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Zoning Board of Appeals

ZBA-25-51

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: 611 Broadway Ave
APPLICANT: Ron Pittmann
PROPERTY OWNER: Agape Fellowship Church
YEAR BUILT: 1962 (or earlier)
LEGAL DESCRIPTION: LOTS 24-26 + THE SE2 LOTS 27-32 BLK 121 COLORADO COAL + IRON COMPANYS
 ADDITION NO 1 FORMERLY #15-021-20-012 + 015
ZONE DISTRICT: Neighborhood Business (B-1) Zone District
PARCEL ID: 1502120016
LOT SIZE: 28, 606 sq. ft.

REQUEST: Special Use Permit to allow for a Religious Institution in a Neighborhood Business (B-1) Zone District

BACKGROUND

The applicant is requesting a Special Use Permit to allow a religious institution in a Neighborhood Business (B-1) Zone District. The applicant is primarily interested in upgrading an existing monument sign into an electronic-variable message sign (EVM sign). However, doing so requires the property to rezone into a Business Zone District since EVM signs are not allowed in Residential Zone Districts. A rezoning request was heard at the February 11th meeting of the Planning and Zoning Commission to rezone the property from Single-Family Residential (R-2) to Neighborhood Business (B-1). The Commission forwarded a recommendation of approval to City Council on February 11th, 2026. Should City Council approve the rezoning, the subject property must comply with all applicable and current provisions in Title 17 of the Pueblo Municipal Code. Thus, a Special Use Permit is required to continue operating as a religious institution in the newly requested B-1 Zone District.

STAFF ANALYSIS

The subject property is home to the Agape Fellowship Church who has operated at this location since 2004. The space has historically been used as a religious institution since 1962, prior to the adoption of the current Zoning Code. Currently, services are held on Sundays at 10am and Wednesdays at 6:30pm. There are occasional studies, breakfasts, and meetings held during the week. The property contains a parking lot with 29 off-street parking spaces, a trash enclosure, landscaping, and utilities. The parking lot is screened from view from adjacent properties. A religious institution provides neighborhood-scale services and is generally compatible with adjacent properties.

SURROUNDING ZONE DISTRICTS AND LAND USES

	Zone District:	Developed with:
North	Single-Family Residential (R-2) Multiple-Residential and Office (R-5)	One-Family Residences, Duplex, and Multi-Family Residence
East	Commercial Charter Neighborhood (CCN)	Community Center
South	Single-Family Residential (R-2)	One-Family Residences, Playground
West	Single-Family Residential (R-2)	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
Southern Colorado Building Department	No comment. Permits (and plan review where needed) will be required for any new construction or modification)

CONDITIONS REQUIRED FOR SPECIAL USE PERMIT

- 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. Vehicles enter and exit the site on Broadway Ave. There are entrances into the building from the parking lot, Broadway Ave, and E Orman Ave. Two of these entrances are serviced by ramps. The parking lot, on-street parking, and building entrances are well-connected by complete sidewalks.
- 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 religious institution shall provide “at least one parking space for every four adults expected to be present in the building at the time of maximum occupancy.” (Section 17-4-43., (b), (13). The applicant attests that, on average, 30-40 people attend a service on Sunday. Even if 50 adults were expected to be present in the building, the property would need 13 off-street parking spaces. There are 29 off-street parking spaces on the southern portion of the property, complying with minimum parking requirements. There are 23 additional on-street parking spaces, 4 of which are accessible.

