



YOUR PLAN YOUR PUEBLO

Pueblo Regional Comprehensive Plan

PUEBLO CITY COUNCIL

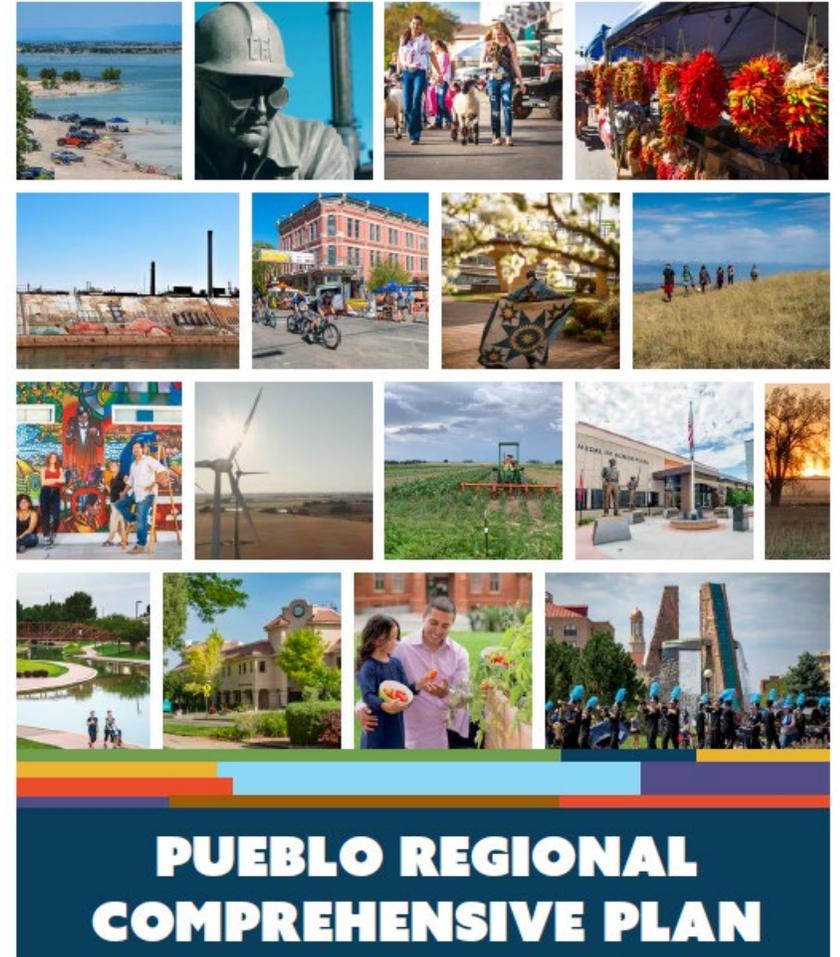
FEBRUARY 14, 2022

Project Timeline



Parts of the Plan

1. Introduction
2. Regional Goals & Policies
3. Regional Development Plan
4. Implementation and Monitoring
5. Appendices





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REGIONAL GOALS AND POLICIES

Guiding Principles



Diverse lifestyles, attainable housing options.



Deepen our agricultural roots.



Help every community thrive.



Celebrate Pueblo.



A future-ready economy and workforce.



Grow smarter.



Strengthen local and regional connections.

For each Guiding Principle...



GUIDING PRINCIPAL 1:

DIVERSE LIFESTYLES, ATTAINABLE HOUSING OPTIONS

Puebloans choose from an array of lifestyle options and have access to housing types that meet the needs of all ages, incomes, and family structures. Both established and new neighborhoods are strong, stable, and safe.

Why it is Important

Pueblo County is defined by its diverse lifestyle options—urban and suburban neighborhoods, small agricultural communities, mountain hamlets, and rural areas. Despite this array of options, rising housing costs and a constrained housing supply have made it increasingly difficult for many people to find housing that meets their needs, at a price they can afford. Demand for single-family detached homes remains high—and is expected to continue—but does not necessarily align with the needs of the region's growing numbers of older adults or of the young professionals we have difficulty attracting and retaining. In addition to diversifying housing types, there is also a need for mixed-use development, where housing is connected to the businesses and services, so a car trip is not necessary for residents to fulfill all their daily needs.

