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Zoning Board of Appeals

ZBA-25-45

Hearing Date: 11/25/2025

TO: City of Pueblo Zoning Board of Appeals
FROM: Mikaylin Hackley, Planner
THROUGH: Beritt Odom, Land Use Administrative Official
LOCATION: **300 W Abriendo Ave**
APPLICANT: Jeff Bailey
PROPERTY OWNER: Jeff Bailey
YEAR BUILT: 1900
LEGAL DESCRIPTION: LOTS 11 TO 16 BLK 96 SOUTH PUEBLO
ZONE DISTRICT: Subregional Business (B-2) Zone District
PARCEL ID: 536302009
LOT SIZE: 28,340 sq. ft.

REQUEST: Variance to reduce required off-street parking spaces from 62 to 0 for a Banquet Hall and 76 to 0 for an Auditorium

EXPLANATION OF REQUEST

The subject property, 300 W Abriendo Ave, is the site of the Abriendo Inn, a 1900 home currently operating as a bed & breakfast inn and a Wedding Facility under a Multiple-Residential and Office (R-5) Zone District. The applicant is requesting to expand the use of the property to include outdoor ticketed concert events and private functions, which are not a permissible use in the R-5 Zone District. Thus, the applicant requested to rezone the property to Subregional Business (B-2) zone district as it allows for applications for Special Use Permits (SUPs) for all of the uses the applicant wants to have at the property: a Bed & Breakfast Inn, an Auditorium, and a Banquet Hall. The rezoning request was heard and recommended for approval by the Planning and Zoning Commission on November 12, 2025, but all SUPs will ultimately be contingent on the rezoning request being approved by City Council.

The subject property has adequate off-street parking spaces for the requested Bed & Breakfast Inn use, but the paved parking area is converted into event space during the Auditorium and Banquet Hall uses, thus no off-street parking spaces can be counted towards those uses. Thus, the applicant is requesting a variance from 62 required spaces to 0 spaces for the Banquet Hall and 76 spaces to 0 spaces for the Auditorium.

STAFF ANALYSIS

The Mesa Junction neighborhood, where the subject property is located, is a historic neighborhood without much off-street parking provided. The single-family residential blocks around the Abriendo Inn have detached sidewalks, many with established tree lawn areas, and minimal to no front-loaded garages or driveways. The nature of the site and its proximity to W Abriendo Ave, a major arterial road, does support a more intense commercial use; however, there are no opportunities for providing the required off-street parking in the vicinity of the Abriendo Inn. On-street parking spaces are designated for public use and cannot be reserved exclusively for residents or specific businesses, but because the proposed banquet hall and auditorium uses cause an influx of traffic to the

area, staff recommends the applicant be responsible for a reasonable amount of mitigation efforts as conditioned below.

The applicant provided photos of multiple public parking areas within the Abriendo Ave. right of way taken on a Friday evening to demonstrate that the spaces were unoccupied at a typical day and time of their proposed events. Staff recommends conditioning that the applicant post s temporary “please park elsewhere” sign on the subject property during events directing attendees to park in said public parking areas and discouraging parking on the adjacent residential streets. The sign must be large enough to be read from the street to redirect drivers to more appropriate parking locations and can be designed as a banner or a yard sign so long as it meets the minimum size of 15 sq. ft. and is not larger than 33 sq. ft. The same parking information should also be posted on any online platforms that offer their concert tickets for sale and on their website booking page, as well as a statement that blocking driveways is prohibited per City code.

The applicant also explained in their application that they currently partner with a pedi-taxi service that picks up attendees from nearby parking spaces. Staff conditions that this service, or another equivalent to it, must continue to be provided during events to further encourage guests, especially those who may have difficulty walking longer distances, to park further away from the residential streets.

