

Mike Castellucci  
Chair

Yvonne Lujan-Slak  
Vice Chair



Lisa Bailey  
Secretary

Georgia Way

Andrew Ruybal

## Zoning Board of Appeals

# ZBA-25-41

Hearing Date: 10/28/2025

**TO:** City of Pueblo Zoning Board of Appeals  
**FROM:** Hannah Prinzi, Planner  
**THROUGH:** Beritt Odom, Land Use Administrative Official  
**LOCATION:** 1630 Spruce St.  
**APPLICANT:** Brandon Gray, PKP Holdings  
**PROPERTY OWNER:** PKP Holdings LLC  
**YEAR BUILT:** 1902  
**LEGAL DESCRIPTION:** LOTS 15 + 16 BLK 4 SUBURBAN LAND + INVESTMENT COMPANYS SUB  
**ZONE DISTRICT:** One- and Two-Family Residential (R-3) Zone District  
**PARCEL ID:** 1512222007  
**LOT SIZE:** 0.14 acres

<b>REQUEST:</b>	Special Use Permit to allow a multi-family residence in a One- and Two-Family Residential (R-3) Zone District
-----------------	---

### BACKGROUND

The applicant is requesting a Special Use Permit to allow a multi-family residence in a One- and Two-Family Residential (R-3) Zone District. The subject property is 1630 Spruce St., located north of Canal St. and west of the Steel Mill. It is a 0.14-acre lot containing an approximately 1,450 sq. ft. building originally constructed in 1902. City reverse-directories show that the building was used as a duplex as early as 1929. In 1975, the building was converted into a triplex, which should have required a Special Use Permit at the time, but neither the applicant nor staff could find evidence of such permit ever being issued. The first two units are on the ground floor, and the third unit is on the second floor. Applicant and owner, PKP Holdings, purchased the property in May of 2025. They submitted this Special Use Permit request to legally allow the triplex as a land use at the subject property.

### STAFF ANALYSIS

The subject parcel is made up of two lots: lot 15 and lot 16. The residence is uniquely situated within the northern portion of the parcel, lot 15, leaving the southern portion, lot 16, to be used as a driveway. This southern portion is paved with asphalt and provides ingress and egress into the site from Spruce St. to the west and the alley to the east. The driveway also contains a trash receptacle that sits on the southeast corner adjacent to the alley.

Per the Pueblo Municipal Code, the minimum lot size for a multi-family residence shall be 1,500 sq. ft. of lot area per dwelling unit (Section 17-4-4). For three units, the minimum size is 4,500 sq. ft. The subject property contains 5,800 sq. ft. of area, meeting the lot size requirement. Similarly, multifamily residences shall provide 1.5 off-street parking spaces per dwelling unit (Section 17-4-41). For three units, the minimum parking requirement is 4 spaces. Each of these spaces shall be 9' wide and 18' long. The driveway spans the length of the lot, which is 116 feet. Staff finds that the property can comfortably provide the 4 off-street parking spaces in the driveway without blocking ingress or egress, meeting off-street parking requirements. While a 3-unit multifamily home is not

common in the surrounding neighborhood, staff does not foresee adverse effects from the granting of this Special Use Permit as the tri-plex has been operating as such since 1975 with no known issues.

**SURROUNDING ZONE DISTRICTS AND LAND USES**

	Zone District:	Developed with:
North	One- and Two-Family Residential (R-3) Zone District	One-family residences
East	One- and Two-Family Residential (R-3) Zone District	One-family residences
South	One- and Two-Family Residential (R-3) Zone District	One-family residences
West	One- and Two-Family Residential (R-3) Zone District	One-family residences

**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.

**REVIEWING AGENCIES**

City Code Enforcement	No comment
City Parks and Recreation Department	No comment
City Public Works Department	No comment
City Stormwater Department	No comment
City Transportation	No comment
City Wastewater Department	No comment
Fire Department	No comment
Pueblo Board of Water Works	No comment
Pueblo City/County Health	No comment
Pueblo Regional Building Department	No objection to the application. As a triplex, this building is under Commercial Building Requirements and no work can be done by the owner or tenants. All work will need to be done by a licensed contractor, and plan review, routing, and permits will be required for any new construction or modification.