Decades of economic fluctuations in the region have translated into a housing market focused primarily on construction of single-family homes in Pueblo West and smaller scale developments in the City of Pueblo rather than the construction of larger neighborhoods. Slower growth has led to constraints in supply and a decrease in affordable housing options. While a number of Pueblo's older neighborhoods have seen renewed interest and reinvestment, others have not, leading to a deterioration of housing stock and conditions in some core neighborhoods. Residents of Pueblo County place a high value on maintaining the quality of life they enjoy, though there is a recognition that not all community members share equally in the region's prosperity and amenities. A strong desire exists to minimize existing inequities.



Why is it Important?



Regional Goals and Policies



Measures of Success



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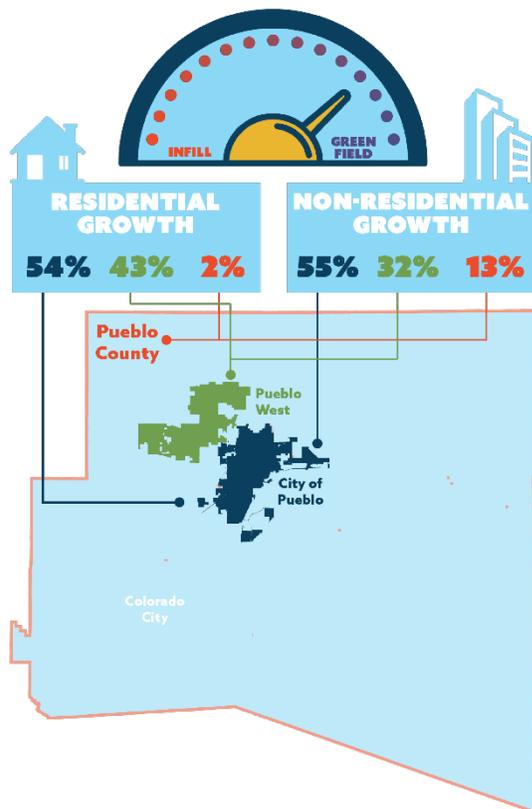
REGIONAL DEVELOPMENT PLAN

Regional Development Plan Components

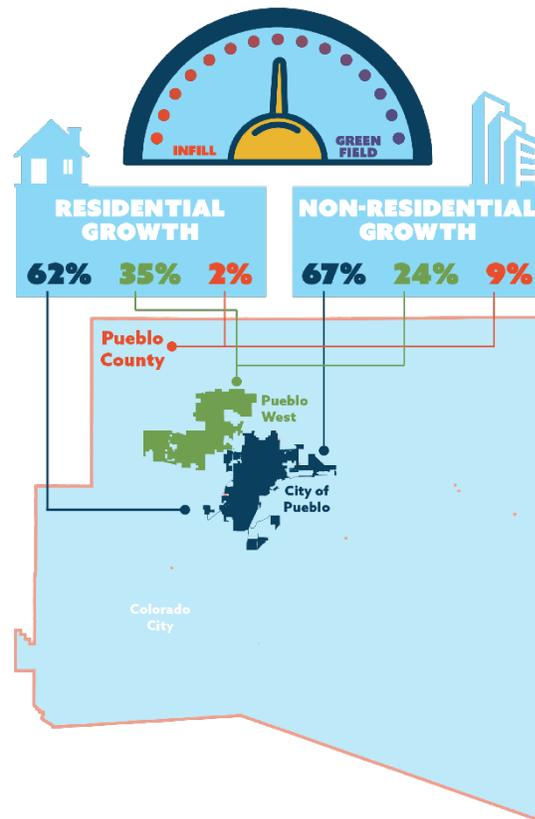
- **Growth Scenarios/Preferred Scenario**
- **Infrastructure and Services**
- **Evaluation Criteria for Major Projects**
- **Future Land Use Plan (maps and categories)**
- **Area-Specific Goals and Policies**

