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Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

ZBA-22-46

Hearing Date: 10/25/2022

TO: City of Pueblo Zoning Board of Appeals
FROM: Bart Mikitowicz, Senior Planner
THROUGH: Scott Hobson, Land Use Administrative Official
LOCATION: 3010 Granada Blvd, Pueblo, CO 81005
APPLICANT: Micah Lyons
PROPERTY OWNER: G L G Properties
YEAR BUILT: 2000
LEGAL DESCRIPTION: LOT 8 BLK 1 GRANEROS INDUSTRIAL PARK
ZONE DISTRICT: Industrial (I-2) Zone District
PARCEL ID: 1515428008
LOT SIZE: 15,000 sqft
REQUEST: Special Use Permit for General service in a Industrial (I-2) Zone District.

SYNOPSIS OF REQUEST

The applicant, Mr. Lyons, desires to establish a hair salon under the General Service definition at 3010 Granada Blvd. General service means a use that provides results of useful labor, which does not in itself produce a tangible commodity. According to section 17-4-51 (c) general service is a use by review in a Light Industrial (I-2) Zone District, therefore the applicant is required to obtain a Special Use Permit at this location, before proceeding.

ANALYSIS OF REQUEST

3010 Granada Blvd is a five thousand (5,000) square foot industrial building constructed in 2000. The building is in the Graneros Industrial Park, south of Pueblo Blvd. The applicant is requesting a Special Use Permit to operate a hair salon under general service use definition in an Industrial (I-2) Zone District. Access (ingress and egress) for the site will be taken from Granada Blvd. The applicant indicated an occupancy of four stylists, which will serve four clients at one time. The code does not have a specific parking requirement for hair salons; however, it states that "other uses" shall provide one parking space for each four occupants of the facility as determined by the rated occupancy. The rated occupancy for a 5,000 square foot building would be considerable; however, the applicant has not indicated that they will have more than eight people in the building at one time; therefore the 11 on-site parking spaces are assumed to be adequate. The applicant is arranging commercial trash service at the location. No screening or buffering will be required because there are no adjacent residential uses. Proposed signs must comply with Sec. 17-10-05 Sign Standards of the Pueblo Municipal Code, I-2 Zone District Sign Regulations. This use is also compatible with the light industrial future land use designation because the use does not conflict with surrounding business or nonadjacent residential uses. Staff concludes that there would be no negative externalities on adjacent properties created by allowing this low-intensity use in this industrial zone district.

ZONING DISTRICT AND LAND USE

Zone:		Developed with:
North	Planned Unit Development (PUD) Zone District	Undeveloped
East	Light Industrial (I-2) Zone District	Colorado Rod & Custom
South	Light Industrial (I-2) Zone District	Kaman Industrial Technologies
West	Light Industrial (I-2) Zone District	FastHouse Performance Diesel

PUBLIC NOTICE

The property was publicly noticed in accordance with Title 17 Section 17-5-33(2) of the City of Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100 feet of the property were notified by mail, and a sign was placed on the site (See Attachment E). These notices occurred at least 10 days prior to the hearing.

OTHER AGENCIES

Pueblo City/County Health	No comment
City Transportation	No comment
Pueblo Regional Building Department	No comment
Fire Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Code Enforcement	No comment
Pueblo Board of Water Works	No comment
City Wastewater Department	No comment
City Parks and Recreation Department	No comment

CONDITIONS REQUIRED FOR LIMITED USE PERMIT

1. Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Comments: Affirmative Finding. There is ingress and egress located off Granada Blvd.

2. Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

Comments: Affirmative Finding. The applicant indicated an occupancy of four stylists and four clients which would require at least two parking spaces; site indicates eleven off-street, paved parking spaces located outside of the required setbacks.

3. Refuse and service areas, with reference to the items above.

Comments: Affirmative finding. All refuse will be collected and maintained on-site; the applicant is arranging commercial trash service at the location.

4. Utilities, with reference to the location's availability and compatibility.

Comments: Affirmative finding. Utilities are already established at this location.

5. Screening and buffering with reference to type, dimensions, and character.

Comments: Affirmative finding. The proposed general service use is located adjacent to industrial uses not adjacent to any residential uses. The proposed low intensity salon uses in the I-2 zone district, will not require screening and buffering from adjacent industrial businesses.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

Comments: Affirmative finding. As general service use, any proposed signs must comply with Sec. 17-10-05 Sign Standards of the Pueblo Municipal Code, I-2 Zone District Sign Regulations.

7. Required yards and other open space.

Comment: Affirmative finding. The applicant must comply with required yards and setback for this site.

