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Zoning Board of Appeals

ZBA-26-07

Hearing Date: 2/24/2026

TO: City of Pueblo Zoning Board of Appeals
FROM: Hannah Prinzi, Planner
THROUGH: Beritt Odom, Land Use Administrative Official
LOCATION: 1003 Liberty Ln.
APPLICANT: Jeff Neulieb
PROPERTY OWNER: Archway Communities
YEAR BUILT: 1958
LEGAL DESCRIPTION: LOTS 18 TO 26 INC. BLK 27 BELMONT 11TH & POR OF VAC ST LYING SELY & ADJ TO LOT 18 TO 21 LESS TRACT IN #445204 (NOW BELMONT 11TH RE-PLAT) ALSO LESS 0.18A OUT OF A POR OF LOTS 20 & 21 TO CHAMPION HOMES OF PUEBLO INC.#489099
ZONE DISTRICT: Multiple Residential and Office (R-5) Zone District
PARCEL ID: 419413002
LOT SIZE: 64, 106 sq. ft.

REQUEST:	Variance to reduce required parking spaces from 62 to 38 spaces in a Multiple Residential and Office (R-5) Zone District
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BACKGROUND

The applicant is requesting a variance to reduce the required off-street parking spaces from 62 to 38 in a Multiple-Residential and Office (R-5) Zone District. The subject property, 1003 Liberty Ln, is a 1.6-acre parcel located at the corner of Liberty Ln and Bonforte Blvd near Fire Station 8. It was originally developed in 1957 with the Christ Congregational Church designed by Elizabeth Wright Ingraham, granddaughter of Frank Lloyd Wright, a famous American architect of the twentieth century. The church sits in the center of the property with a parking lot on the southeastern portion of the site. The remainder of the property contains a large grassy area.

The applicant is proposing to redevelop the property with two new multi-family residences and re-use the church as a leasing office and clubhouse. The first multi-family residence would be in the southern corner of the site and contain 12 dwelling units. Off-street parking would be located off Liberty Ln near the first residence. The second multi-family residence would be in the western corner of the site and provide 29 dwelling units. In total, the development project would create 41 affordable housing units. The applicant has received over \$10 million in Proposition 123 funds from the Colorado Office of Economic Development and International Trade (OEDIT) and the Colorado Housing and Finance Authority (CHFA) to support the project. However, preserving the historic church limits where new buildings or site improvements may be located, including a new parking lot, landscaping, detention pond, and the two multi-family residences. To accommodate all the required elements for this project, the applicant proposed a design in which a reduced number of off-street parking spaces are provided; therefore, they are requesting this variance.

STAFF ANALYSIS

Per Code, multi-family residences shall provide at least one-and-one-half (1 ½) off-street parking spaces for each dwelling unit (Sec. 17-4-42., (b)). Thus, the project needs at least 62 off-street parking spaces to meet minimum parking requirements given the proposed 41 dwelling units. The proposed site plan provides 38 off-street parking spaces – 24 spaces short. Any vehicles unable to park on-site will likely utilize the 14 angled, on-street parking on Liberty Lane.

There are multi-modal transportation options near the subject property. The Belmont Bus Route has a stop at Horseshoe Drive, one block north of the subject property. This route connects passengers to CSU-Pueblo, Heaton Middle School, East High School, and into downtown by the Transit Center. Neighborhood amenities including a park, elementary school, library, shopping center, restaurants, offices, churches, and grocery store are all located less than a quarter mile from the site – mostly south on Bonforte Blvd. According to the applicant, the nearby amenities provide the site with a walkability score of 64 out of 100, which finds the location is “Somewhat walkable. Some services within walking distance.” Furthermore, the applicant submitted a parking study and parking letter conducted by Fox Tuttle and Shopwork which finds that much of the required parking for affordable housing is underutilized. However, most of the data used in the study reflects parking utilization from the northern Front Range and Denver Metro Area.