SURROUNDING ZONE DISTRICTS AND LAND USES

	Zone:	Developed with:
North	Multiple Residential and Office (R-5) District & Government Use (S-1) District	Multi-family housing and two small parks
East	Multiple Residential and Office (R-5) District & limited Central Business (B-4) District	Single-family and multi-family homes
South	One- and Two-Family Residential (R-3) District	Single-family homes
West	Multiple Residential and Office (R-5) District	Single-family homes

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	<p>Required parking spaces were calculated as follows:</p> <p>Banquet Hall is most akin to an “assembly” use with the presented tables & chairs set up, so a rate of 4 spaces per occupant applies per code, so 62 total.</p> <p>The given occupancy chart for Auditorium shows a mix of different seating sections and high-rise bar tables, so 24 spaces were required at a 1:4 spaces per occupant rate based on the</p>

	provided set seating, and 52 spaces were required at the 1:3 spaces per occupant rate for the open bar space for an overall total of 76 spaces.
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 comment

CONDITIONS REQUIRED FOR VARIANCE

- The variance will not: reduce the required light and air to adjacent properties; constitute a nuisance to the properties within one hundred (100) feet of the property for which the variance is requested; or substantially reduce the monetary value of properties within one hundred (100) feet of the property for which the variance is requested.

Comments: Neutral finding. Though public spaces cannot be reserved for the residents of the area, and the public’s use of public street parking is not prohibited, a nonresidential use in a residential neighborhood that creates an influx of additional traffic could constitute a nuisance to nearby properties.
- The variance will not affect general planning of the city with respect to land use and the location of streets and highways will not be jeopardized.

Comments: Neutral finding. Hosting events, both through the Banquet Hall use and the Auditorium use, encourages an influx of traffic to the property all at the same time, greatly increasing vehicular activity in the neighborhood at both the start time and end time of the event. Staff’s condition regarding a “please park elsewhere” sign and the recommended online information is intended to help disperse that traffic across the larger neighborhood, but the effects of events on city streets cannot be mitigated completely.
- Strict adherence to this Title would not secure appropriate development of the property for which the variance is requested.

Comments: Neutral finding. Without a parking variance, the site could continue to operate as a Bed & Breakfast Inn because it meets the required spaces for that use. However, the site is located in an established mixed-use neighborhood that contains medical offices, beauty salons, and other professional offices and is adjacent to W. Abriendo Ave., which is a major arterial road. Because of this, the site does support a more intense non-residential use, which could be difficult to achieve at this property without a parking variance.
- The property for which the variance is requested suffers a unique or singular disadvantage, not common to other property in the district, through the operation of this Title.

Comments: Negative finding. This property is in a historic neighborhood with limited on-site parking options for most commercial uses in the area, but the subject property is 28,532 sq. ft., which is much larger than the adjacent residential sites that range in size from 4,645.66 sq. ft. to 9,691.11 sq. ft. There are 10 paved parking spaces on the property, but the two proposed uses of a Banquet Hall and Auditorium require that the parking area be utilized as it is part of the event space.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

If the Board makes the necessary findings of fact to approve this variance, staff recommends Standard Permit Conditions 1 through 13 and the following staff conditions:

1. The parking variance is contingent upon the property being rezoned to a B-2, Subregional Business District.
2. The parking variance is contingent upon the banquet hall Special Use Permit being approved.
3. The parking variance is contingent upon the auditorium Special Use Permit being approved.
4. A temporary “please park elsewhere” sign no smaller than 15 sq. ft and no larger than 33 sq. ft., detailing public parking available within the W. Abriendo Ave. right of way, must be displayed adjacent to Jackson St. during all events in which on-site parking is not available. The sign must include the phrasing “Please respect our neighbors and use the following parking locations: 226 E Abriendo Ave. lot, street parking on Abriendo Ave, or street parking on Evans Ave.” The sign must be reviewed and approved by city Transportation Division before being displayed to ensure that it is not mistakable for an official traffic sign.
5. The same information from condition 4 as well a statement that blocking driveways is prohibited must also be published on any online platforms offering their concert tickets for sale and on the booking page of their website.
6. Bicycle taxis or some other form of pedestrian transportation must be provided from to and from the venue to the listed alternative parking locations during events to encourage attendees not to park on the most immediate residential streets.

ATTACHMENTS

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

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: 11/25/2025	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 11/25/2026
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. Aerial Map



Exhibit C. Zoning Map



Exhibit F. Site Photos





Exhibits G-I. Application & Supporting Documents

To view all attachments, please contact the Planning department at planninglanduse@pueblo.us or visit our office at 211 E D St.