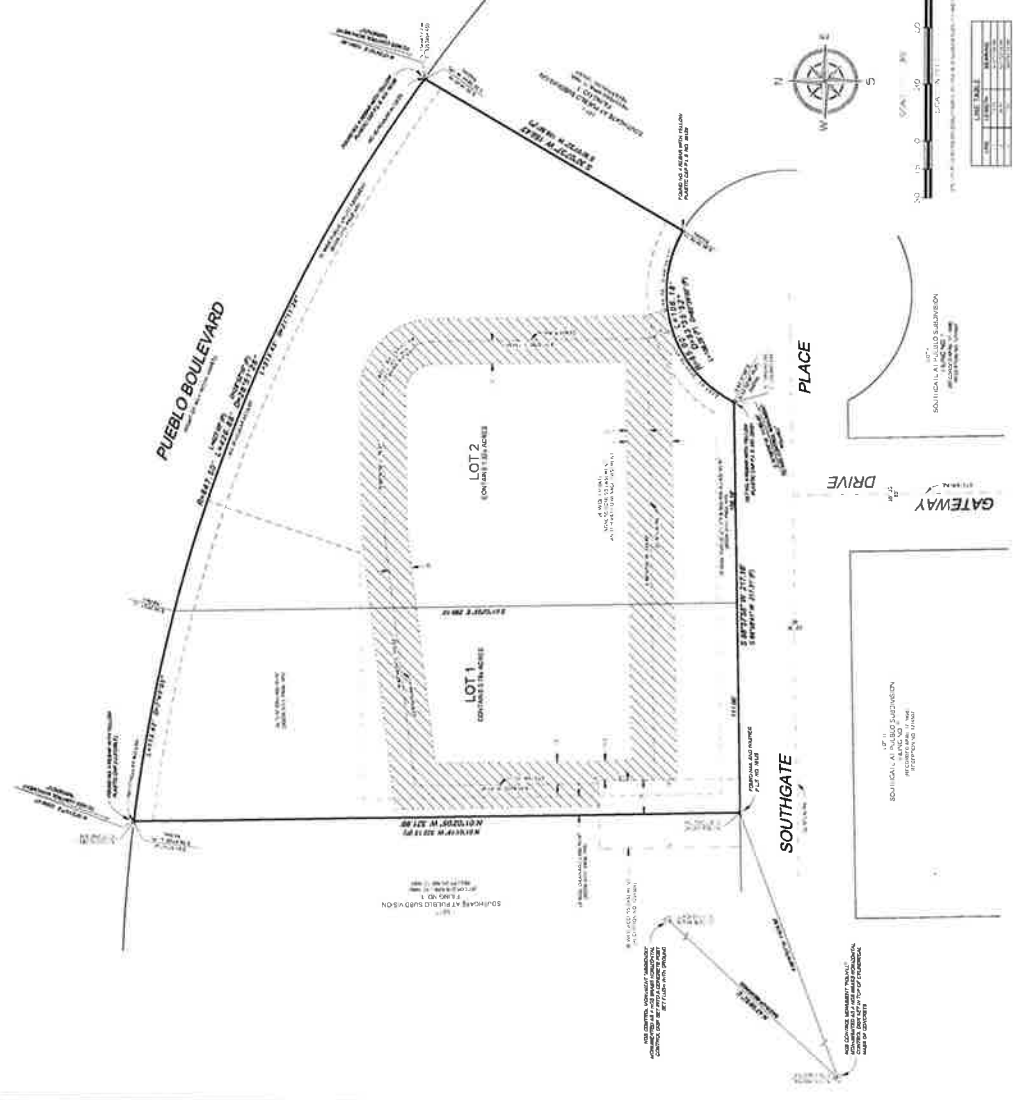
APPROVED BY THE COLORADO STATE BOARD OF EQUALIZATION: The Colorado State Board of Equalization, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer.

