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ZBA-24-09

To: City of Pueblo Zoning Board of Appeals
From: Mikaylin Hackley
Through: Scott Hobson, Land Use Administrative Official
Date: 2/27/2024
Request: **A Special Use Permit to allow for a Storage Facility, self storage in a Highway and Arterial Business (B-3) Zone District**
Site Location: 855 Desert Flower Blvd
Legal Description: **A POR OF LOT 3, ALL OF LOT 4 BLK 55 UNIVERSITY PARK 16TH FILING AKA PAR B BEG AT THE NE COR OF LOT 4 BLK 55 UNIVERSITY PARK 16TH FILING, TH S 88 DEG 51 MIN 15 SEC W A DIST OF 350.15 FT; TH S 01 DEG 08 MIN 45 SEC E A DIST OF 184.96 FT; TH N 83 DEG 43 MIN 57 SEC E A DIST OF 351.55 FT; TH N 01 DEG 08 MIN 45 SEC W A DIST OF 153.58 FT TO THE PT OF BEG, REARRANGEMENT OF PROPERTY BOUNDARIES FORMERLY #04-181-25-004 + 006**
Year Built: N/A
Applicant: Dan Kraus
Property Owner: Freedom Self Storage LLC
Zone District: Highway and Arterial Business (B-3) District
Parcel Number 418128008

BACKGROUND

The applicant is requesting a special use permit for an indoor self-storage facility at 855 Desert Flower Blvd, a parcel directly south of an existing, established storage facility. Both the established parcel and the subject property will be under the new ownership of U-Haul, who plan to redress and operate the existing storage facility as well as construct a new storage building at 855 Desert Flower should this variance be approved.

The parcel directly to the north of the subject property, addressed 827 Village Cir, was granted a special use permit in July of 2017 in case ZBA-17-27. The new ownership has inherited that special use permit and can continue to operate the existing storage location. However, since the southern property is an independent parcel, the existing special use permit does not apply, and the applicant was informed at a pre-development meeting with city staff that the 855 Desert Flower Blvd parcel would require its own distinct special use permit.

ANALYSIS

Indoor storage facilities tend to be low impact for neighboring properties, as they produce minimal traffic, noise, and other potential nuisances. The applicant has provided ample documentation of how they intend to develop the property, including elevations from a similar project at another location, (see Attachment I) and city staff will perform a formal review of their site plan to ensure compliance with all relevant standards before any building permits are issued. The applicant understands that all architectural standards for the B-3 zone district will be applied during the site plan review. As addressed in the findings of fact, staff has no concerns with the granting of this special use permit.

ZONING DISTRICT AND LAND USE

Zone:		Developed with:
North	Highway and Arterial Business (B-3) Zone District	U-Haul Moving Supply Store
East	Multiple Residential and Office (R-5) Zone District	University Park Care Center
South	Government Use (S-1) Zone District	Cesar Chavez Blvd
West	Highway and Arterial Business (B-3) Zone District	Valvoline Instant Oil Change

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. One ingress/egress is proposed on the southwest corner of this property connecting to Desert Flower Boulevard and a second is proposed on the northeast corner connecting to Village Circle.

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. Indoor storage requires minimal parking—1 space for each 4 expected occupants—as well as at least 3 parking spaces for any office or caretaker’s unit. The preliminary site plan reflects this and will be affirmed during the commercial site plan review.

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

Comments: Affirmative finding. The applicant intends to construct a trash enclosure on the west side of the new building, and it will be serviced with the existing business.

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

Comments: Affirmative finding. The applicant has researched and intends to access nearby electric, fiber optic, water, sanitary sewer, and gas utilities.

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

Comments: Affirmative finding. The preliminary landscape plan shows appropriate landscape buffers where necessary, and the storage use should not disturb the nearby oil change center or large parking lot for the University Park nursing home.

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. The applicant understands and intends to follow sign code guidelines for the B-3 Zone District, which must be reviewed in a dedicated application.

7. Required yards and other open space.

Comments: Affirmative finding. A preliminary landscaping plan was provided demonstrating that the applicant understands and intends to follow landscaping requirements for a B-3 Zone District.