Growth Scenarios

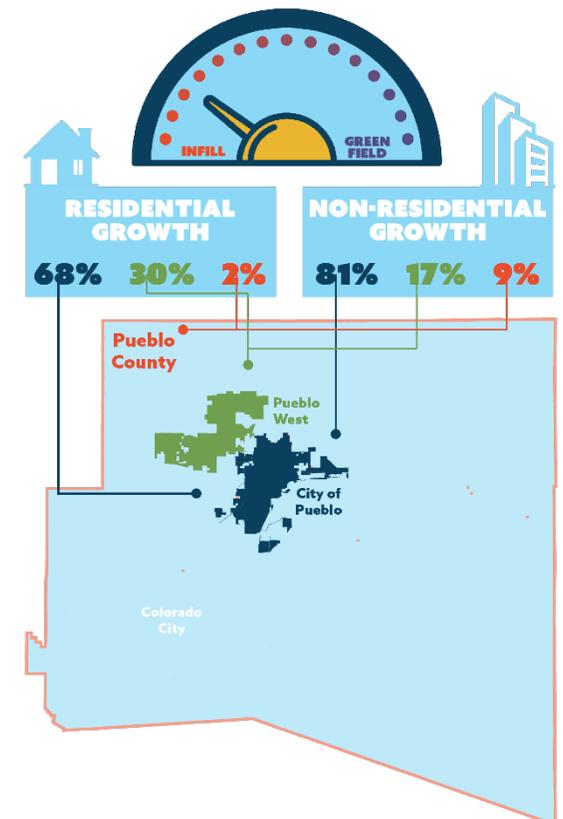
SCENARIO A: "Twin Cities"/Outward Expansion