APPROVED BY THE COLORADO STATE BOARD OF LAND AND MINES: The Colorado State Board of Land and Mines, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer.

APPROVED BY THE COLORADO STATE BOARD OF WATER CONTROL: The Colorado State Board of Water Control, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer.

APPROVED BY THE COLORADO STATE BOARD OF AGRICULTURE: The Colorado State Board of Agriculture, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer.

APPROVED BY THE COLORADO STATE BOARD OF TRADE AND COMMERCE: The Colorado State Board of Trade and Commerce, by the undersigned, is hereby approving the subdivision of Lot 2, Southgate at Pueblo Subdivision, Filing No. 1, located within a portion of the SW 1/4 of Section 13, Township 21 South, Range 65 West of the Sixth Principal Meridian, City of Pueblo, County of Pueblo, State of Colorado, as shown on the attached plat. This approval is subject to the approval of the Colorado State Engineer.



PROVISIONS:

1. The subdivision is subject to the approval of the Colorado State Engineer and the Colorado State Board of Equalization.
2. The subdivision is subject to the approval of the Colorado State Board of Land and Mines.
3. The subdivision is subject to the approval of the Colorado State Board of Water Control.
4. The subdivision is subject to the approval of the Colorado State Board of Agriculture.
5. The subdivision is subject to the approval of the Colorado State Board of Trade and Commerce.

NOTES:

1. The subdivision is subject to the approval of the Colorado State Engineer and the Colorado State Board of Equalization.
2. The subdivision is subject to the approval of the Colorado State Board of Land and Mines.
3. The subdivision is subject to the approval of the Colorado State Board of Water Control.
4. The subdivision is subject to the approval of the Colorado State Board of Agriculture.
5. The subdivision is subject to the approval of the Colorado State Board of Trade and Commerce.



VICINITY MAP

Map showing the location of the subdivision within the city of Pueblo, Colorado. The map includes major streets and landmarks.


Planning & Zoning Application

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

Contact Info	Property Owner		Applicant	
	Name: TRECO Southgate LLC		Name: TRECO Southgate LLC	
	Company		Company:	
	Address: 1550 Larimer St., STE 634 Zip: 80202		Address: 1550 Larimer St., STE 634 Zip: 80202	
	Phone: (303) 917-9827		Phone: (303) 917-9827	
	Email: randy@tributaryre.com		Email: randy@tributaryre.com	
	Engineer		Surveyor	
	Name: Laurie E. Clark, P.E.		Name: Randy G. Reeves, PLS	
	Company: Clark Engineering, LLC		Company: Cardinal Points Surveying, Inc.	
	Address: 6821 Hwy. 78 W Zip: 81005		Address: 4601 Eagleridge Pl. Ste 110 Zip: 81008	
Phone: (719) 566-6800		Phone: (719) 253-0874		
Email: clarkeng@gmail.com		Email: reeves@4cardinalpoints.net		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: 1207 Southgate Place, aka Lot 2, Southgate at Pueblo Subdivision, (address or general description) Filing No. 1			
	Parcel No(s): 1513302002			
	Existing Zone: B3		Proposed Zone (if applicable):	
	PUD Name (if applicable):			
Project Scope	Project Name: TRE Southgate at Pueblo Subdivision			
	Scope of work:			
	<input type="checkbox"/> Lot Line Rearrangement: # of existing lots: _____ Total acres: _____			
	<input type="checkbox"/> Overall Development Plan			
	<input type="checkbox"/> Rezoning From: _____ To: _____			
	<input type="checkbox"/> Site Plan Review: <input type="radio"/> HARP <input type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input type="checkbox"/> Street Name Change: Existing Name: _____ Proposed Name: _____			
	<input checked="" type="checkbox"/> Subdivision: # of lots: <u>2</u> Total acres: <u>2.112 Acres</u>			
	<input type="checkbox"/> Text Amendment			
<input type="checkbox"/> Vacation: <input type="radio"/> Street <input type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____				
<input type="checkbox"/> Other: _____				

