



J. Proposed Site Plan

SITE PLAN

PARCEL A, PARCEL B, AND PARCEL C, REARRANGEMENT OF PROPERTY BOUNDARIES, RPB 21-12, LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

REZONING EXHIBIT

Mike & Wendy Felty  
Wayne's Towing  
11-4-2021

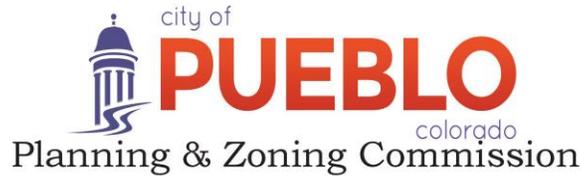
SCALE 1 CM = 22 FT



Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Bob Schilling  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

## ***MINUTES OF REGULAR MEETING***

City of Pueblo, Colorado

Wednesday, December 8, 2021 – 3:30 p.m.

City Council Chambers, 1 City Hall Place

### **Join Zoom Meeting online:**

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGBnlCdHRrUHNFZnpPWG1Ydz09>

### **Join Zoom Meeting by phone:**

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

### **Online and phone Meeting ID and Password:**

Meeting ID: 927 1786 7722

Passcode: 195462

## **MEETING CALLED TO ORDER**

The meeting was called to order at 3:30 p.m. with Commissioner Castellucci presiding.

*The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.*

**Commissioners Present:** Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Bob Schilling, and Lisa Bailey.

**Commissioners Absent:** none

**Staff Members Present:** Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Planner; Bart Mikitowicz, Planner; Danielle Baxter, Planner; and Joe Martellaro, Associate Engineer II.

## **APPROVAL OF AGENDA**

A Motion was made by Bailey to amend the agenda to move SNC-21-04 to the last item on the agenda, Seconded by Schilling.

**Motion passed 7-0.**

## **PUBLIC MEETING AND ACTION**

1. **Z-21-14 815 Crane Ridge Drive Rezoning:** Rezoning of 2.24 acres, Lots 4-8, College Road Subdivision, 4th Filing, generally located north and west of Crane Ridge Drive. Rezoning is contingent upon approval of College Road Subdivision, 4th Filing Rearrangement of Property Boundaries.

Staff Report by Dani Baxter, Planner.

The applicant is requesting to rezone Lots 4-8, Block 1, College Road Subdivision, 4th Filing, (Parcels A, B, and C, College Road Subdivision 4th Filing, RPB-21-12), totaling 2.24-acres from B-4, Central Business District to B-P, Business Park District to accommodate future development of a tow yard.

### **BACKGROUND:**

The subject property is generally located south of Fortino Boulevard, east of Club Manor Drive and north of Patty Lane in the College Road Subdivision, 4<sup>th</sup> Filing. The 2.24-acre site was originally comprised of five lots (Lots 4-8) and is currently undeveloped. In order to meet the lot size requirements for the Business Park (B-P) Zone District the applicant had to apply for a Rearrangement of Property Boundaries to create three parcels (Parcels A, B, and C) that meet the minimum lot size requirements. The Rearrangement of Property Boundaries is currently still under review.

A preliminary site plan has been submitted for redevelopment and proposes a tow yard office on Parcel A and tow yard vehicle storage on Parcels B and C. A tow yard in a B-P zone district is a use by review and the Zoning Board of Appeals approved the Special Use Permit for this location on September 28, 2021, contingent upon the property being rezoned to a BP Zone District. The approved Special Use Permit requires an additional landscape buffer and opaque, decorative barrier for noise mitigation, and no storage of towed vehicles or industrial uses are allowed on Parcel A, as a means to decrease noise trespass to the residential zone district to the north of the property.

Wayne's Towing has been a Pueblo business since 1970. They are being displaced from their current address at 2500 N Freeway Road due to the proposed CDOT changes to the Hwy 50 E and I-25 interchange. The Colorado Department of Transportation plans to acquire the current Wayne's Towing site as additional right-of-way to complete the I-25 reconstruction project. The applicant has been searching for a new property since June 2020 when they learned of CDOT's intentions to purchase their land. Wayne's is required to stay within city limits to continue fulfilling their contract with the Pueblo Police Department, as they are responsible for the city's fleet vehicle pickup and removal. Also, if they are relocated outside city limits, they would no longer be allowed on the city's rotating tow list. The applicant states that it is imperative they continue to operate within city limits and have quick access to I-25 and Hwy 50 to continue serving their customers.

Sit Means Sit, Dog Training and Kennel, is also being displaced because of CDOT's plans to update the Hwy 50 and I-25 interchange. Sit Means Sit purchased the property located on the south and east sides of Crane Ridge Dr., Lots 5 through 11, Block 2, College Road Subdivision.

Sit Means Sit was granted a Special Use Permit in May 2021 for their operation of a kennel/cattery in a Central Business (B-4) Zone District. The proposed tow yard and dog training/kennel facility are considered industrial uses; however, each have received Special Use Permits that condition specific improvements and limitations to mitigate negative externalities that may stem from the uses. Once developed, the tow yard and dog kennel uses will sit opposite to one another and are not considered incompatible with each other.

