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## Planning & Zoning Commission

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### Z-14-09

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Beritt Odom, Sr. Planner  
**THROUGH:** Steven Meier, Director  
**DATE:** December 10, 2014  
**SUBJECT:** **1250 Drew Dix Parkway**  
**APPLICANT:** **Russel B. Hall, Highline Engineering and Surveying**  
**PROPERTY OWNER:** WL Enterprises LTD  
**LOCATION:** **1250 Drew Dix Parkway**  
**EXISTING ZONE:** A-1, Agricultural One  
**PROPOSED ACTION:** B-3, Highway Arterial Business District  
**CONCURRENT REQUESTS:** S-14-03, Pinon Ridge Commercial Center Amendment No. 1

**REQUEST:**

The applicant is requesting to rezone 8.8 acres of land, south of Lot 1, Block 1, Pinon Ridge Commercial Center.

**ANALYSIS:**

The proposed request conforms with the Pueblo Comprehensive Plan designation and meets the minimum zone district requirements.

**RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the rezoning be approved.

**STAFF REVIEW AND FINDINGS:**

The subject property is located south of the Pinon Ridge Commercial Center Subdivision, which was subdivided in 2009 and houses Loves Travel Stop. The property owner is proposing to expand the existing 5.27 acre parking lot to 8.87 acres by developing the parcel, located south of the existing parking lot, into an improved and landscaped parking lot. The parking lot proposal requires the subdivision and rezoning of the unimproved southern parcel.

**PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**CHARACTER AND COMPATIBILITY:**

❑ **Site Character:**

The property is currently undeveloped and is located directly south of the Loves Travel Stop, convenience store and truck stop.

❑ **Neighborhood Compatibility:**

- North        B-3, Highway and Arterial Business District
- East         I-2, Light Industrial District
- South        A-1, Agricultural One District
- West         A-1, Agricultural One District

**This neighborhood is a mix of undeveloped prairie, industrial and commercial uses; therefore, the proposed rezoning is considered consistent with the neighboring properties.**

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.” The Pueblo Comprehensive Plan designation of *Urban Residential* allows appropriate, community scale commercial services to be developed.

*The proposed rezoning is consistent with the Comprehensive Plan.*

**ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:**

❑ **Minimum lot size and area:**

- The B-3, Highway Arterial Business District requires minimum lot size of 5,000 square feet, the proposed lot to be rezoned is 8.8-acres, exceeding the minimum lot size.
- All dimensional requirements for the B-3 Zone District exceeded with the proposed rezoning.

❑ **Lot coverage:**

- The proposed parking lot expansion will not exceed the 50-percent maximum lot coverage requirements of the B-3 Zone District.

❑ **Conclusion:**

*The property has the ability to comply with the proposed zone district.*

**ZONING AMENDMENT TEST:**

The standard for accepting an amendment to the zoning map is that the proposed zoning action must either:

- 1) Further the goals and objectives of the comprehensive land use plan, or
  - ❑ Comments        **The rezoning is consistent with the recommendations of the Comprehensive Plan designation.**
- 2) Show that the area has changed significantly since the adoption of the comprehensive land use plan
  - ❑ Comments        **Not Applicable**
- 3) Show that there was a mistake or error made in the original zoning of the property.
  - ❑ Comments        **Not Applicable**

**APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE:**

The applicant's name and address and the name and address of any person, firm or corporation represented by such applicant in the application

- Comments **The application contains the required information.**

The interest of the applicant and the interest of the person, firm or corporation represented by the applicant, be it legal, sales development, operation or other interest.

- Comments **The application contains the required information**

The nature of the amendment and a legal description of the property that would be affected by the amendment.

- Comments **The full legal description of the property to be zoned B-3 is attached to the application.**

A statement of the facts which the applicant believes justify the amendment; provided; however, that when any amendment changing the zoning map is requested, the following additional information shall be furnished:

- Comments **The application contains the required information**

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

- Comments **The rezoning is assumed to not have an adverse impact on the economy or traffic.**

A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.

- Comments **A final site plan must be submitted prior to building permit approval.**

A statement of the proposed time schedule for beginning and completion of development.

- Comments **The application contains the required information**

A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.

- Comments **The application contains the required information**

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**PUBLIC WORKS AND ENGINEERING COMMENTS**

- None

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**TRANSPORTATION COMMENTS**

- None

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**STORMWATER COMMENTS**

- None

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**SANITARY SEWER COMMENTS**

- None

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**PARKS AND RECREATION COMMENTS**

- None

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**REGIONAL BUILDING COMMENTS**

- None

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**BOARD OF WATER WORKS COMMENTS**

- None

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**COLORADO DEPARTMENT OF TRANSPORTATION COMMENTS**

- None

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**COMCAST COMMENTS**

- None

**XCEL ENERGY COMMENTS**

- None
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**QWEST COMMENTS**

- None
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**FIRE DEPARTMENT COMMENTS**

- None
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**BLACK HILLS ENERGY COMMENTS**

- None

**ATTACHMENTS:**

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Application
- E. Rezoning Exhibit