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Zoning Board of Appeals

ZBA-26-10

Hearing Date: 3/24/2026

TO: City of Pueblo Zoning Board of Appeals
FROM: Riane Ledford, Planner
THROUGH: Beritt Odom, Land Use Administrative Official
LOCATION: Parcel #1514317005
APPLICANT: Nick Krasovic
PROPERTY OWNER: Cornella Bros
YEAR BUILT: N/A
LEGAL DESCRIPTION: LOT 5 BLK 1 SOUTH PRAIRIE SUB 2ND
ZONE DISTRICT: Highway and Arterial Business (B-3) Zone District
PARCEL ID: 1514317005
LOT SIZE: 48,210 Sq. Ft.

REQUEST: Special Use Permit to allow an Outdoor Storage Facility in a Highway and Arterial Business (B-3) Zone District

BACKGROUND

The applicant is requesting a special use permit to use parcel 1514317005 as an outdoor storage facility in a Highway and Arterial Business (B-3) Zone District. The subject property is a 48,210 sq. ft. unimproved lot situated between a Big O Tires to the north and an auto parts store to the south. Across the street, to the east of the property, is a retail marijuana store and another outdoor storage facility. The property owner of the subject property, Cornella Bros, also owns the two parcels to the west, 2950 S. Prairie Ave. The applicant received a special use permit in 2015 (ZBA-15-12) to use these parcels as recreational vehicle storage and a mobile storage yard and have operated as such since receiving those permits. Now, the applicant would like to expand their existing outdoor storage business to the subject property. However, since the eastern property is a separate parcel, the existing special use permit does not apply to the subject property, and the applicant must obtain a second special use permit.

STAFF ANALYSIS

The proposed land use is generally compatible with the surrounding uses with various outdoor and self-storage facilities in the immediate vicinity. Outdoor storage facilities tend to be low impact for neighboring properties as they produce minimal traffic, noise, and other potential nuisances. Ingress and egress to the parcel is proposed through 2950 S. Prairie Ave. The applicant attests that, by only having one gate to access both parcels, the business is more secure. The applicant has provided a site plan showing a fully opaque six-foot fence around the perimeter of the property, providing a buffer from the storage use. Currently, there are no plans for permanent structures on the lot. Should a building permit be pulled, site improvements will be triggered. As addressed in the findings of fact, staff has no concerns with the granting of this special use permit.

SURROUNDING ZONE DISTRICTS AND LAND USES

	Zone District:	Developed with:
North	Highway and Arterial Business (B-3) Zone District	Big-O-Tires Store
East	Highway and Arterial Business (B-3) Zone District	Smoke Shop and outdoor storage
South	Business Park (BP)	Napa Auto Parts store
West	Highway and Arterial Business (B-3) Zone District	RV, Boat, Trailer, & Vehicle Storage

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	Southern Colorado Building Department has no objections to the application. Plan review, routing and permits 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 will access the parcel through 2950 S. Prairie Ave., which has an existing curb cut. A gate further controls ingress and egress of the storage yard. Additionally, the subject property has frontage off Broadmoor Rd. which could provide additional access in the future, although no curb cut is provided to Broadmoor currently.
- 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. The storage use is not anticipated to create noise, glare, or odor effects. No permanent parking spaces are necessitated by the use.
- Refuse and service areas, with reference to the items above.
Comments: Affirmative finding. Current plans do not show a trash service area, but no waste production is expected from the proposed use.

4. Utilities, with reference to the location's availability and compatibility.
Comments: Affirmative finding. No new utilities are anticipated to be installed for this parcel, nor are they needed to service the proposed use.
5. Screening and buffering with reference to type, dimensions, and character.
Comments: Affirmative finding. The applicant will provide a six ft. fully opaque fence around the perimeter of the property.
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. No new signage is proposed.
7. Required yards and other open space.
Comments: Affirmative finding. There are no open space requirements for properties within the B-3 Zone District. There are no plans for permanent structures, so there are no concerns regarding required setback area.
8. General compatibility with adjacent properties and other properties in the district.
Comments: Affirmative finding. The proposed land use is common in the area with several self-storage and outdoor storage facilities nearby. The proposed screening fence ensures the use is further compatible with the 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 and the following staff conditions.