### **ANALYSIS:**

#### **Comprehensive Plan Compliance:**

The comprehensive plan depicts Arterial Commercial Mixed Use for these parcels. Arterial Commercial Mixed Use includes the large commercial areas and corridors found along key sections of I-25, portions of Highway 50, Pueblo Boulevard, Highway 47, Santa Fe Drive, Prairie Avenue and Northern Avenue. While the primary focus of these areas is retail sales and personal services, some office space is intermixed. This land use category does not prohibit compatible land uses other than heavy industrial uses. Uses located along major routes such as I-25 and Highway 50, are designed for the regional retail market segment. Uses along other arteries are geared to community-level shopping and services. Uncontrolled “strip” expansion of commercial development along arterial roadways instead of activity nodes should be discouraged. Development should create mixed uses that do not place emphasis on the parking areas but on the commercial uses themselves. Within the Business Park (BP) Zone District other uses by right include automobile dealership/rental, automobile repair shops, auto parts retail sales, parking lot/structure, outdoor storage facility, truck stop, and tow service.

However, since a tow yard is listed in the City of Pueblo Municipal Code as a heavy industrial use, it is not compatible with the outlined comprehensive plan, which explicitly states heavy industrial is not a compatible land use. Also, the comprehensive plan states land use should not emphasize parking areas, but instead emphasize commercial uses.

#### **RECOMMENDED ACTION:**

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED with the following additional staff condition:**

1. This rezone application is contingent upon the approval and recording of the Rearrangement of Property Boundaries before being heard at City Council.

**HEARING: Michael Fetty, Wayne’s Towing, 2500 N Freeway, represented the application.**

No one spoke in support for the application.

Patrick McConnel, 5793 I-25, Walsenburg CO, spoke in opposition to the application. Mr. McConnel owns the office building to the northeast of the proposed location, and he fears the proposed business will deter future leases and decrease his property value. Mr. McConnel also commented that this use may increase homelessness in the area.

Mr. Fetty then spoke again to state his business will deter homelessness already in that location. Mr. Fetty states there will maybe be 5-10 customers a day on site, outside of his 11 employees, with around 50 cars on their lot at a time.

**COMMISSION ACTION:**

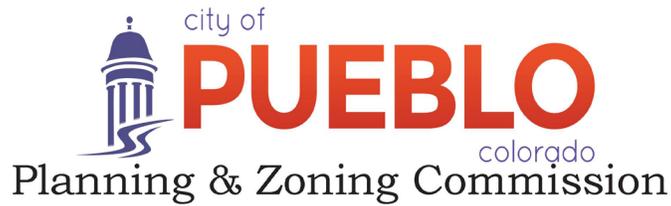
Motion to recommend approval of the rezoning made by Bailey, second by Schilling.

**MOTION PASSED 7-0**

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Bob Schilling  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

## Z-21-14

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Danielle Baxter, Planner  
**THROUGH:** Scott Hobson, Acting Director of Planning and Community Development  
**DATE:** December 8, 2021  
**SUBJECT:** Rezone from B-4 to B-P (Crane Ridge Dr Rezone)  
**APPLICANT:** Wendy & Mike Fetty, Wayne's Towing  
**PROPERTY OWNER:** Leslie Biggs, Crane College Park, LLC  
**LOCATION:** Generally located south of Fortino Boulevard, east of Club Manor Drive and north of Patty Lane.  
**CONCURRENT REQUESTS:** RPB-21-12, 815 Crane Ridge Drive Rearrangement of Property Boundaries

### **REQUEST:**

The applicant is requesting to rezone Lots 4-8, Block 1, College Road Subdivision, 4<sup>th</sup> Filing, (Parcels A, B, and C, College Road Subdivision 4<sup>th</sup> Filing, RPB-21-12), totaling 2.24-acres from B-4, Central Business District to B-P, Business Park District to accommodate future development of a tow yard.

### **BACKGROUND AND ANALYSIS:**

The subject property is generally located south of Fortino Boulevard, east of Club Manor Drive and north of Patty Lane in the College Road Subdivision, 4<sup>th</sup> Filing. The 2.24-acre site was originally comprised of five lots (Lots 4-8) and is currently undeveloped. In order to meet the lot size requirements for the Business Park (B-P) Zone District the applicant had to apply for a Rearrangement of Property Boundaries to create three parcels (Parcels A, B, and C) that meet the minimum lot size requirements. The Rearrangement of Property Boundaries is currently still under review.

A preliminary site plan has been submitted for redevelopment and proposes a tow yard office on Parcel A and tow yard vehicle storage on Parcels B and C. A tow yard in a B-P zone district is a use by review and the Zoning Board of Appeals approved the Special Use Permit for this location on September 28, 2021, contingent upon the property being rezoned to a BP Zone District. The approved Special Use Permit requires an additional landscape buffer and opaque, decorative barrier for noise mitigation, and no storage of towed vehicles or industrial uses are allowed on Parcel A, as a means to decrease noise trespass to the residential zone district to the north of the property.

Wayne's Towing has been a Pueblo business since 1970. They are being displaced from their current address at 2500 N Freeway Road due to the proposed CDOT changes to the Hwy 50 E and I-25 interchange. The Colorado Department of Transportation plans to acquire the current Wayne's Towing site as additional right-of-

way to complete the I-25 reconstruction project. The applicant has been searching for a new property since June 2020 when they learned of CDOT's intentions to purchase their land. Wayne's is required to stay within city limits to continue fulfilling their contract with the Pueblo Police Department, as they are responsible for the city's fleet vehicle pickup and removal. Also, if they are relocated outside city limits, they would no longer be allowed on the city's rotating tow list. The applicant states that it is imperative they continue to operate within city limits and have quick access to I-25 and Hwy 50 to continue serving their customers.