SURROUNDING ZONE DISTRICTS AND LAND USES

	Zone District:	Developed with:
North	Multiple-Office and Residential (R-5) Zone District	Barber shop, attorney
East	Multiple-Office and Residential (R-5) Zone District, Single-Family Residential (R-1 and R-2) Zone District	Orthodontics, one-family residences
South	Multiple-Office and Residential (R-5) Zone District, Neighborhood Office (O-1) Zone District	Dentist, dental school
West	Multiple-Office and Residential (R-5) Zone District, Government Use (S-1)	Driving school, fire station, multi-family residence

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 comment

CONDITIONS REQUIRED FOR VARIANCE

1. 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. The variance will not reduce light and air to adjacent properties. There are 3 more dwelling units than there are off-street parking spaces. Residents and guests who cannot park their vehicles on-site will likely utilize the 14 on-street parking spaces along Liberty Ln. The on-street parking is in front of the subject property.

2. 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. General planning of the city with respect to land use, streets, and highways will not be jeopardized. There are 3 more dwelling units than there are off-street parking spaces. However, on-street parking and the Belmont Bus route may supplement residents' transportation needs.

3. Strict adherence to this Title would not secure appropriate development of the property for which the variance is requested.

Comments: Affirmative finding. Strict adherence to this Title would require the applicant to either add 24 off-street parking spaces to the site or reduce the number of dwelling units provided to 25. The site is constrained due to the architecturally and historically significant building, limiting where additional off-street parking spaces could be located. Similarly, a reducing the number of affordable housing units may jeopardize funding for the project.

4. 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: Affirmative finding. The subject property contains an architecturally and historically significant building situated in the center of the site. Preserving the building restricts where the applicant may place new buildings, parking, landscaping, water detention, and other site improvements.

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 only.

ATTACHMENTS

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

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: 2/24/2026	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 2/24/2027
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