SCENARIO B: Central City Revitalization

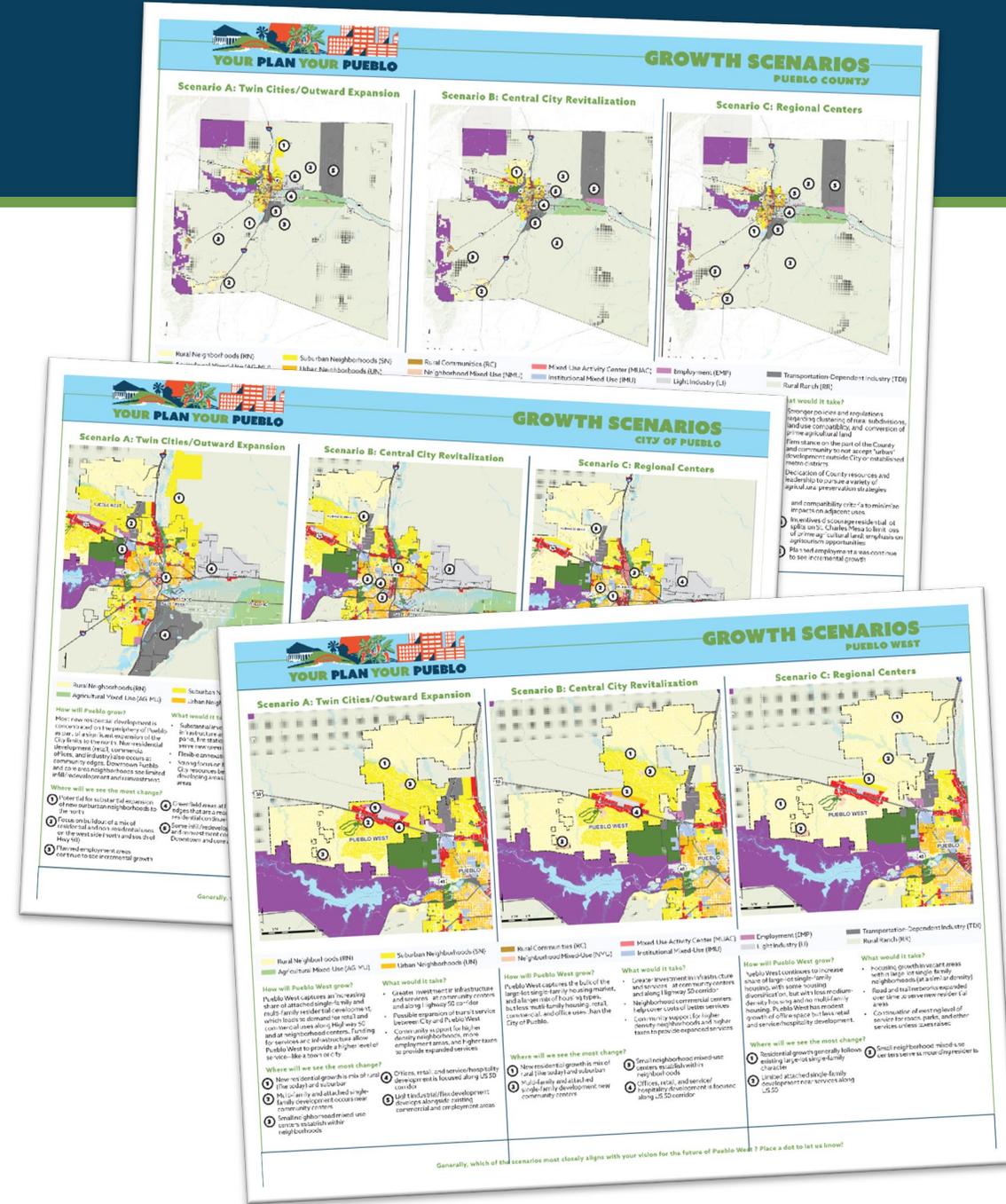


SCENARIO C: Regional Centers



Preferred Scenario

- Strongest support for Scenarios B and C
- POLICY IMPLICATIONS:
 - Prioritize growth where infrastructure already exists
 - Focus on revitalization of Downtown and core area neighborhoods
 - Plan for redevelopment of vacant or declining commercial sites
 - Continue support for established/emerging employment areas
 - Protect prime agricultural lands
 - More flexible land use categories
 - Slower growth/diversification in Pueblo West



Infrastructure and Services by Area

- Fiscal impact findings
- Infrastructure and service provision responsibilities

Infrastructure and Service Provision Responsibilities: City of Pueblo

Infrastructure/ Service	Provider (Who builds it?)	Owner (Who maintains it?)	Funding Source(s) (Who pays for it?)
Water			
Water Supply	Pueblo Water	Pueblo Water	Water Plant Investment Fee
Water Mains	Developer	Pueblo Water	Developer (upsizing reimbursements from other future users)
Water Service Lines	Developer	Pueblo Water	Developer
Wastewater/Sewer			
Treatment Capacity	Pueblo Wastewater Utility	Pueblo Wastewater Utility	Plant Investment Fee
Sewer Mains	Developer	Pueblo Wastewater Utility	Developer (upsizing reimbursements from other future users)
Transportation			
New Local streets	Developer	City of Pueblo	Developer (upsizing reimbursements from other future users)
Regional street expansion	Developer	City of Pueblo or CDOT	CDOT, PACOG, Developer
Police			
Police service/ response	Pueblo Police Department	Pueblo Police Department	General Fund
Fire and EMS			
New fire stations	Pueblo Fire Department	Pueblo Fire Department	General Fund, Capital Improvement Fund
Fire and EMS service/ response	Pueblo Fire Department	Pueblo Fire Department	General Fund
Parks and Recreation			
New parks	City of Pueblo, Developer	City of Pueblo	Park Land Dedication, Fee in Lieu of Dedication, special districts
Schools			
New schools	School District	School District	None

Evaluation Criteria for Major Projects

- Separate criteria and triggers for City and County
- Intended to:
 - Promote consistency with the Regional Comprehensive Plan
 - Minimize potentially negative fiscal impacts on City and County
 - Promote regional collaboration on growth and infrastructure issues