(Continue Next Page)

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Project Information	Provide a brief description of the proposed request: (separate narrative as Attachment A also required)	
	Owner desires to subdivide the existing 2.112 acre lot into two (2) lots in lieu of development plans to expand existing building. This will allow owner to develop second lot for sale or construction.	
	What is the total acreage included in the project? <u>2.112 Acres</u>	
	What is the proposed use of the property: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____	
	Are there any other pending or recently approved Land Use applications regarding this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, please list: <u>CMS-17-06</u>	
Attachments	Attachment Checklist	
	The following list of attachments are required to accompany all applications: <input checked="" type="checkbox"/> A. Detailed explanation of the request as listed above. Be specific <input checked="" type="checkbox"/> B. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input checked="" type="checkbox"/> C. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input checked="" type="checkbox"/> D. Additional information as required by the P&Z Submittal Requirements Sheet .	
Terms	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.	
Signatures	Property Owner	
	Print Name:	<u>Ryan Arnold, Manager of TRECO Sponsors, LLC</u>
	Signature:	 Date: <u>4/29/19</u>
	Applicant, if different from Property Owner	
Print Name:		
Signature:	Date:	

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	Application received by:	Date:	
	Application checked for completeness by:	Date:	
	Case Manager:	Fee Paid:	
	Hearing date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions	
	Case #:		

ATTACHMENT A

EXISTING

The existing Lot 2, Southgate at Pueblo Subdivision, has been improved with a commercial building. The development plans showed a future expansion of the building to the west. However, the property has been acquired by TRECO Southgate LLC and they do not desire to expand the existing building, but to subdivide the large 2.112 acres lot into two separate lots. The use of the existing building is retail sale of Marijuana and there is a Conditional Use CMS-17-06, approved for the building on the property. The business operates under a lease with the new owners and therefore, the owners desire to develop the balance of the site as a new commercial lot. The existing property is in Zone District B3.

LOT 1 – Developed with Site Improvements only (no Structure)

Lot 1 will contain the existing driveways, easements, drainage improvements, landscaping and utilities, as constructed with the Commercial Site Application for the existing building. Lot 1 will include a pad site of approximately 5,000 square feet of building footprint available, within the existing improved driveways. No new improvements are proposed on Lot 1 with the subdivision, with the exception of the installation of “No Parking Fire Lane” signs as directed by City Staff.