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**PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**CHARACTER AND COMPATIBILITY:**

❑ **Site Character:**

The subject property is approximately 2.24 acres of undeveloped land.

❑ **Neighborhood Compatibility:**

North	R-7, Mobile Home Residential District, Pueblo Grande Mobile Home Park; B-4, Central Business District, office building
East	B-4, Central Business District, unimproved lot reserved for Sit Means Sit (dog kennel)
South	B-4, Central Business District, unimproved lot reserved for Sit Means Sit (dog kennel)
West	B-4, Central Business District, unimproved lot; United States Postal Service

❑ **Comprehensive Plan Compliance:**

The comprehensive plan depicts Arterial Commercial Mixed Use for these parcels. Arterial Commercial Mixed Use includes the large commercial areas and corridors found along key sections of I-25, portions of Highway 50, Pueblo Boulevard, Highway 47, Santa Fe Drive, Prairie Avenue and Northern Avenue. While the primary focus of these areas is retail sales and personal services, some office space is intermixed. This land use category does not prohibit compatible land uses other than heavy industrial uses. Uses located along major routes such as I-25 and Highway 50, are designed for the regional retail market segment. Uses along other arteries are geared to community-level shopping and services. Uncontrolled "strip" expansion of commercial development along arterial roadways instead of activity nodes should be discouraged. Development should create mixed uses that do not place emphasis on the parking areas but on the commercial uses themselves. Within the Business Park (BP) Zone District other uses by right include automobile dealership/rental, automobile repair shops, auto parts retail sales, parking lot/structure, outdoor storage facility, truck stop, and tow service.

However, since a tow yard is listed in the City of Pueblo Municipal Code as a heavy industrial use, it is not compatible with the outlined comprehensive plan, which explicitly states heavy industrial is not a compatible land use. Also, the comprehensive plan states land use should not emphasize parking areas, but instead emphasize commercial uses.

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

□ **Minimum lot size and area:**

The 2.24-acre site was originally comprised of five lots (Lots 4-8) and is in review for a Rearrangement of Property Boundaries to create three parcels (A, B, and C) in order to meet the 20,000 square foot minimum lot area requirement.

Parcels A, B, and C, as rearranged, meet the required 100-foot lot width and 20,000 square foot minimum lot area requirement.

□ **Lot coverage:**

The B-P Zone District allows a maximum lot coverage of 50-percent. Existing lot coverage is 0-percent. Future development will follow all municipal codes and development standards.

□ **Zone District Performance Standards:**

The B-P Zone District Performance Standards (Sec. 17-4-5) provide the requirements relating to minimizing the impact of the development on the surrounding neighborhood and are described in detail below:

1. Noise from industrial, commercial, or business activity shall comply with Section 11-1-607 of this Code applicable to light industrial zone districts, provided that if located within three hundred (300) feet of a residential zone district the industrial or business activity shall comply with Section 11-1-607 this Code applicable to commercial zones.

- Sec. 11-1-607 states, among other items, that the maximum permissible noise levels as measured 25-feet from the property line of the subject property shall not exceed 55 decibels (db(A)) between 7:00am and 7:00pm and shall not exceed 50 decibels between 7:00pm and 7:00am.

The tow yard use may exceed the permitted 50 decibels when the tow trucks are maneuvering around the lot or unloading vehicles. Most back-up alarms on tow trucks can range from 82-107 decibels, while normal street traffic is about 85 decibels ([www.brigade-electronics.com](http://www.brigade-electronics.com)). However, but the Planning Department noted in the issuance of the Special Use Permit that the applicant must provide an opaque, decorative sound mitigation barrier, which may include but not be limited to, sound barrier walls or fencing surrounding the entire periphery of the tow yard site, which includes Lots 4-8, College Road Subdivision. The wall/fence shall be set 10-foot in, from property line, adjacent to a public right of way, to accommodate the required landscape buffer. The minimum height of the wall shall be six feet. Also, the applicant must provide a landscape buffer between the back of all required sidewalk, measuring 10-feet into each lot (lots 4-8), adjacent to all public rights-of-way. The landscape buffer must adhere to Section 17-4-7, (3), a. of the Pueblo Municipal Code. These additional staff conditions to the Special Use Permit were intended to decrease noise trespass from the property.

2. No vibrations resulting from any industrial, commercial, or business activity shall be measurable at

the outer boundaries of the lot.

- The tow yard use may produce detectible vibrations. The Planning Department addressed the vibration concerns affecting the adjacent residential zone district during the Special Use Permit by requiring that no storage of towed vehicles or other industrial uses were allowed on Lot 8, Blk 1, College Road Subdivision. Lot 8 may be utilized for office, administrative functions only. Also, no tow yard functions are permitted within 10-feet of the western property lines of lots 6-8 and within 10-feet of the northern property line of lot 4.

3. No odors resulting from any industrial, commercial, or business activity shall be discernible at the outer boundaries of the lot.

- The proposed tow yard use is not anticipated to create discernable odors.

4. No observable smoke shall be emitted from the parcel.

- The proposed tow yard use is not anticipated to create smoke.

5. No dust or dirt resulting from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.

- The proposed development will have to develop, according to the municipal code, landscaping and development performance standards which will mitigate any potential dust or dirt.