**CONDITIONS REQUIRED FOR SPECIAL 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. The property provides adequate ingress and egress into and out of the site and building. Traffic may enter and exit the subject property from Spruce St. or through the alley to the east. Each unit has a separate entrance.**

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. Per Code, a triplex shall provide 4 off-street parking spaces. Sufficient space is available in front of the building for parking without blocking access to Spruce St. or the alley. The driveway spans the entire length of the lot, which is 116 linear feet.**
3. Refuse and service areas, with reference to the items above.  
**Comments: Affirmative finding. The trash receptacle is in the southeast corner of the driveway adjacent to the alley. The applicant stated that trash service is provided twice a month.**
4. Utilities, with reference to the location's availability and compatibility.  
**Comments: Affirmative finding. The applicant states that city water, sanitary sewer, electric, and gas services are already in place. Each unit has their own meters for gas and electricity. Water is billed to the property management company.**
5. Screening and buffering with reference to type, dimensions, and character.  
**Comments: Neutral finding. There is a chain link fence in line with the triplex along the northern property line that provides a buffer between the subject property and 1622 Spruce St. There is a curb running along the southern property line, separating the subject property's driveway from 1634 Spruce St.'s driveway.**
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. There is no existing or proposed signage.**
7. Required yards and other open space.  
**Comments: Affirmative finding. Not applicable. Properties within an R-3 Zone District are exempt from landscaping requirements and the scope of this request would not trigger landscaping requirements either.**
8. General compatibility with adjacent properties and other properties in the district.  
**Comments: Neutral finding. The adjacent properties are entirely residential. While most of the surrounding properties contain single-family homes, the Regional Comprehensive Plan (2022) designates this area as Urban Neighborhood. The triplex provides higher-density housing relative to the neighboring homes, but higher-density housing is also encouraged within the Urban Neighborhood designation.**

#### **PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION**

If the Board makes the necessary findings of fact to approve this special use permit, staff recommends Standard Permit Conditions 1 through 13 only.

#### **ATTACHMENTS**

- A. Standard Permit Conditions
- B. Aerial Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Public Notice Photo
- F. Site Photos
- G. Supporting Documents (Application, Site Plan, Plot Plan, Letter of Intent)

**Exhibit A. Standard Permit Conditions**

<b>Standard Permit Conditions</b> Date of Issuance of Permit: <b>10/28/2025</b>	
1.	<b>Time Limits</b> Zoning permit shall become invalid unless work or action authorized by permit is fully executed by <b>10/28/2026</b>
2.	<b>Required Revisions</b> 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.	<b>Changes</b> 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.	<b>Property Inspection</b> 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.	<b>Certificate of Occupancy</b> 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.	<b>Completion and Maintenance of Improvements and Landscaping</b> 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.	<b>Building Permit; Other Permits</b> Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	<b>Off-Site Drainage</b> 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.	<b>Appeals</b> 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.	<b>Errors</b> 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.	<b>Transfer of Ownership</b> 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.	<b>Violations/Penalties</b> 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.	<b>Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals.</b> 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. Aerial Map