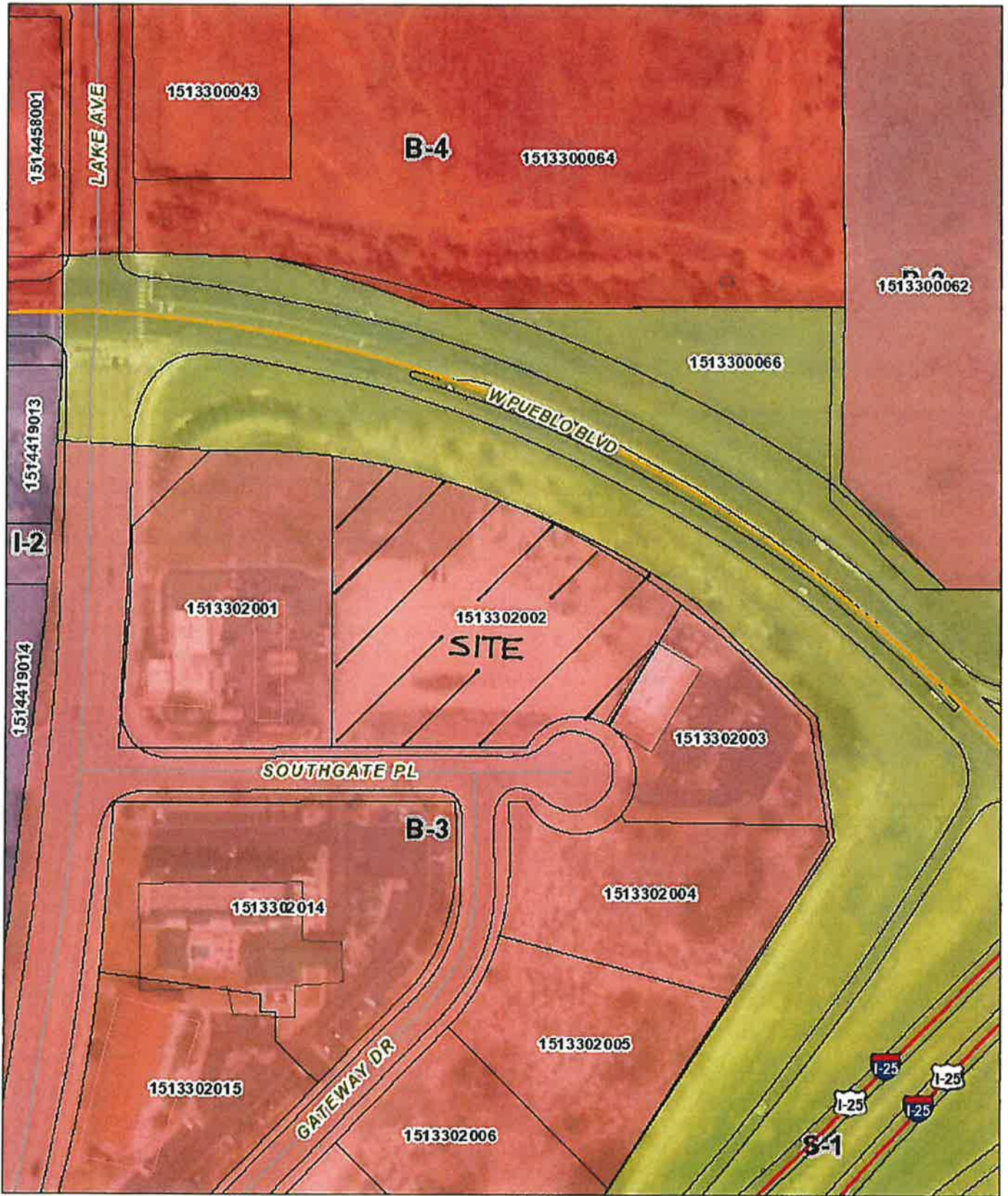
LOT 2 – Developed with Existing MMJ Retail Building including Site Improvements

Lot 2 will contain the existing MMJ Retail Building, driveways, parking spaces, drainage improvements, landscaping, pole sign and utilities, as constructed with the Commercial Site Application for the existing building addressed as 1207 Southgate Place. Improvements proposed for Lot 2 include installation of “No Parking Fire Lane” signs as directed by City Staff.

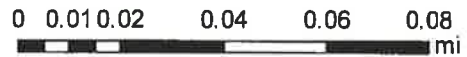
Joint Development Easements

The existing conditions on the lot will require addition of Public Ingress/Egress Drainage Easements in the driveway areas around both new lots to allow unrestricted movement of vehicles between the lots and access driveways and around the north driveway for off street loading and trash truck access. Additionally, developed runoff will cross in both directions over the proposed dividing lot line, within the proposed Private I/E Drainage Easement and the two Water Quality Rain Gardens were developed to serve the entire original lot. Thus private drainage easements, should be placed within the driveways of the lots, for the purpose of discharging storm runoff from each lot to the other and movement of developed flows, to the regional detention facility, located partially within this subdivision.