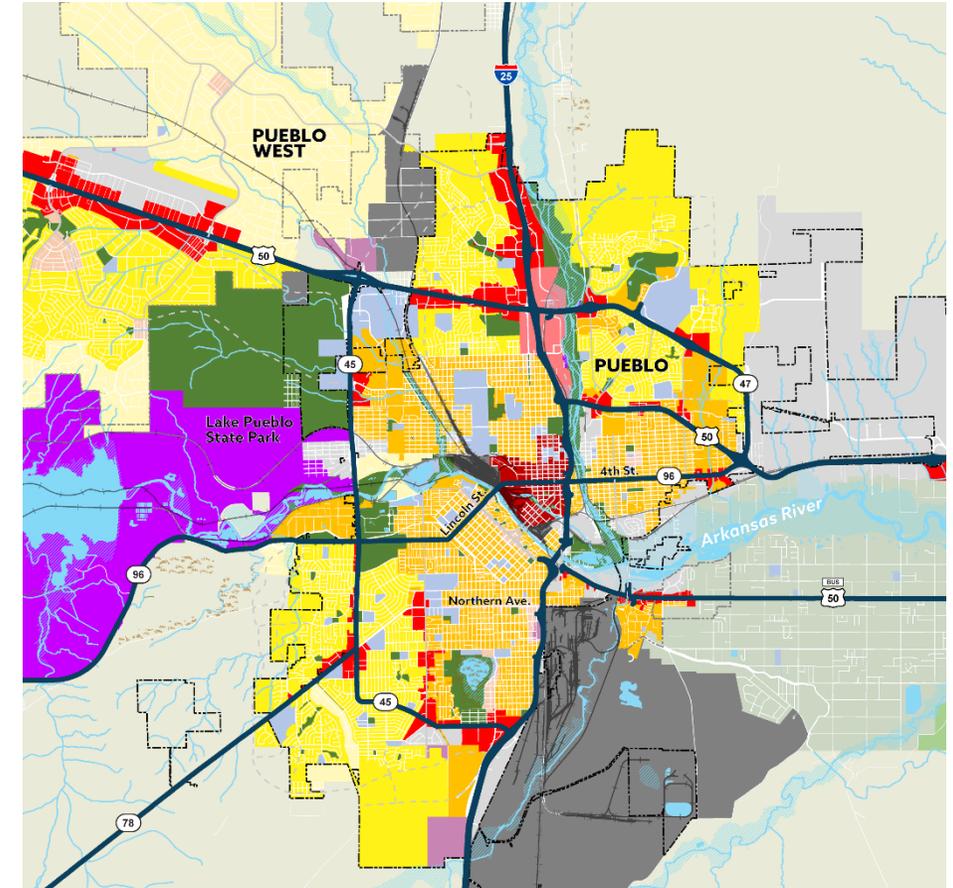
APPLY TO PROJECTS THAT...

- Exceed a certain size threshold
- Propose formation of new Title 32 Special or Metropolitan Districts
- Meet other criteria specific to the City or County

Future Land Use Plan

Four categories of planned land uses:

- Neighborhoods
- Commercial & Mixed-Use Areas
- Employment Areas
- Other



Future Land Use Plan

For each category:

- Primary and supporting uses
- Density range to reflect built patterns/desired outcomes
- Distinctions in scale, character, and mix of uses

PROPOSED LAND USE
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AGRICULTURAL NEIGHBORHOOD (AG-N)

EMPLOYMENT (EMP)

SUBURBAN NEIGHBORHOOD (SN)

TRANSPORTATION-DEPENDENT INDUSTRY (TDI)

RURAL COMMUNITIES (RC)

MIXED-USE ACTIVITY CENTER (MUAC)

COMMERCIAL MIXED-USE (CMU)