6. No noxious gases resulting from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.

- No noxious gases are anticipated to result from the tow yard use.

7. No glare or heat generated from any industrial, commercial, or business activity shall be discernible beyond the outer boundaries of the lot.

- No glare or heat are anticipated to be generated from the tow yard use.

8. No use that would cause interference with or disrupt utility service including, without limitation, electrical, cable, television, or telecommunications services to surrounding properties shall be allowed.

- The proposed tow yard use is not anticipated to cause interference or disrupt utility service.

9. Outside storage of debris, rubbish, materials, supplies and equipment shall be enclosed on all sides by a screening wall or solid fence at least six (6) feet, but no more than ten (10) feet, in height. Neither debris, rubbish, materials, supplies nor equipment shall be stacked or stored to a height exceeding the height of the screening wall or fence.

- The proposed tow yard use will have to comply with the municipal landscape code which requires screening and buffering of commercial uses.

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**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 applicant's 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 property owner's information.**

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

- Comments      **A full legal description of the property was provided with the application and is attached to the staff report.**

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 applicant proposes constructing and operating a tow-yard on the parcels. The office building will be located on Parcel A and accessed via Fortino Blvd. Tow yard entrance and vehicle storage will be accessed off Parcels B and C via Crane Ridge Dr.**

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

- Comments      **A site plan has been provided with the application.**

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

- Comments      **The applicant indicated that redevelopment may begin in 2022.**

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

- Comments      **The applicant is being relocated from their current location at Highway 50 Bypass and Interstate-25 by Colorado Department of Transportation for future highway development. CDOT is compensating Wayne's Towing to vacate their current property and relocate.**

**REFERRAL AGENCIES AND COMMENTS:**

- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department- Please see email from Mike Colucci, dated September 13, 2021, attached.
- City Fire Department-No comment
- City Wastewater-No comment
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No Comment
- Black Hills Energy-No comment
- CDOT-Please see email from Michelle Regalado dated September 16, 2021, attached.

**RECOMMENDED ACTION:**

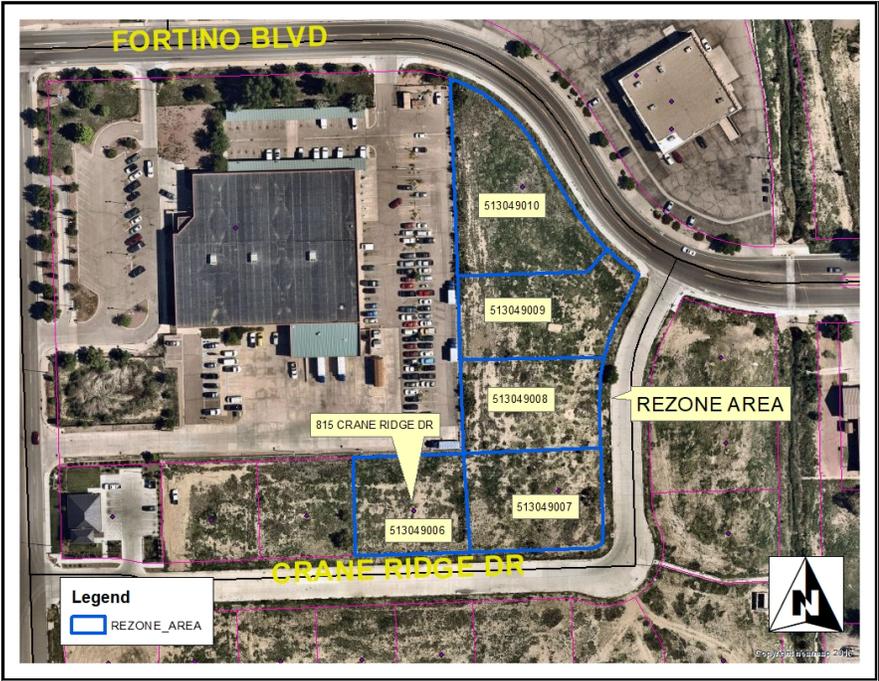
Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED with the following additional staff condition:**

1. This rezone application is contingent upon the approval and recording of the Rearrangement of Property Boundaries before being heard at City Council.