3. Refuse and service areas, with reference to the items above.
Comments: Negative finding. The trash enclosure is in the back of the parking lot, but it is not enclosed.
4. Utilities, with reference to the location's availability and compatibility.
Comments: Affirmative finding. Water, sewer, and gas are all present.
5. Screening and buffering with reference to type, dimensions, and character.
Comments: Affirmative finding. There is a well-maintained wooden fence screening the parking lot from the residences to the west and south. A brick wall separates the parking lot and church from the adjacent residence to the northwest.
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 an existing monument sign in between the church and sidewalk on Broadway Ave. It stands 8' high and 8' wide. The applicant is proposing to convert this sign into an EVM sign. The sign could not be upgraded without a variance because it is too close to a residence. There is a second wall sign on the building's northeast façade facing E Orman Ave. The wall sign is not proposed to be changed or altered.
7. Required yards and other open space.
Comments: Affirmative finding. The property maintains landscaping in between the parking lot and fence to the south and between the building and sidewalk along Broadway Ave and E Orman Ave.
8. General compatibility with adjacent properties and other properties in the district.
Comments: Affirmative finding. A religious institution provides neighborhood-scale services and is generally compatible with adjacent properties.

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.

1. The special use permit is contingent upon the rezoning request being approved by City Council (Z-25-23).

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

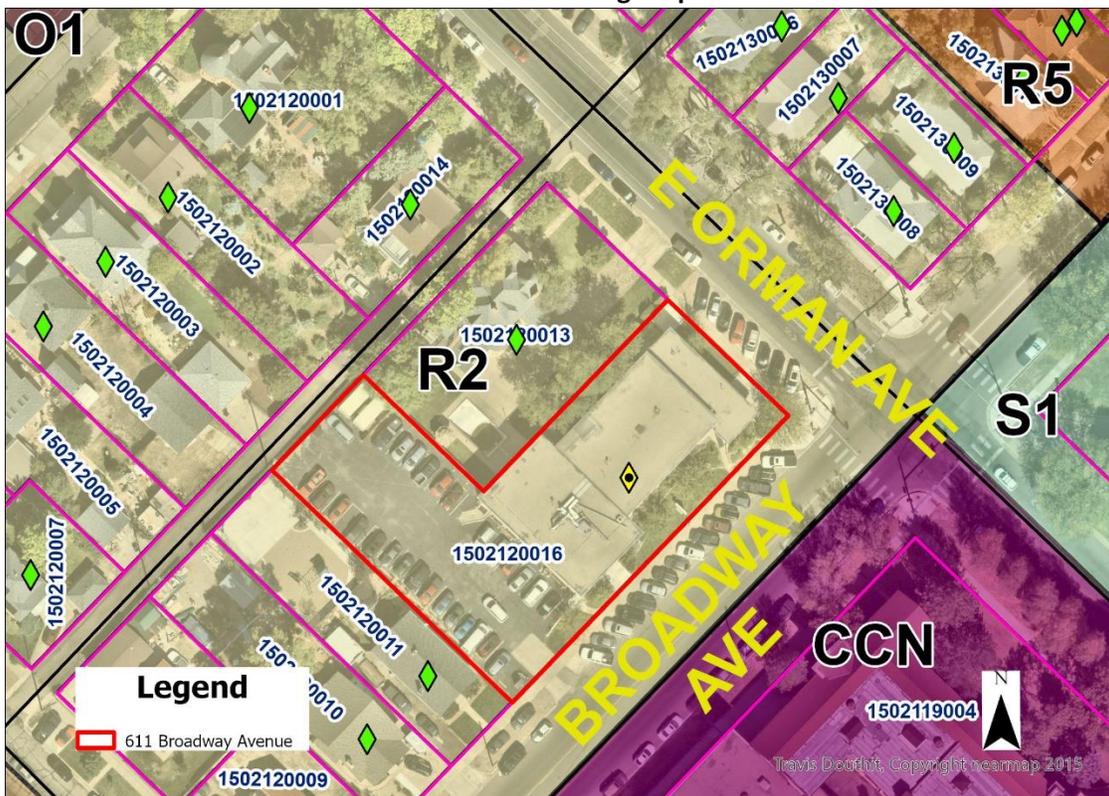


Exhibit D. Comprehensive Plan Map



Exhibit E. Public Notice



Exhibit F. Site Photos



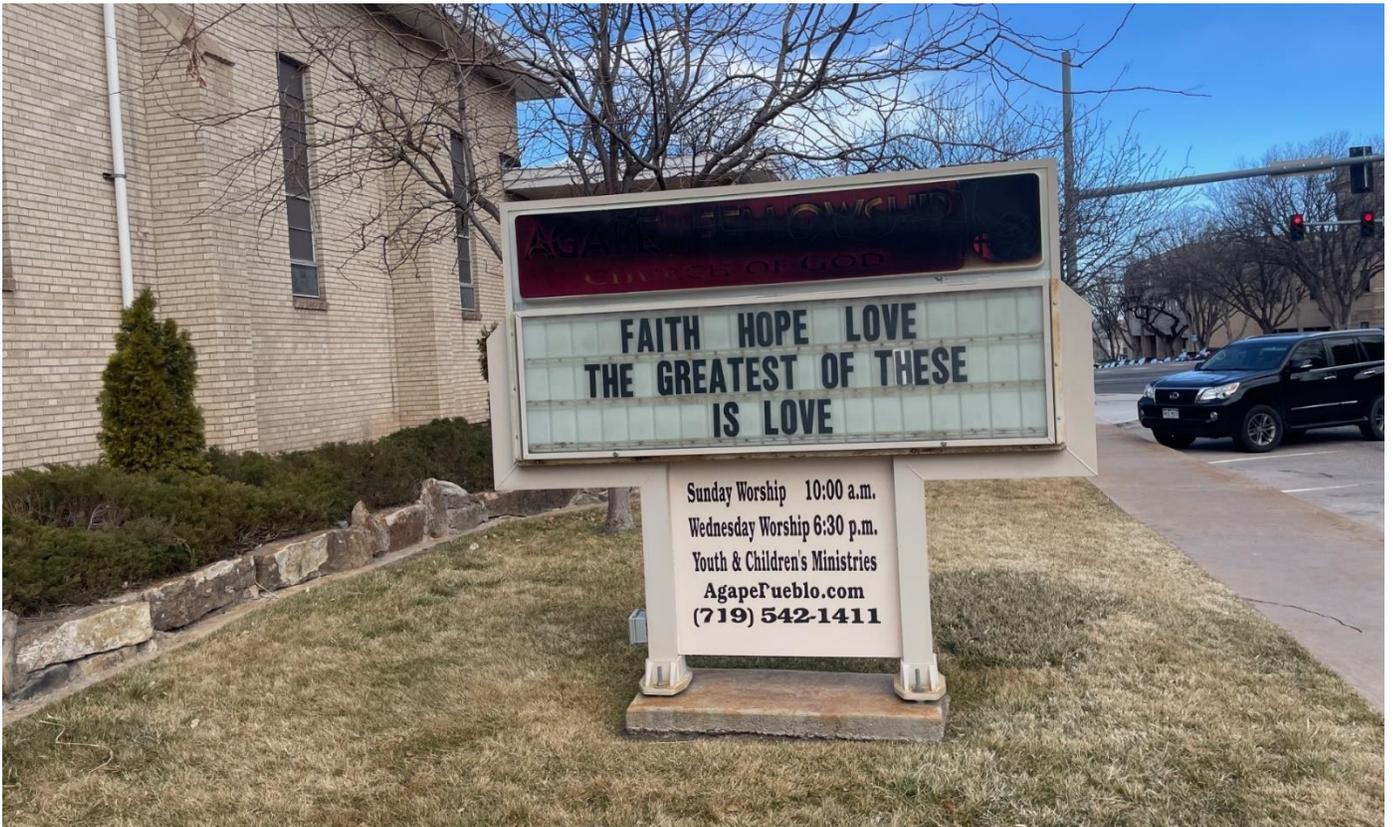
Off-street Parking Lot, Facing West



Off-Street Parking Lot, Facing East



Monument Sign, North Face



Monument Sign, South Face

Exhibit G. Supporting Documents: Application, Property Owner Affidavit, Site Plan

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