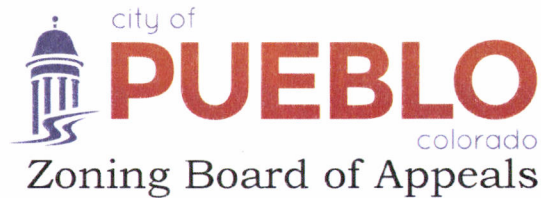


Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

ZBA -14-33

December 16, 2014

To: Zoning Board of Appeals
From: Jerry M. Pacheco, MURP, Senior Planner
Through: Steven Meier, Administrative Official
Location: **105 S. Union Avenue**
Year Built: 1900 (adjusted)
Legal Description: Lot 18, Block 50, South Pueblo
Applicant: Micheal Velarde
Property Owner : DS Land & Cattle, LLC
Zone District: HB, Historic Business District
Subject: **Special Use Permit to allow a drinking place (wine bar)**

Request from Applicant

To be granted a special use permit to allow a wine bar on Union Avenue.

Synopsis

The Applicant propose to operate a wine bar on Union Avenue near the Historic Arkansas River Project.

Analysis

According to the Applicant the proposed wine bar, named Wine Down by the River, will cater to upper-end clientele and tourists. At 1,250 square-feet, the business should be a welcome addition to Union Avenue based upon the business plans of the Applicant.

Staff recommends **APPROVAL** with Standard permit conditions 1-13 provided in Exhibit A.

CONDITIONS REQUIRED FOR A SPECIAL USE PERMIT

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Comments:

Affirmative finding.

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.

3. Refuse and service areas, with particular reference to the items above.

- Comments:

Affirmative finding.

4. Utilities, with reference to the location's availability and compatibility.

- Comments:

Affirmative finding.

5. Screening and buffering with reference to type, dimensions and character.

- Comments:

Affirmative finding.

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.

7. Required yards and other open space.

- Comments:

Affirmative finding. No finding that would affect the issuance of this permit.

8. General compatibility with adjacent properties and other property in the district.

- Comments:

Affirmative finding.