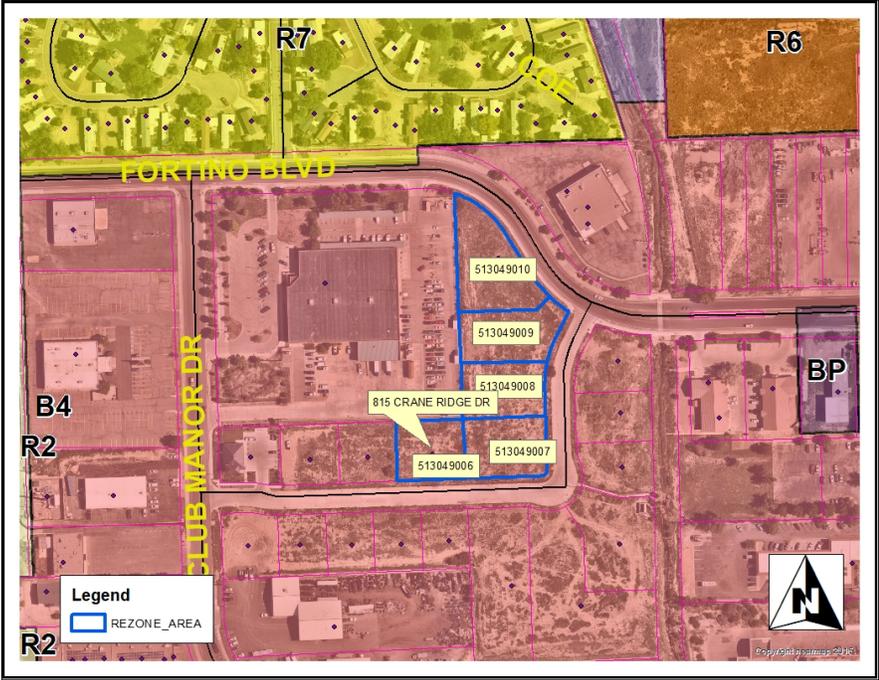
**ATTACHMENTS:**

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Public Notice Photographs**
- E. **Site Photographs**
- F. **B-P Zone District Information Sheet**
- G. **Application**
- H. **Project Description**
- I. **Rezoning Exhibit**
- J. **Proposed Site Plan**

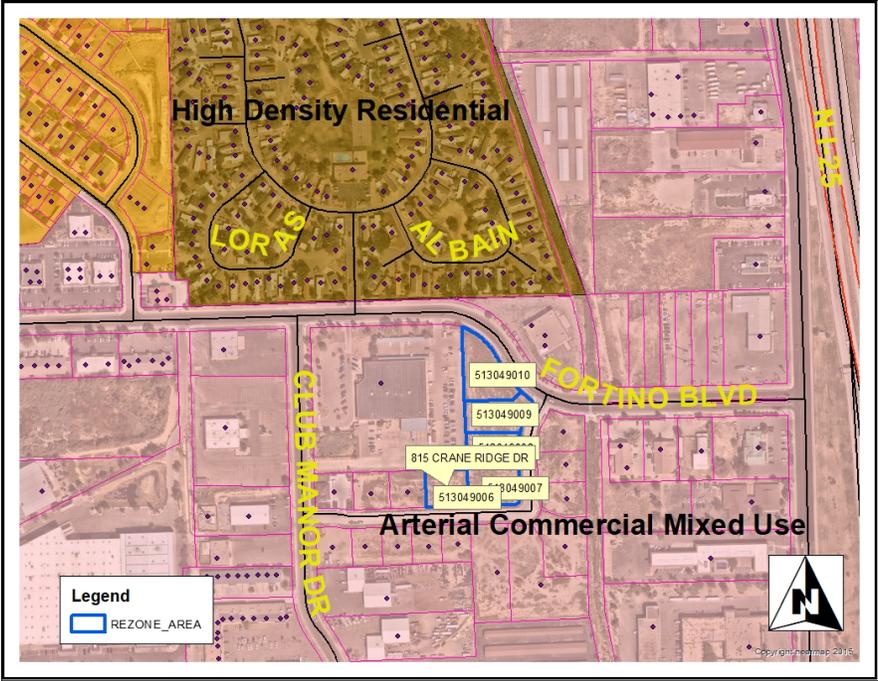
**ATTACHMENTS:**



**A. Aerial Photograph**



**B. Zoning Map**



C. Comprehensive Plan Map



D. Public Notice Poster



**E. Crane Ridge Dr. Rezoning site looking north from Crane Ridge Dr.**



**E. Crane Ridge Dr. Rezoning site looking northwest from Crane Ridge Dr.**



**E. Crane Ridge Dr. Rezoning site looking east from Crane Ridge Dr.**



**E. Crane Ridge Dr. Rezoning site looking south from Crane Ridge Dr.**

F. B-P Zone District Information Sheet



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Zone District: BP (Business Park District)

Purpose. The standards of this district (BP) are designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses within a business park. Since some BP property may be located near residential zone districts, it is necessary that high development and performance standards be established and that all manufacturing, processing or assembling of materials and products be conducted in a manner not injurious or offensive to the residents of surrounding properties.

Setbacks: Front: 25' Side: 10'\* Rear: 25'\*

\* There shall be no setback limitations for that portion of any lot that abuts property located in business or industrial zone districts.

- Separation Distance: 100' from an existing residential zone
Coverage: 50%
Max. Height: 35' for buildings that are within 150' of a residential zone district.
Minimum Lot Width: 100'
Minimum Lot Size: 20,000 Square Feet

PERFORMANCE STANDARDS:

Sec. 17-4-5(4)a.

- Outdoor Lighting: § 17-4-52 Outdoor Lighting Performance Standards,
Off Street Parking: § 17-4-43 Off-street parking non-residential.
Landscape: Required. § 17-4-7
Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Table with 3 columns listing permitted uses by right, including items like Accessory commissary, Banquet hall, Farmers market, etc.

