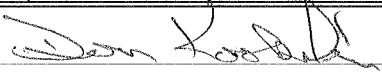
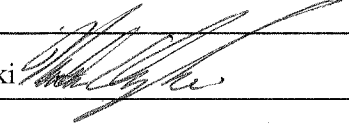


COUNCIL COMMUNICATION

DATE: June 29, 2010	AGENDA NO. VI, C, 1, c	SUBJECT: Request for Permitted Use by Special Review – 723 Main Street
Department Head: Don Koskelin 		
Department: Public Works		
City Manager: Nathan M. Cherpeski 		
PRESENTED BY: Property Owners		

Recommendation: That council approve the request the permitted use for a single family dwelling unit per Planning Commission’s recommendation. The property is zoned Commercial Business (CB)

Background: The owners of the subject property are applying for a permitted use by special review for a single family dwelling unit at 723 Main Street, formerly Alpinvale Sweeps and Stoves. This does not change the Commercial Business zoning of the property. It does allow a permitted use by special review for a single family dwelling unit per our ordinance while allowing the building to revert to commercial use in the future with no further action on the part of the Planning Commission or City Council.

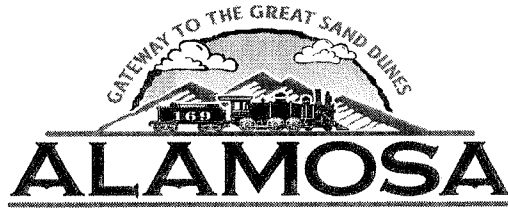
Issue Before the Council: Does council wish to approve the request for permitted use by special review as recommended by the Planning Commission

Alternatives: The council may approve the permitted use, approve it with conditions, or disapprove the permitted use with or without further referral to the planning commission.

Fiscal Impact: There should be no significant financial impact from this proposal.

Conclusion: The Planning Commission found the application to be in compliance with Sections 21-118 and 21-119 of the Alamosa Code and recommend that the request be approved.

Attachments: Planning commission packet; Planning Commission Minutes.



MEMO

To: Planning Commission Members
From: Don Koskelin
Subject: Request for Permitted Use – 723 Main Street

Date: June 15, 2010

I have reviewed the attached application for a permitted use by special review for a single family residence in a Commercial Business (CB) zone and recommend that it be approved. There are two potential problems with such a use in a CB zone: The first has to do with the compatibility of use issues. Many have issues with the traffic volumes and activity generated by commercial businesses in close proximity of their homes. This is not true of all people however and such conflicts should be readily apparent to any who might wish to occupy this building before they make the buying decision so those who would object to the possible conflicts would not be attracted to the property; the second issue is parking. In this case the property has adequate parking available off of the alley to the rear of the property and will not have to depend on public parking which may or may not be available. Mixed use in CB zones is becoming more accepted in the planning world but still does present challenges. In this case I feel the challenges can be overcome.

City of Alamosa

Application for Permitted Use by Special Review

- 1. Name(s) of Property owners(s) DOUGLAS D. BLAKE
PATRICIA D. EWING
- 2. Mailing address of property owner(s) 11578 WILLOW ST.
ALAMOSA CO 81101
- 3. Phone number/E-Mail 719-589-0100 719-588-1673
- 4. Applicant information if different from owner. Attach Power of Attorney.
Name _____
Address _____
Phone/Email _____
- 5. Legal Description of Property LOTS 29 and 30,
BLOCK 38, IN the CITY OF ALAMOSA
- 6. Street Address of Property 723 MAIN STREET
- 7. Zoning of Property COMMERCIAL
- 8. Describe proposed use in detail SINGLE FAMILY RESIDENCE
RETAINING THE COMMERCIAL AND HISTORICAL VALUE
OF THE PROPERTY
- 9. Attach list of adjacent property owners names and addresses for notification.
(Available from County Assessors Office)
- 10. Attach site plan/ email electronic file to:
engineer@cc.alamosa.co.us
- 11. Attach time schedule for development MARCH 2011
- 12. Enclose fee(\$50.00 non -refundable).

OWNERS(S)

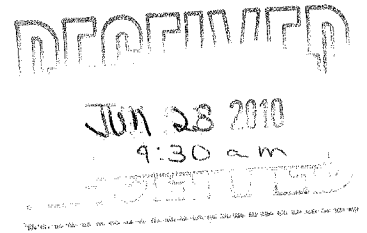
Douglas D. Blake / Patricia D. Ewing
Signature(s)
Date 6-3-2010

APPLICANT(S)

Signature(s)
Date _____

By submitting completed application by _____ your request will be heard by the City Planning Commission on _____ at 6:00 p.m. Recommendations will be heard by City Council on _____. The meetings will be held in Council Chambers, 425 4th St.