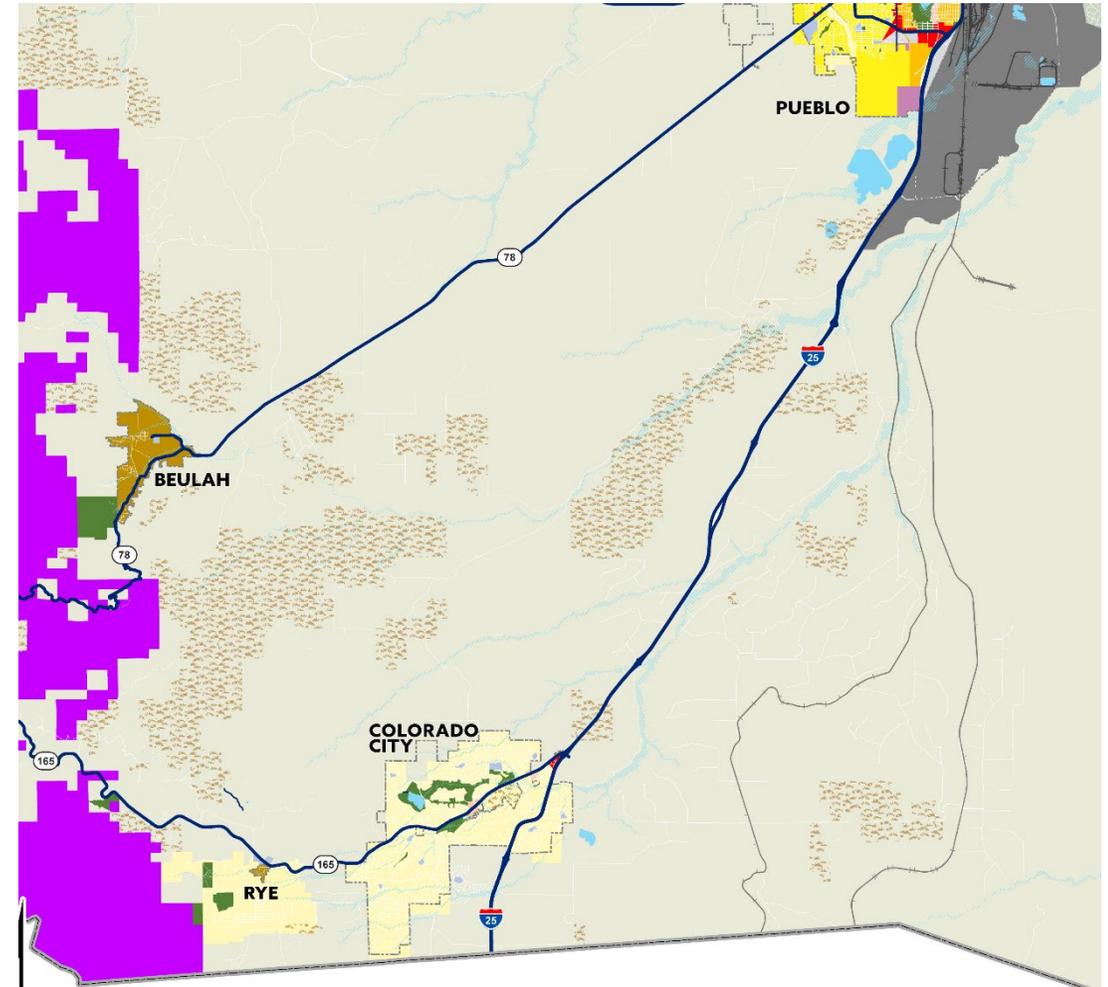
NEIGHBORHOOD MIXED-USE (NHU)

PROPOSED LAND USE
COMMERCIAL AND MIXED-USE
YOUR PLAN YOUR PUEBLO

INSTITUTIONAL MIXED-USE (IHU)

Area-Specific Goals and Policies

- City of Pueblo & Vicinity
- Pueblo West
- Colorado City
- St. Charles Mesa
- Rural/Ranch Areas
- Rural Communities (Avondale, Rye, Boone, Beulah Valley)