<b><u>Uses by right.</u></b>		
43. Manufacturing and production	57. Public utilities	70. Retail sales, tires
44. Massage establishment	58. Recreation facilities, indoor	71. Storage facility, outdoor
45. Mineral springs	59. Rental shop, equipment	72. Storage facility, self-storage
46. Mortuary	60. Rental shop, general	73. Temporary farmers market
47. Nursery	61. Repair shop, consumer items	74. Temporary mobile food vendor
48. Office, general	62. Repair shop, durable goods	75. Theater, general
49. Office, medical	63. Restaurant	76. Theater, multiplex
50. Office, professional	64. Restaurant, carry-out	77. Tow service
51. Parking lot	65. Retail sales, auto parts	78. Truck stop
52. Parking structure	66. Retail sales, big box	79. Urgent care facility
53. Pawnshop	67. Retail sales, garden center	80. Veterinary clinic
54. Pet shop	68. Retail sales, general	81. Woodworking
55. Pharmacy	69. Retail sales, liquor store	
56. Print shop		
<b><u>Uses by review.</u></b>		
1. Auction house	12. Laboratory	23. School, college or university
2. Automobile auction	13. Medical marijuana center (dispensary) (limited use permit)	24. School, general
3. Child care center	14. Microbrewery	25. School, preschool
4. Commercial, established	15. Parks, trails and open space	26. Shooting range
5. Community center	16. Pawnshop, automobile	27. Tow yard
6. Contractor's yard	17. Payday loan agency	28. Truck parking
7. Crematory	18. Precious metal purchaser	29. Truck sales and service
8. Flea market	19. Recreation facilities, general	30. Warehousing uses
9. Food and drink processing facility, major	20. Recycling collection center	31. Wedding facility
10. Funeral home	21. Religious institution	32. Wholesaling uses
11. Heliport, emergency medical	22. Residence, watchman or caretaker	33. Wind Turbine
<b><u>Conditional uses:</u></b>		
1. Accessory antenna	7. Adult entertainment	14. Retail marijuana testing facility
2. Accessory commercial patio	8. Brewpub	15. Retail sales, building materials
3. Accessory drive-thru	9. Community garden	16. School, trade
4. Accessory medical marijuana home cultivation	10. Development in floodplain	17. Smoking lounge
5. Accessory medical marijuana optional cultivation	11. Food warehousing	18. Temporary construction yard
6. Accessory solar array	12. Recreational vehicle, sales and service	19. Temporary mobile auto repair
	13. Retail marijuana product manufacturing facility	20. Temporary outdoor sales, seasonal

G. Application



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Planning & Zoning Map Amendment Application

Please type or print clearly. Illegible applications will not be accepted. Case #: \_\_\_\_\_

<b>Property Owner</b>	
Name: Crane College Park, LLC by Leslie Biggs, Managing member	
Company: Crane College Park, LLC	
Address: 1821 A Fortino Blvd, Pueblo, CO	Zip: 81008
Phone: (719) 250-1010	Email: lesliebiggs80a@yahoo.com
<b>Applicant</b>	
Name: Mike + Wendy Fethy	
Company:	
Address: 332 S Conquistador Ave	Zip: 81007
Phone: (719) 251-8660	Email:
<b>Person of Firm Representing Owner or Applicant</b>	
Name:	
Company:	
Address:	Zip:
Phone: ( )	Email:
<i>The applicant will be the primary contact unless otherwise noted.</i>	
<b>Project Location:</b> 755, (address or general description) 815, 775, 765 Crane Ridge + 750 Fortino Blvd	
Legal Description: BLK 1 Lots 4-8 College Road Sub - 4th Filing	
Subdivision: College Road	
<b>Existing Zone District:</b> B4	<b>Proposed Zone District:</b> RP
<b>Purpose of this Application:</b>	
<input checked="" type="checkbox"/> To permit development of the property not allowed under the existing zone district. <input type="checkbox"/> To provide proper zone district in conjunction with the subdivision plan for the area. <input type="checkbox"/> In conjunction with the Annexation petition to annex the property in a use different than the existing Pueblo County Zoning. <input type="checkbox"/> Other (specify): _____ _____ _____	

(Continue Next Page)

(Continued from previous page)

<b>Statement of Facts:</b>		
Justifying the zone change request. Be specific; use additional sheets if necessary.		
see attached		
Description of area surrounding proposed development:		
see attached		
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.		
see attached		
<input checked="" type="checkbox"/> A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.		
Estimated date for beginning project: December 2021		
Estimated date for completion of project: June 2022		
A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.		
Current Building & Land - State is buying. Funds from this acquisition & other bank funds will see this development to finish.		
<input type="checkbox"/> CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. (if applicable)		
By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:		
<ol style="list-style-type: none"> <li>1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.</li> <li>2. There are no known hazards or vicious animals present on the subject property.</li> <li>3. All information contained in this application, is true and accurate to the best of my knowledge.</li> <li>4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application.</li> </ol>		
* Property Owner		
Print Name:	Crane College Park, LLC, by Leslie Biggs - Managing Member	
Signature:	<i>Leslie Biggs</i> Date: 8/23/21	
Applicant, if different from Property Owner		
Print Name:	Wendy Fathy	
Signature:	<i>W Fathy</i> Date: 8/25/2021	
<b>Office Use Only</b>	Zoning Compliance (Completed by City Staff)	
	Application received by:	Date:
	Application checked for completeness by:	Date:
	Case Manager:	Fee Paid:
	Hearing date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions

## H. Project Description

### **Rezone**

#### Statement of Facts:

##### **Justifying the zone change, request.**

On June 24, 2021, Colorado Dept. of Transportation called Mike & Wendy Fetty, owners of Wayne's Towing. Representative, TJ Thiebaut, stated that they request a meeting with us regarding the property located at 2500 N Freeway, Pueblo, Colorado 81003, better known as Wayne's Towing.

In the formal meeting, June 30, 2020, TJ Thiebaut stated that the state of Colorado was going forward with the next step in the redesign of I-25 and that our property including all business located on the frontage road of I-25 would have to relocate. Per your requirements for the tow yard, we are required to be rezoned for BP.