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

Comments: Neutral finding. While the storage use is not likely to disrupt the use of any neighboring properties, the site's location near an active big-box store makes it suited for a higher-traffic, more community-focused use.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

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

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: 2/27/2024	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 2/27/2025
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 B. Site Map

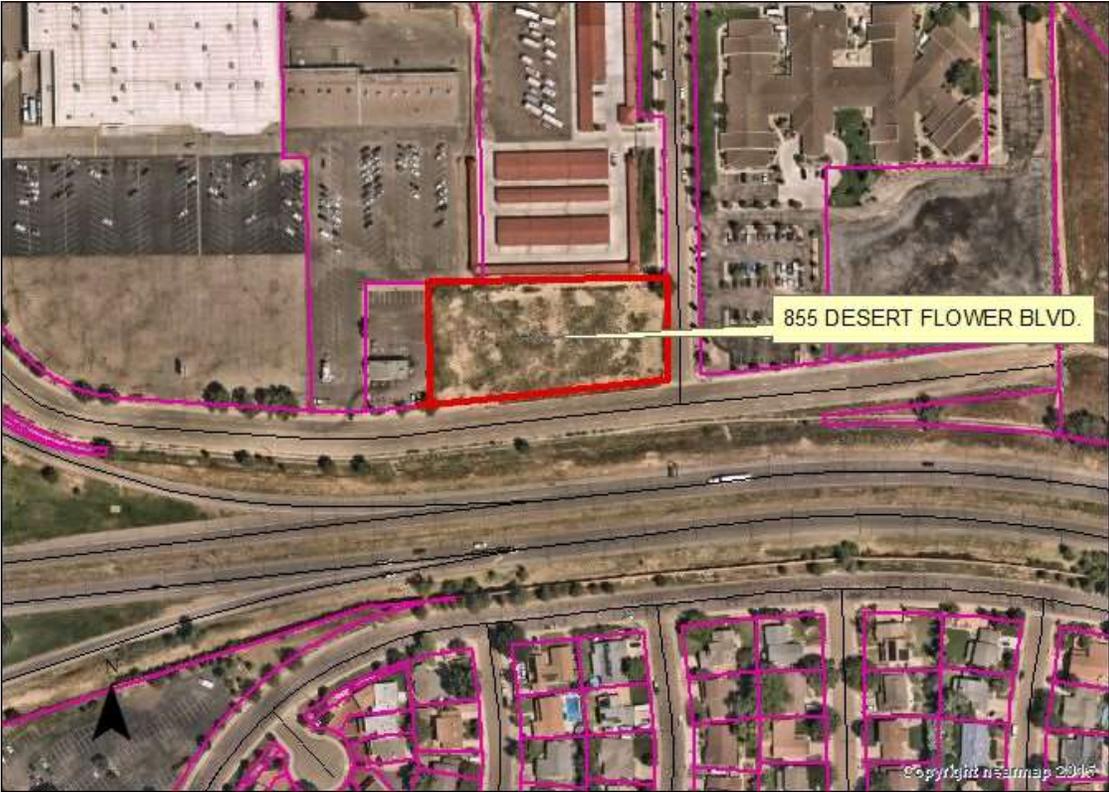


Exhibit D. Zoning Map

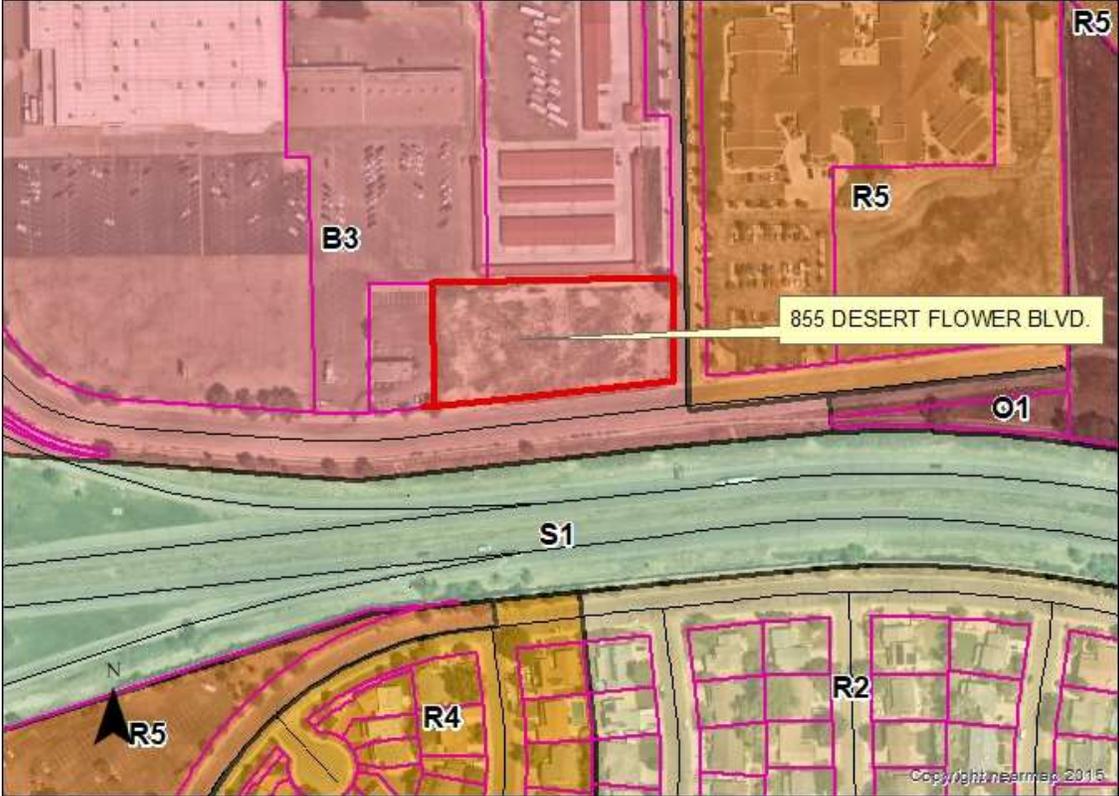


Exhibit E. Comprehensive Plan Map



Exhibit F. Public Notice



Exhibit G. Site Photos



Exhibit H. Application



City of Pueblo PLACE

2/1/2024

24-30

Zoning Board of Appeals -
Special Use Permit &
Variances
Status: Active
Submitted On: 2/1/2024

Primary Location

855 DESERT FLOWER BLVD
PUEBLO, CO 81001

Owner

FREEDOM SELF STORAGE
LLC
25 PORTERO DR PUEBLO ,
CO 81005-2968

Applicant

Dan Kraus
 785-320-3177
 dan@raptor-civil.com
 8620 Wolff Ct
Suite 250
Westminster, CO 80031

Internal

ZBA Case Number

ZBA-24-09

Planner Assigned

-

Address Validation by GIS?

Exhibit I. Supporting Documents



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: Garrison Ortiz	Company: Freedom Self Storage LLC	
Address: 25 Portero Dr		
City: Pueblo	State: CO	Zip: 81005
Phone: (719)334-1955	Email: garrison.ortiz@ymail.com	
Applicant:		
Name: Dan Kraus	Company: Raptor Civil Engineering	
Phone: 785-320-3177	Email: dan@raptor-civil.com	
Property Address: 855 Desert Flower Blvd, Pueblo, CO 81001		

I, Garrison M. Ortiz, hereby state that I am the owner of record of the property located at 855 Desert Flower Blvd, Pueblo, CO 81001, Pueblo, Colorado, and further acknowledge that by signing this affidavit I authorize the submission of an application for a SUP Application at said location.
(application type)

[Signature] 2/2/24
 Signature of Property Owner Date

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 • EMAIL: Stephany_Sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Pueblo's participation and counseling regarding a Special Use Permit for the property located at 827 Village Circle. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 13.15-acre property is located at 827 Village Circle. U-Haul is proposing to continue the existing use of self-storage, which was granted an SUP on July, 25th 2017 (ZBA-17-27). The previous approval is applicable to PID 418128001. U-Haul will be requesting an additional SUP to allow for development of additional self-storage onto PID 418128008. The expanded development will consist of a single-story, 14,367 SF building to be utilized for the use of self-storage. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

The property is currently zoned B-3 (Highway & Arterial Business District). The use of self-storage requires a Special Use Permit. U-Haul is proposing to apply for the permit to allow this expansion of use.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive

imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

U-Haul Storage:

U-Haul Storage characteristically serves the do-it-yourself household customer. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul services.

- Families typically use U-Haul Storage to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul is protected by video surveillance.
- U-Haul is a non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul Storage generates less vehicular traffic volume while still embodying an active-use site. Self-storage represents dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Pueblo as you consider the Special Use Permit we are currently submitting.