City of Pueblo Goals and Policies

- **COP-1: Re-establish Downtown as a regional hub for living, working, and recreating.**
- **COP-2: Promote reinvestment in the City's historic neighborhoods.**
- **COP-3: Adapt the City's Commercial centers and corridors to meet the changing needs of the community.**

POLICY TOPICS

- Downtown revitalization
- Historic preservation
- Core neighborhoods
- Adaptive reuse or redevelopment of vacant buildings
- Lot consolidation
- Mix of uses

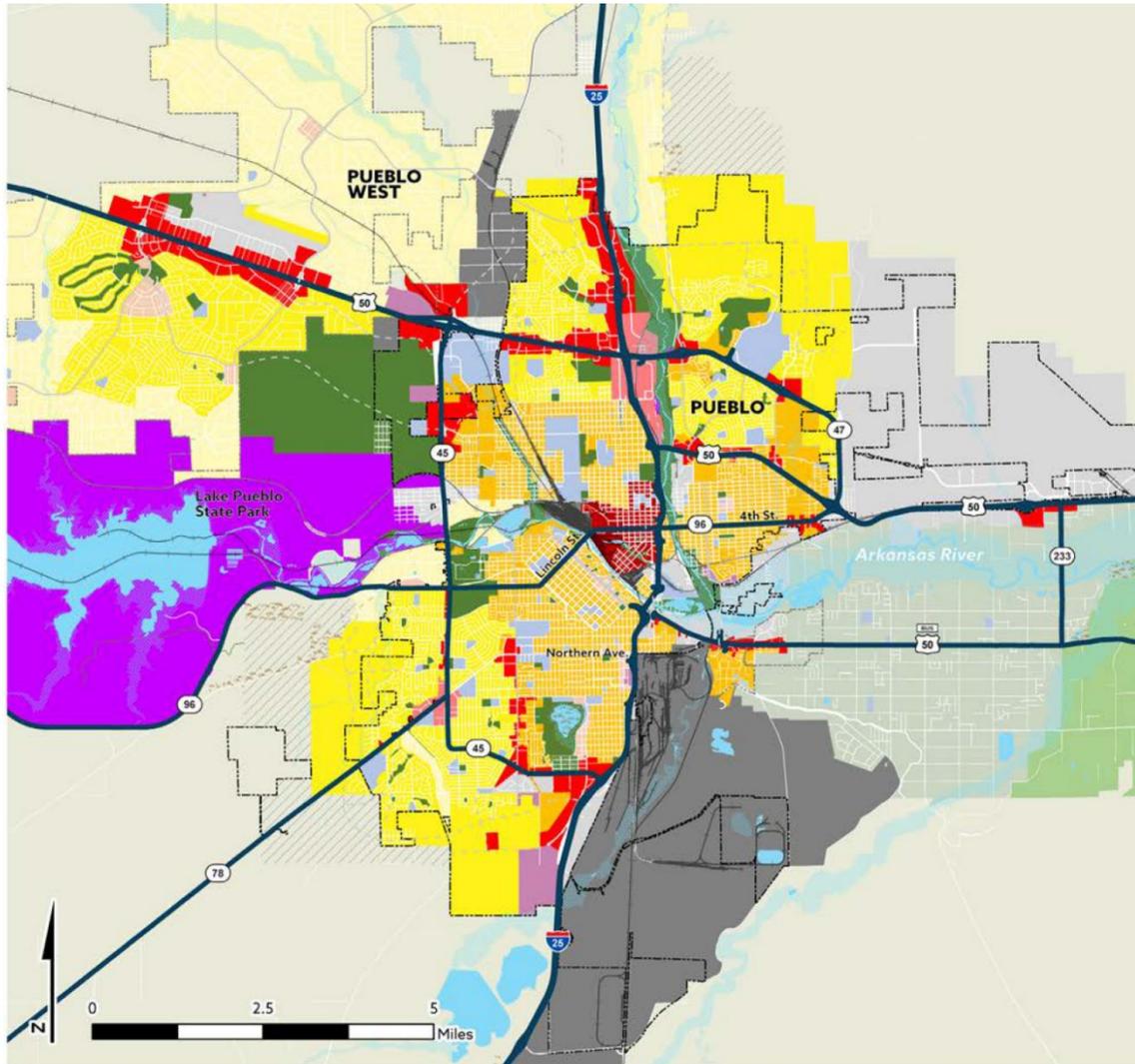
City of Pueblo Goals and Policies

- **COP-4: Prioritize the development of vacant land within the city limits over the expansion of the community.**
- **COP-5: Provide opportunities for the continued expansion and diversification of the region's employment base.**

POLICY TOPICS

- Infrastructure and services
- Funding and finance tools
- Edge neighborhood engagement and planning
- Planned employment areas
- Compatibility with existing residential and agricultural uses

Future Land Use: City of Pueblo



Future Land Use

NEIGHBORHOODS

- Agricultural Neighborhood (AN)
- Rural Neighborhoods (RN)
- Suburban Neighborhoods (SN)
- Urban Neighborhoods (UN)

COMMERCIAL & MIXED-USE

- Rural Communities (RC)
- Neighborhood Mixed-Use (NMU)
- Mixed-Use Activity Center (MUAC)
- Downtown Mixed-Use (DTMU)
- Commercial Mixed-Use (CMU)
- Institutional Mixed-Use (IMU)

EMPLOYMENT

- Employment (EMP)