After investigation the surrounding area we feel we are defiantly a like type business for this area with our building and storage yard. In the description below you can see that many of the business around of us have economic and community service details with the likes of ours. Please note all below surrounding business also have large secure fenced yards for storage not unlike what we will require.

**\*\*See arial photo attached**

#### **Description of area surrounding development:**

\* Sunstate Equipment located at 4125 N Elizabeth – it leases heavy/large construction equipment, building equipment, tool rental equipment for home and Industry with a large fenced storage yard for all equipment.

\*United States Postal Service located at 1022 Fortino Blvd – is a large fleet of postal delivery vehicles to the community for postal needs including a large fenced storage yard for ingoing and outgoing of heavy trucks due to mail being delivered from and to the transfer station up north.

\*McCandless International Heavy Truck Dealer is located at 4030 Club manor Dr. it is a heavy/large commercial truck dealer and repair facility with truck storage. Repairing heavy/large trucks, tractors, buses and all heavy/large commercial vehicles.

\* GCR Tire & Service is located at 4050 Club Manor Dr. it is a heavy/large commercial/industrial new tire or repair facility, fleet farm, with large fenced storage tire yard for used/new tires.

\*College Park Mini Storage is located at 4020 Club Manor Dr. it is a large fenced mini storage area with units to use for household items, commercial items, vehicles storage, motorcycles storage and much more. Many units and sizes to accommodate you.

We will be in compliance with all section codes. As far as environmental effect we will have no emission issues, noise or pollutants. We will have no negative effects on the environment. We will have an economic effect by the development to the property and we employ fourteen employees to better benefit their family's and community. This is a low traffic area, slight increase of traffic due to customers. We will offer a parking lot for the public.

Wayne' Towing will be a beautiful addition to this area with the benefit of proper lighting, trees, bushes and pleasurable ascetics to the building and community which will add charm to this area. Office building space will consist about 1000 sq feet and the 5-bay door shop will consist of 5000 sq feet total the building square footage at 6000 sq feet. The secured fenced tow yard will be around 1.8 acres. Parking lot will be paved and tow yard will be graveled.



J. Proposed Site Plan

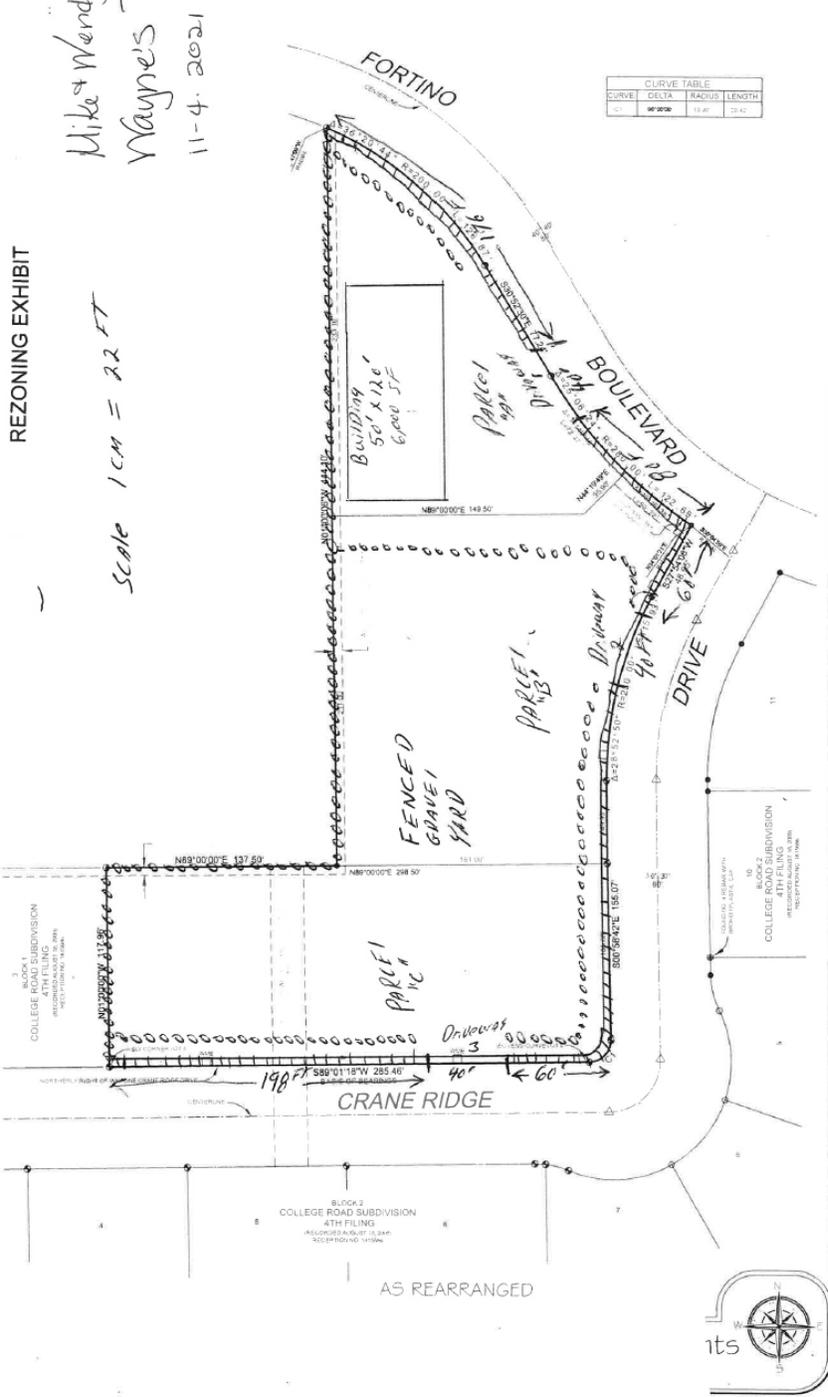
SITE PLAN

PARCEL A, PARCEL B, AND PARCEL C, REARRANGEMENT OF PROPERTY BOUNDARIES, RPB 21-12, LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF PUEBLO, PUEBLO COUNTY, COLORADO.