1. Storage use is limited to vehicles, trailers, RVs, and boats.
2. Recreational and other vehicles shall not be permitted to be stored in a state of disrepair or appearance of salvage.
3. The City Traffic Engineer shall may require sidewalk improvements associated with the driveway cut improvements.

ATTACHMENTS

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

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: 3/24/2026	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 3/24/2027
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

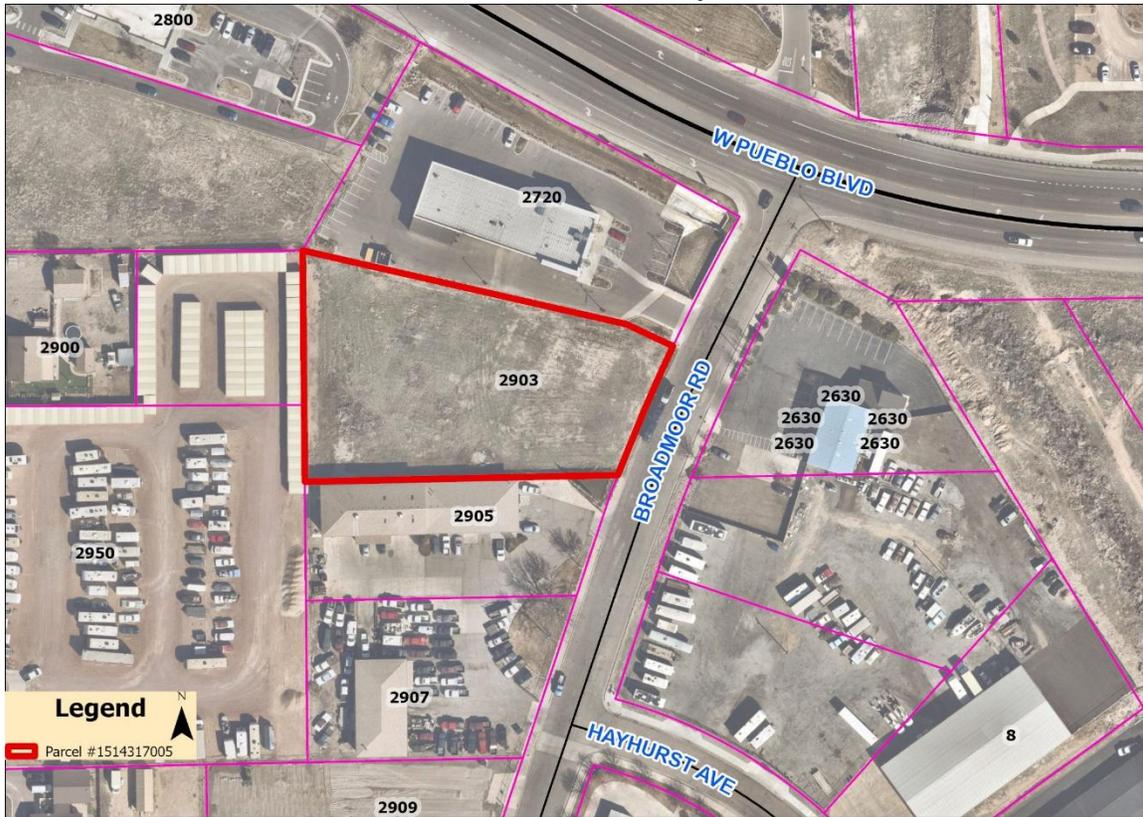


Exhibit C. Zoning Map

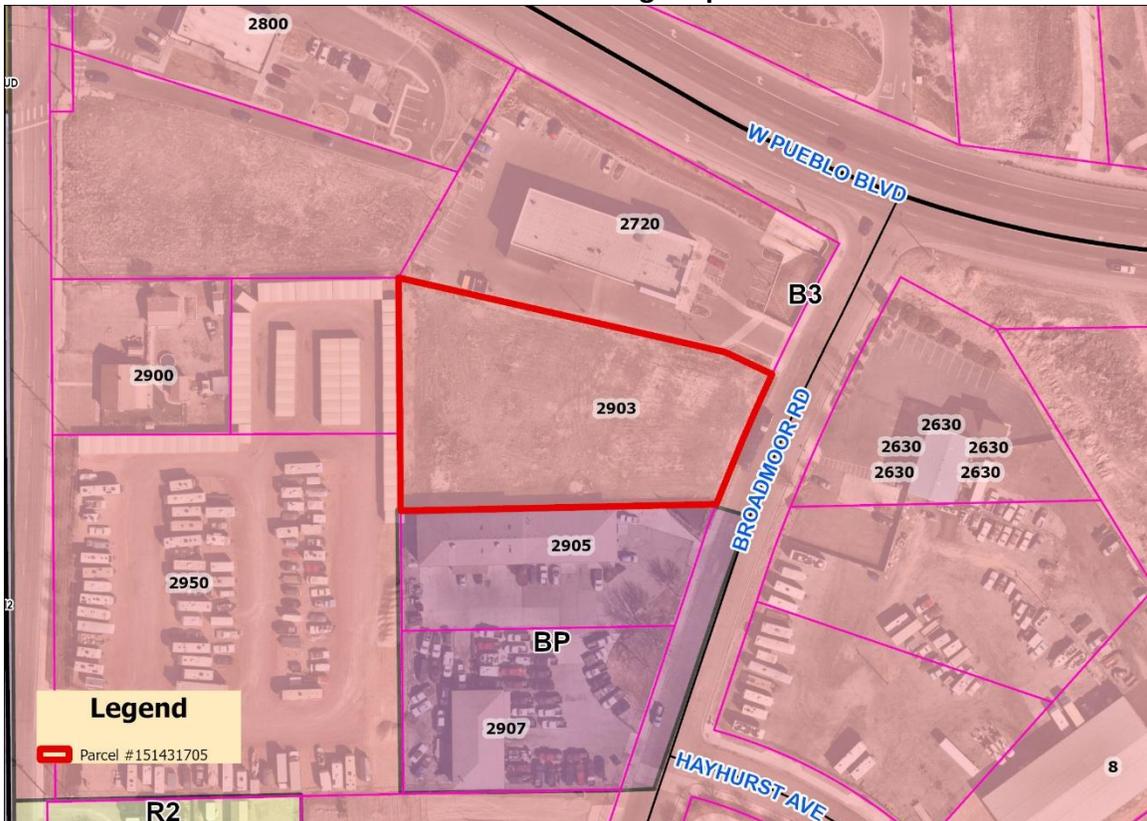