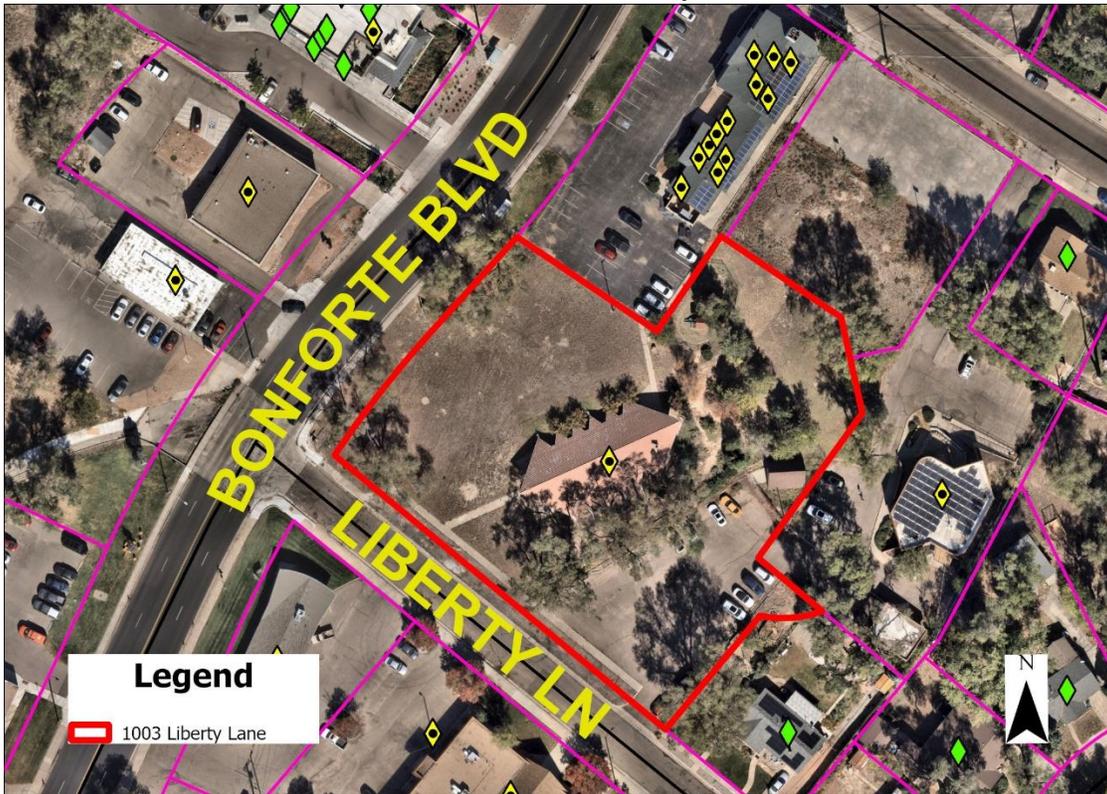


Exhibit C. Zoning Map

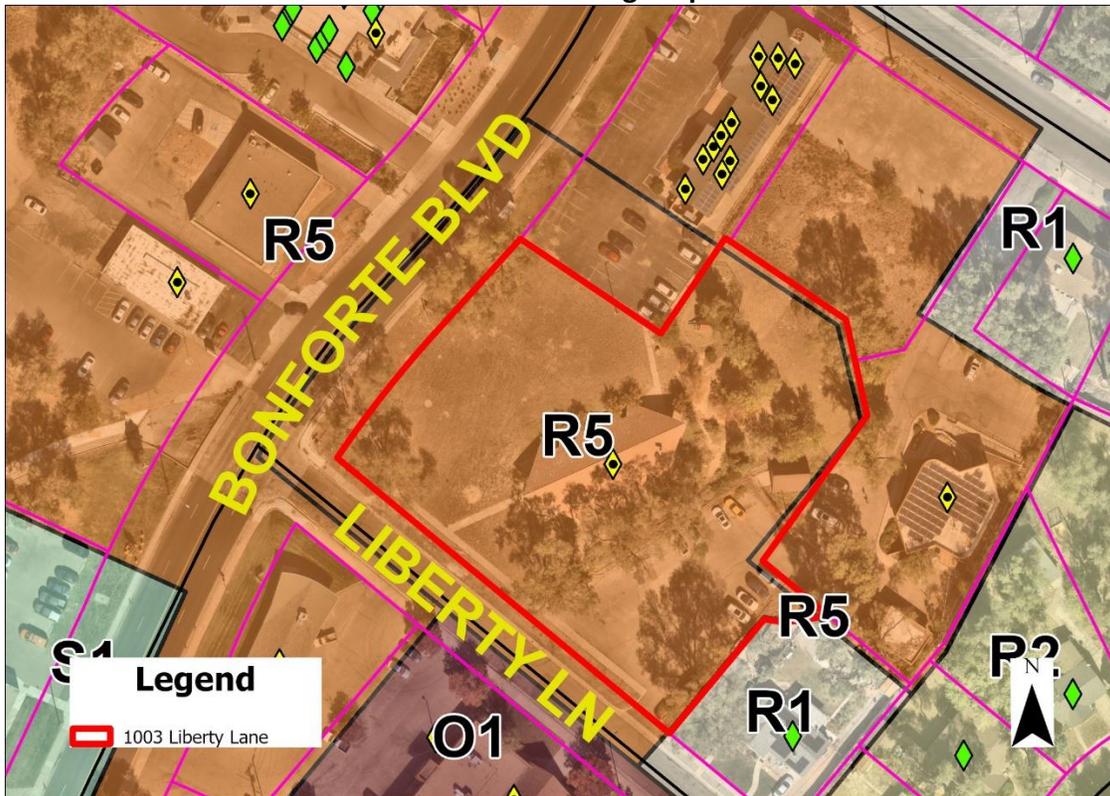


Exhibit D. Comprehensive Plan Map

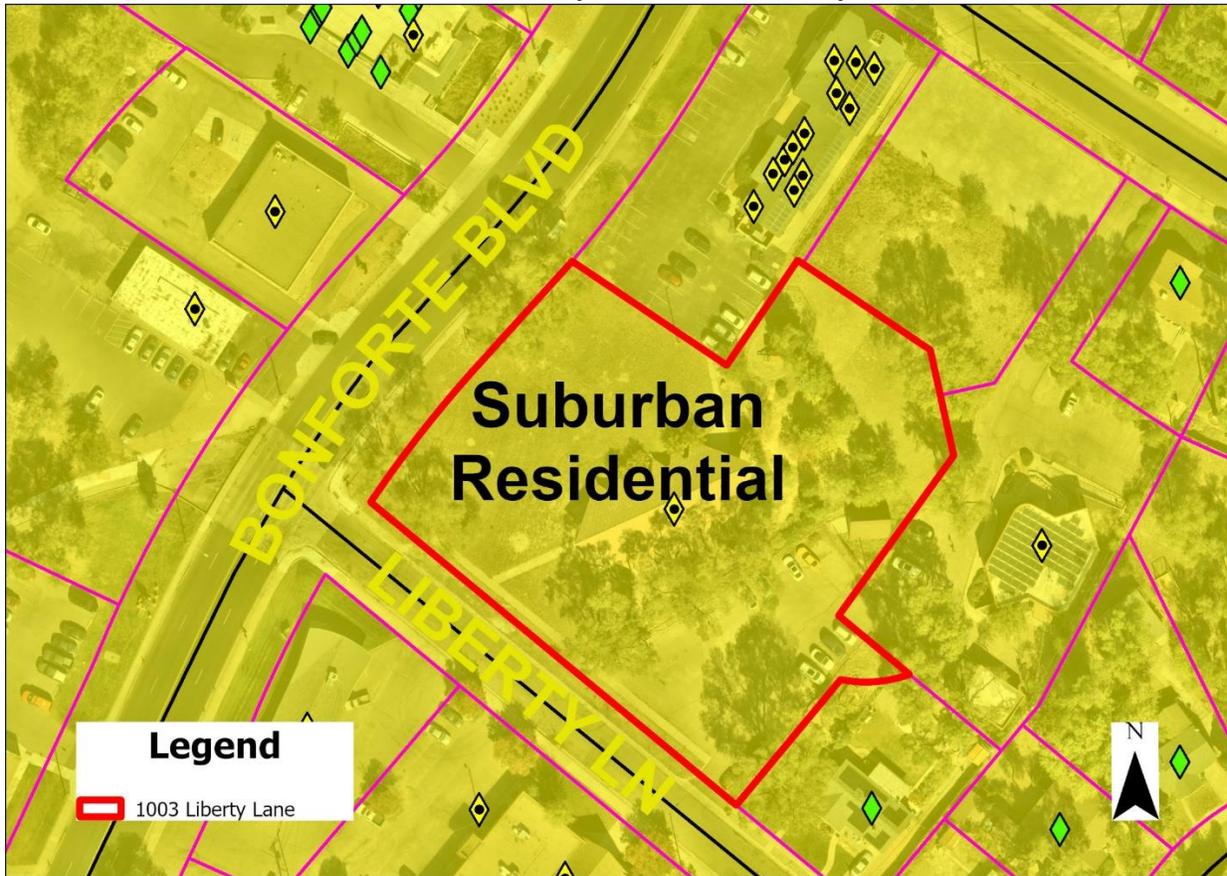


Exhibit E. Public Notice



Exhibit F. Site Photos







Exhibits G-H. Application & Supporting Documents

To view the Supporting Documents, please visit the Planning and Community Development Office at 101 W Riverwalk or call (719) 553-2259.