- Light Industry (LI)
- Trans.-Dependent Industry (TDI)

OTHER

- Rural Ranch (RR)
- Production Agriculture (AG)
- Parks and Open Space (POS)
- State and Federal Lands (SFL)

- Future Roadways (LRTP)
- Conservation Easements
- Pueblo West Metropolitan District
- City of Pueblo
- Floodzones
- Rivers, Lakes, and Streams
- Special Develop. Area (SDA)



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IMPLEMENTATION

Priority Initiatives

- Guide the implementation of the plan over the next one to three years
- Inform work programs, CIP projects, and day-to-day decision-making
- Reinforce importance of regional collaboration
- Increase awareness of ongoing efforts

ORGANIZATION

- Regional
- City of Pueblo
- Pueblo County
- Pueblo West

*Groupings of initiatives are not listed in any implied order of importance

Implementing the Regional Comprehensive Plan

Advisory

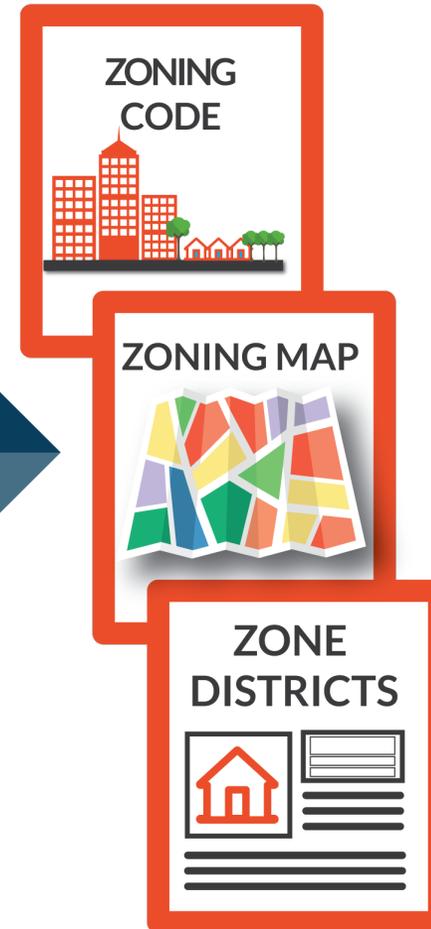


Regional goals and policies, area-specific goals and policies

Establish desired future land use patterns for different areas of Pueblo County

Define density, primary/supporting land uses and characteristics

Regulatory



Regulations, development standards, and procedures

Determines what zone districts apply to individual properties

Regulate things such as building height, lot size, setbacks, and what uses are permitted





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