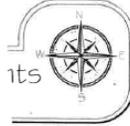
REZONING EXHIBIT

Mike & Wendy Felty  
Wayne's Towing  
11-4-2021

SCALE 1 CM = 22 FT



AS REARRANGED



**From:** [mcolucci@prbd.com](mailto:mcolucci@prbd.com)  
**To:** [Danielle Baxter](#)  
**Subject:** [External] RE: Z-21-14 815 Crane Ridge Dr 1st Submittal  
**Date:** Monday, September 13, 2021 10:06:37 AM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image005.png](#)

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External email. Please use caution.

Danielle,

Regional Building has no objection to the proposed rezoning. As usual, Building Permit and Plan Review will be required for construction.

Thanks

*Mike Colucci*  
Pueblo Regional Building Dept  
719-543-0002 x101



Please consider the environment before printing this e-mail

This e-mail transmission (including any attachments) contains information that may be confidential. It is intended for the use of the addressee only. If you received this e-mail in error, we request that you contact us immediately by telephone or return e-mail, and that you delete this message from your computer. If you are not the intended recipient, please be advised that any dissemination, distribution, or copying of this e-mail is strictly prohibited.

**From:** [Regalado - CDOT, Michelle](#)  
**To:** [Danielle Baxter](#)  
**Cc:** [Valerie Sword - CDOT](#); [Arthur Gonzales - CDOT](#)  
**Subject:** [External] Re: Z-21-14 815 Crane Ridge Dr 1st Submittal  
**Date:** Thursday, September 16, 2021 11:26:42 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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External email. Please use caution.

Danielle,

I am in receipt of a referral request for comment for a REZONE/SUBDIVISION/ETC for LOCATION. After review of all documentation I have the following comment:

- Approval to allow a COMMENT FOR for LOCATION, rearrangement of 5 parcels into 2 for office space lots, will/not impact CDOT infrastructure at this time. A CDOT Access Permit will/not be required.
- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required.

Please let me know if you have any questions or concerns.

Thank you.

November 23, 2021

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Crane College Park, LLC** for approval of the following application:

**Z-21-14: 815 Crane Ridge Drive Rezoning:** Rezoning of 2.24 acres, Lots 4-8, College Road Subdivision, 4<sup>th</sup> Filing, generally located north and west of Crane Ridge Drive.

**The Planning and Zoning Commission meeting will be held on December 8, 2021, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose).** You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ) and click on “Most Recent Agenda” no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

Scott Hobson, Director  
Planning & Community Development  
Danielle Baxter, Planner  
(719) 553-2241

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Scott Hobson, Director  
Planning & Community Development  
Danielle Baxter, Planner  
(719) 553-2241

CASE NUMBER Z-21-14

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed Zoning Map Amendment of the property located at 815 Crane Ridge Dr to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the Zoning Map Amendment is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

11-23-21  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Zoning Map Amendment of the property located at 815 Crane Ridge Dr. upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

11-23-21  
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

<b>Owner</b>	<b>OwnerStree</b>	<b>OwnerCity</b>	<b>Own</b>	<b>OwnerZip</b>
CRANE COLLEGE PARK LLC	1821 FORTINO BLVD S	PUEBLO	CO	81008-1893
VAHIL ATUL + LILLY	3833 AUGUSTA LN	PUEBLO	CO	81001-4920
PUEBLO MOTELS LLC + C/O TAX DEPT	3984 VINEYARD RD	ROSEVILLE	CA	95747-9171
DUVALL WILLIAM D	4330 BLUEFLAX DR	PUEBLO	CO	81001-1122
MC CONNELL MANUFACTURING PROPERTIE	5793 INTERSTATE 25	WALSENBUR	CO	81089-9703
CLOUGH STANLEY TRUST	6974 S BUFFALO ST	LITTLETON	CO	80120-3828
FISHERMANS RETIREMENT FUND LLC	712 FORTINO BLVD	PUEBLO	CO	81008-2084
BRAYDEN TUCKER LLC	7764 SOUTH LN	PUEBLO	CO	81004-8710
UNITED STATES POSTAL SERVICE	8055 E TUFTS AVE STE	DENVER	CO	80237-2755
875 CRANE RIDGE LLC	875 CRANE RIDGE DR	PUEBLO	CO	81008
M H C PUEBLO GRANDE LLC + C/O EQUITY L	999 FORTINO BLVD	PUEBLO	CO	81008-2006
SNOWLAND VISTAS INC + C/O EQUITY LIFES	PO BOX 06115	CHICAGO	IL	60606-0115
CARDINAL HOLDING CO INC	PO BOX 8884	PUEBLO	CO	81008-8841