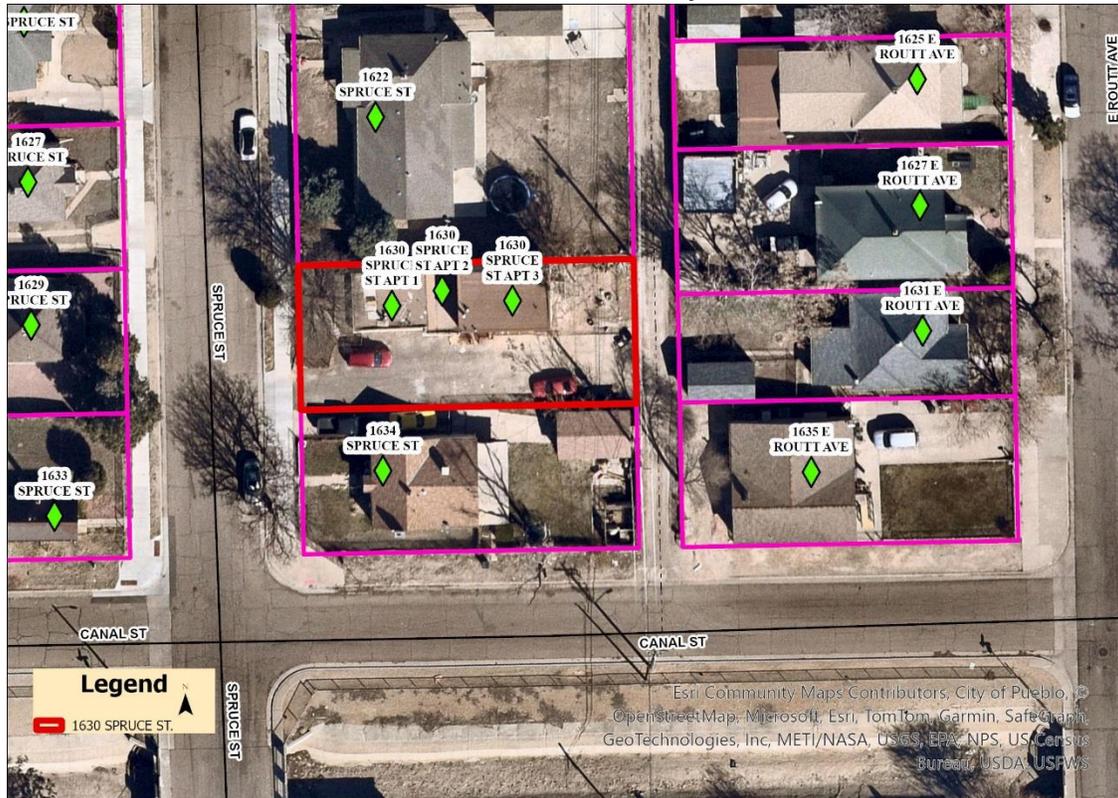
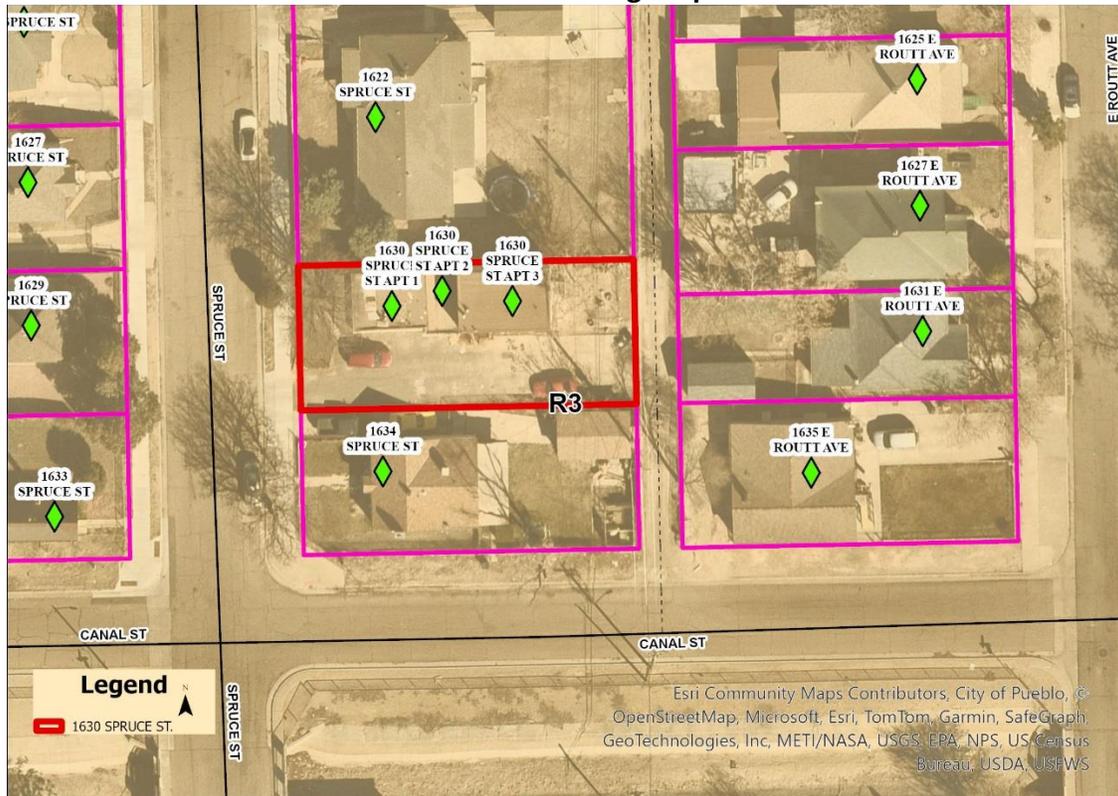
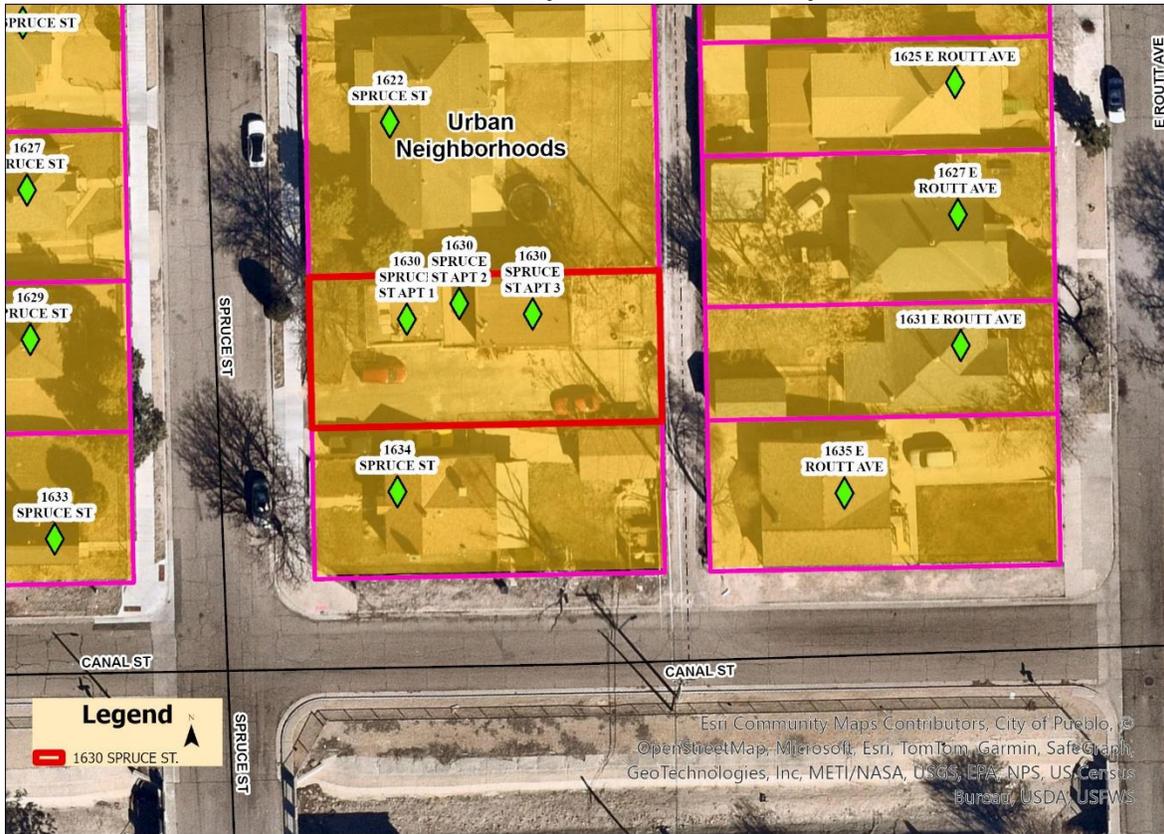


Exhibit C. Zoning Map



### Exhibit D. Comprehensive Plan Map



### Exhibit E. Public Notice



**Exhibit F. Site Photos**



Driveway through the alley



Back of the triplex, as seen from the alley



**Exhibits G. Supporting Documents (Application, Site Plan, Plot Plan, Letter of Intent)**

To view the supporting documents, please reach out to the Planning & Community Development Department at 211 E D St, or at (719) 553-2259.