Exhibit D. Comprehensive Plan Map

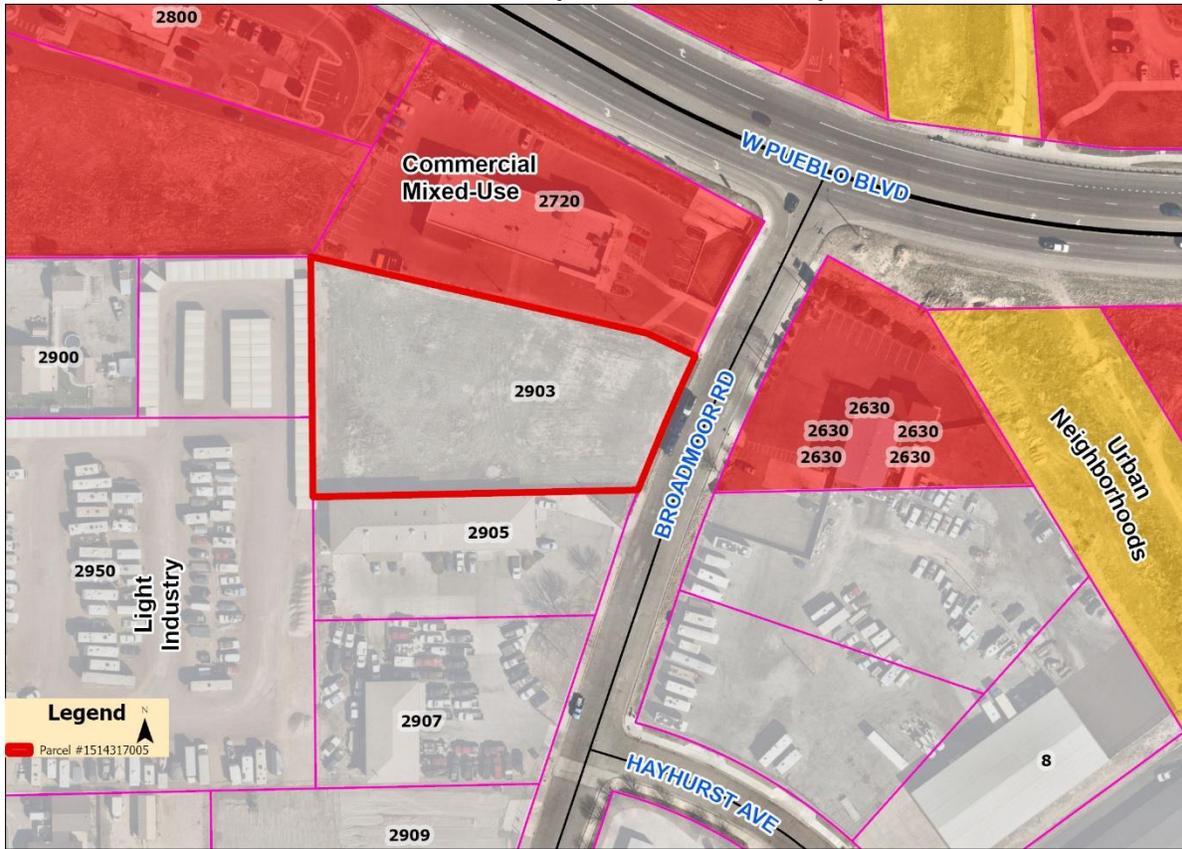
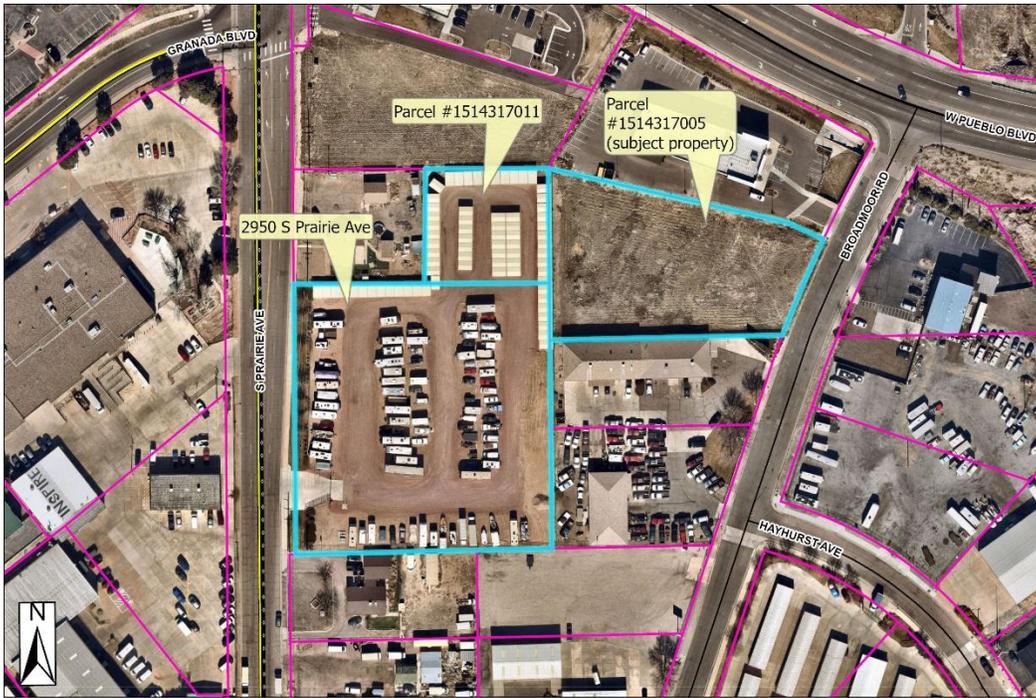


Exhibit E. Public Notice



Exhibit F. Site Photos





Exhibits G. Supporting Documents: Application, Site Plan

To view the supporting documents, please visit Planning at 101 W Riverwalk or call (719) 553-2259.