8. General compatibility with adjacent properties and other properties in the district.

Comments: Affirmative finding. A general service is compatible with the Light Industrial future land use for this site.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

If the Board chooses to approve this Special Use Permit staff recommends Standard Permit Conditions 1 through 13 including the recommendations below.

STAFF CONDITIONS

1. Applicant must secure commercial trash service at this location; receptacles may not block access to parking spots.
2. To ensure adequate parking, no more than 44 individuals, including customers and employees, shall occupy the building at the same time.

ATTACHMENTS

- A. Standard Permit Conditions
- B. Site Map
- C. Aerial Map
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Notice Photo
- G. Site Photographs
- H. Application
- I. Supporting documentation

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: ZBA-22-46	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 10/25/2023
2.	Required Revisions Any revisions or additions to plans required as a result of approval must be submitted and stamped “approved” prior to the sign-off of the building permit routing slip or business license.
3.	Changes The project shall be completed as shown on the plans, which have been stamped “approved” and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
4.	Property Inspection By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
5.	Certificate of Occupancy A certificate of occupancy must be issued by Regional Building <u>PRIOR</u> to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6.	Completion and Maintenance of Improvements and Landscaping Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7.	Building Permit; Other Permits Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	Off-Site Drainage Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9.	Appeals of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done <u>SOLELY</u> at the risk of the Permit holder.
10.	Errors Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.
11.	Transfer of Ownership In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
12.	Violations/Penalties A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13.	Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals. This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