Tre Southgate at Pueblo Subdivision



April 30, 2019



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- View Property in GIS
If you experience problems in using the identify property feature on the GIS map page, you may need to allow popups from the Pueblo County Website on your PC. Please refer to our Browser Settings Help document for additional information.
- Find Comparable Commercial Sales
- Download Notice of Valuation: 2019 [Go](#)
- Download Tax Notice : 2018 [Go](#)

Printer Friendly Version Include Sketch(es) Include Photo(s) View	Property Card PDF Include Sketch(es) Include Photo(s) View
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Current Tax Information

Mill Levy Property Type Total Tax Amount

N/A	FEE	14.04
88.763	REAL	2711.62

[View Property Tax History](#)

Schedule: 1513302002

Name(s): TRECO SOUTHGATE LLC

Mailing Address: 1550 LARIMER ST STE 634 DENVER CO 80202-1602

Location Information: Neighborhood: 0 () Analysis Area: 0 Tax District: 60BM

*Legal description as represented below may NOT be sufficient for transfer of property!.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION!.*

Legal Description: LOT 2 SOUTHGATE AT PUEBLO SUB 1ST FORMERLY 15-133-00-059 + -061

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	2.1	0	A	2.1	MARIJUANA GROW FACILITY	437466	126865
Improvement Value Information					MARIJUANA GROW FACILITY	596532	172994
Totals	2.10					1033998	299859

Inventory Information

No Residential Improvement Records Available.

Non-Residential Structure 1

Primary Use: MARIJUANA RETAIL/GROW

(Adjusted) Year Built: 2018

Building Area: 6210

Building Perimeter: 318

Stories: 1
Wall Height: 18
Total Basement Area: 0
Finished Basement Area: 0
Dwelling Units: 0

Mezzanine Area: 0
Balcony Area: 0
Primary Occupancy: RETAIL STORE (100%)
Secondary Occupancy: N/A
Agricultural? no
Elevator? no
Sprinklers? no
Building Class: Steel

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED
 OR ABBREVIATED.
 PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT
 OWNERSHIP.

Show 10 entries
 Search:

Transfer History									
Sale Date	Amt	Reception	Type	Code	Grantor	Grantee	Book	Page	Joint Tenancy
01/23/19	2400000	2128801	CORD	VAC LAND (GOOD SALE)	NT	TRECO SOUTHGATE LLC	0	0	no
12/14/18	2400000	2125766	SWD	NO TITLE TRANSFER WITH DOC FEE	1207 SOUTHGATE PLACE LLC	NT	0	0	no
04/14/17	550000	2067744	SWD	VAC LAND (GOOD SALE)	PROVINCE INVESTMENTS RLLP	1207 SOUTHGATE PLACE LLC	0	0	no
12/29/05	1213700	1655960	WD	MULTIPLE PROPERTIES (O.P.I.)		PROVINCE INVESTMENTS RLLP	0	0	no
N/A	0	1214507	PLAT				311	445	no
10/13/96	250000	1096747	WD	MULTIPLE PROPERTIES (O.P.I.)		(SAME)	2837	902	no
08/19/97	92000	1199023	QCD	MULTIPLE PROPERTIES (O.P.I.)		COMANCHE CORP	3070	696	no

Showing 1 to 7 of 7 entries
[First](#)[Previous](#) | [Next](#)[Last](#)
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Jeff Hawkins, P.E.
Stormwater Director



211 E. "D" Street
Pueblo, CO 81003

Phone (719) 553-2899
Fax (719) 553-2294

STORMWATER UTILITY

MEMO

TO: Kelly Grisham, Senior Planner
FROM: Melanie Turner, Drainage Engineer
DATE: July 1, 2019
SUBJECT: S-19-04, TRE Southgate at Pueblo Subdivision, 2nd Submittal
Part 1 Subdivision Review

This memo is intended to serve as the Stormwater Utility's review of the referenced project submittal. Please forward to the applicant's representative.

The following conditions are based on the requirements of the City's MS4 permit, and soon to be adopted in our Code.

P&Z Conditions

These conditions shall be completed prior to being scheduled for City Council.

1. Create a drainage/water quality easement for the newly constructed rain gardens.
2. Provide a dedication statement for those drainage/water quality easements.