Sincerely,



Stephany Sheekey
AMERCO Real Estate - Planner



SOUTH ELEVATION - U-BOX

Scale: 1" = 10'

SIGN CALCULATIONS

1	NON-LIT SIGN 9.66'W X 3.8'H (36.71 SQFT)
2	NON-LIT SIGN 11.95'W X 9.19'H (109.82 SQFT)
3	DIMENSIONAL LETTERS 11.23'W X 2'H (22.46 SQFT)
4	DIMENSIONAL LETTERS 18.26'W X 2'H (36.52 SQFT)
5	DIMENSIONAL LETTERS (OR) LIT CHANNEL LETTERS 25.40'W X 2'H (50.80 SQFT)
6	DIMENSIONAL LETTERS (OR) LIT CHANNEL LETTERS 20.53'W X 2'H (41.06 SQFT)



A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

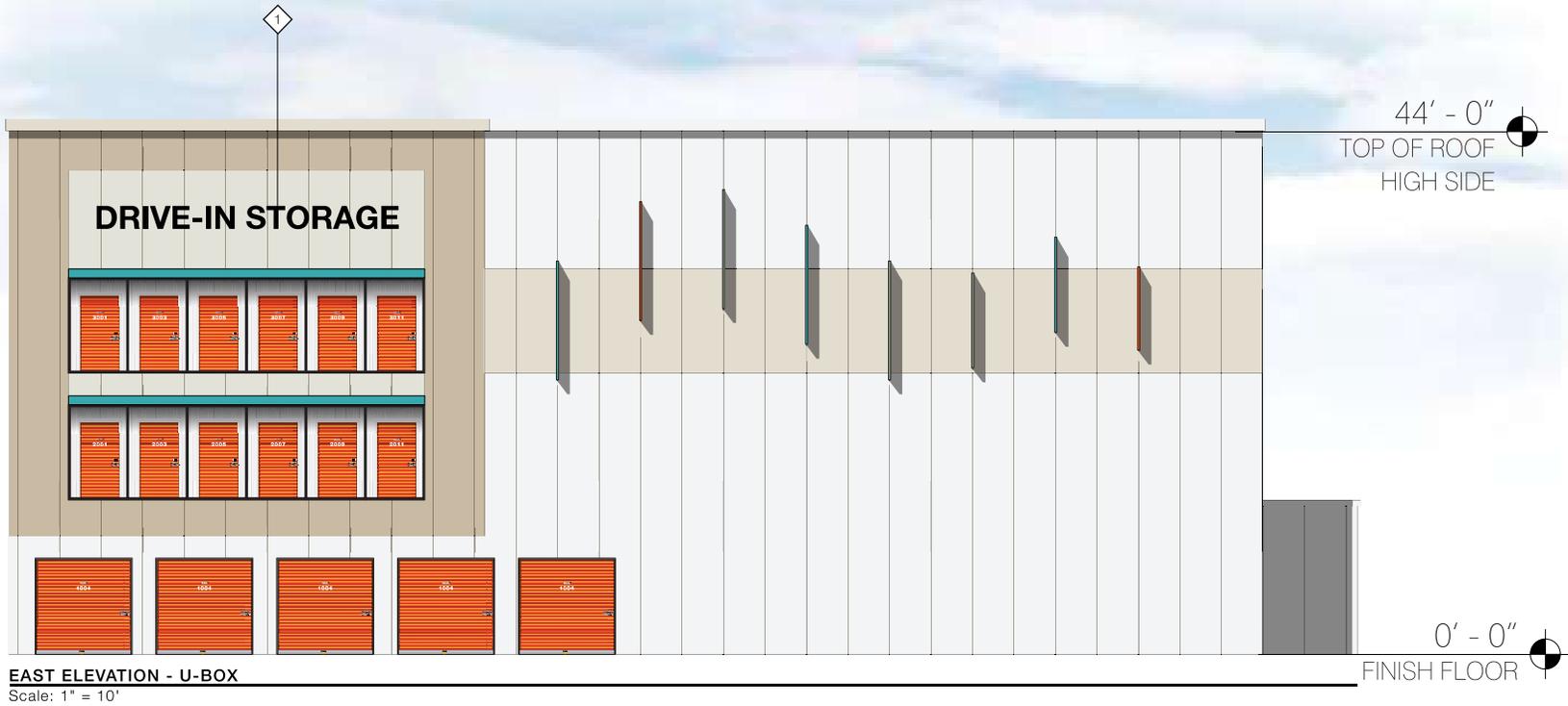


of Four Corners
 Farmington, NM
 (724079)

Sign Calculations

SHEET 03

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EAST ELEVATION - U-BOX
Scale: 1" = 10'

SIGN CALCULATIONS	
1	DIMENSIONAL LETTERS (OR) LIT CHANNEL LETTERS 25.40"W X 2'H (50.80 SQFT)