Exhibit D. Zoning Map

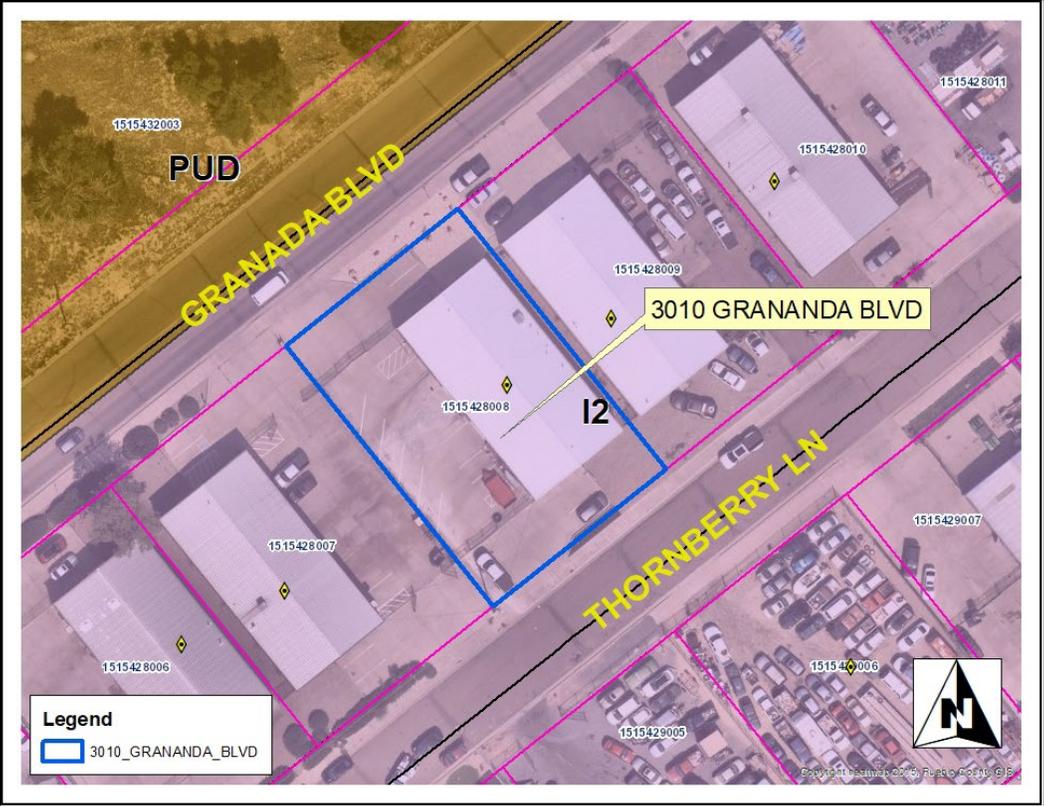


Exhibit E. Comprehensive Plan Map

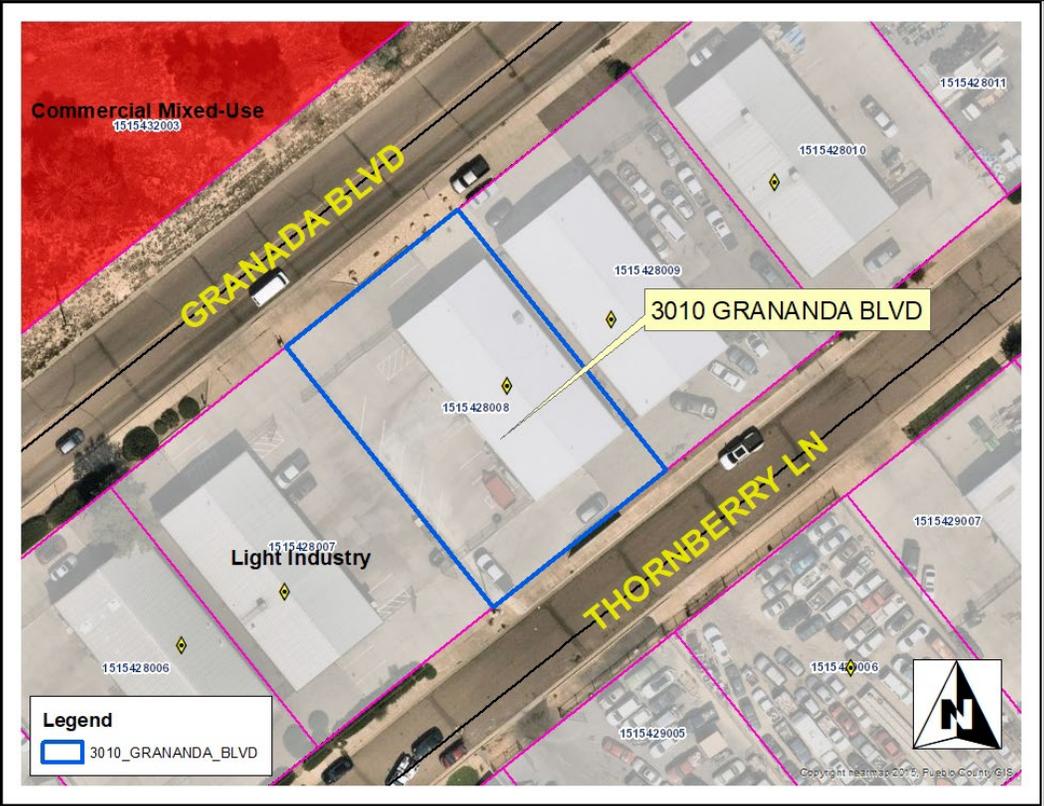


Exhibit F. Public Notice



Exhibit G. Site Photos



H. Application



09/29/2022

22-163

Zoning Board of Appeals - Special Use Permit & Variances

Status: Active

Date Created: Sep 29, 2022

Applicant

Micah LYONS
micahlyons5@gmail.com
1616 Jerry Murphy
Pueblo, CO 81005
7196952275

Primary Location

3010 GRANADA BLVD
PUEBLO, CO 81005

Owner:

G L G PROPERTIES LLC
142 ALHAMBRA DR PUEBLO , CO 81005-3902

Internal

ZBA Case Number
ZBA-22-46

Planner Assigned
--

ZBA

Hearing Date
10/25/2022

Hearing Results
--

Board Conditions
--

Appeal Term End Date
--

Permit Completion Date
--

Specially Requested Hearing

Public Notice

Number of Posters
--

Number of Postcards Sent
--

Cost of Newspaper Notice
--

Public Notice Costs
0

Other Fees:
--

Public Notice costs must be paid by:
--

Public notice zoning poster must be displayed BY:
--

Public Notice zoning poster must be displayed UNTIL:
--

Is a 1-year inspection required?
--



Planning & Community Development

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

Property Owner Affidavit

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

Property Owner:			
Name: <i>Grant Siebenneicher</i>		Company: <i>GLG Properties, LLC</i>	
Address: <i>3010 Granada BLV</i>			
City: <i>Pueblo</i>		State: <i>CO</i>	Zip: <i>81005</i>
Phone: <i>719-240-1054</i>	Email: <i>GKSconst@msn.com</i>		
Applicant:			
Name:		Company:	
Phone:	Email:		
Property Address:			

I, *Grant Siebenneicher*, hereby state that I am the owner of record of the property located at *3010 Granada BLV*, Pueblo, Colorado, and further acknowledge that by signing this affidavit I authorize the submission of an application for a *Hair Salon* at said location.
(application type)

Grant Siebenneicher *8-29-22*
 Signature of Property Owner Date