1 Wildwood Place
Alamosa CO
June 23, 2010



To: Alamosa Planning Commission

Subject: Request for Permitted Use by Special Review - 723 Main St.

I am submitting this letter as I will be unable to attend tonight's meeting of the Commission. As an owner of property near the subject building, I am very much opposed to approving its conversion from retail use to residential. In addition to the numerous zoning requirements that would not be met, changing the use of this property would not be representative of the character and predominant nature of the surrounding properties.

This portion of the downtown area is finally coming back to life after many years of dormancy following the Rialto fire. Approving the subject request would in my opinion, go against the progress that has at last begun. Accordingly, I respectfully urge the Planning Commission to deny the request for Permitted Use by Special Review at 723 Main St.

Richard E. Demlo

City of Alamosa
Planning Commission
June 23, 2010
6:00 p.m.
Minutes of the Meeting

The regular meeting of Planning Commission was called to order on the above date at 6:01 p.m. by Vice Chair Shirley White. Present were the following members: Debbie Clark, Don Martinez. Excused: Mark Manzanares and Don Thompson. Absent: Robert McWhirter. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

Agenda Approval: M/S/C., White. Motion was made to approve agenda with the following addition. Introduction of Mr. John Eland, as first item under regular business. (Unanimous)

Approval of the Minutes: M/S/C. Martinez, Clark. Motion was made to approve the minutes of May 26, 2010 as submitted. (Unanimous)

Regular Business

Mr. Eland, Director of the Alamosa County Economic Development Council introduced himself to the Planning Commission and hopes to give updates on current issues. He has been in the valley for eight months and feels progress is being made to promote tourism and economic development. The art exhibit downtown has been well received.

Vice Chair White thanked Mr. Eland for coming and welcomed his comments.

Zoning Issues: No applications received.

Planning Issues:

The request of Douglas Blake and Patricia Ewing for a Permitted Use by Special Review to allow a single family dwelling in a Commercial Business zone. The property affected is Lots 29 and 30, Block 38, also known as 723 Main St.

The public hearing opened at 6:03 p.m.

White: There is someone to speak on behalf of this request? Please state your name and address.

Ewing: Pat Ewing, 11878 Willow St., Alamosa. We have applied for a permitted use on a recently purchased piece of property at 723 Main and turn it into a single family residence and live in it. At this time we have no intention of doing any alterations to the outside because of the historic value. We are reviewing bids and getting costs on this to see if it's feasible, but we would like the option to make it into a residence.

Clark: There is parking in the back?

Ewing: Yes, you could park twenty cars in the back, the property is 50' by 150. The building sets in the northwest corner at 1,370 sq. ft. The rest is parking and a double car garage in back and storage area. I would never park on Main St., it wouldn't be an option to me.

White: Is there anything else you would like add? We need to see if there is anyone else that is for this and then ask questions. Anyone for this? Anyone that is against this change?

Koskelin brought up the letter received from Mr. Demlo, who could not attend the meeting, against the request. White read the letter for the record (Attachment A). A copy was given to the applicants as well.

The public hearing was closed at 6:06 p.m.

Koskelin stated that this application was a permitted use by special review. In light of Mr. Demlo letter, this is not a permanent change in zoning. Single family dwelling units are permitted in commercial business zones under a special review hearing. If in the future someone else was to purchase the property or the current owner would want to go back to a commercial use, they could do that with no further action. Permitted use by special review means some things are allowed in various zones under certain circumstances. One of the biggest problems we have with residential property in commercial zones is that they take up parking spaces. That question has been addressed. They have a lot of property and a two car garage so there is no need for parking to be an issue. If you want to look at this as a temporary change, you can. We already have many apartments downtown, a lot are upstairs. As far as the nature of the use, it's not that different. It is not a change in the zoning, we are not changing any ordinances. It remains commercial property.

Ewing stated she did not want the zoning change. If it becomes cost prohibitive to make it into residential, she does not want to lose the option of selling it as commercial property.

For the record, all adjacent property owners were notified of the public hearing and the property was posted.

Ewing also stated that they had spoke with adjacent neighbors also.

Clark questioned keeping the historical value and Ewing stated it could be eligible for a historical grant and no changes or alterations could be done to the exterior. She also stated she would make no changes except for perhaps an awning as when it was owned by Beverly Griffiths.

M/S/C. Martinez, Clark. Motion made to recommend approval of the request for a permitted use by special review to allow a single family dwelling in a commercial business zone. The property affected is Lots 29 and 30, Block 38, Alamosa, also known as 723 Main St. (Unanimous)

The applicant was informed that the recommendation would go to City Council at the next regular meeting as a consent calendar item. The meeting would be held on July 7th, 2010.