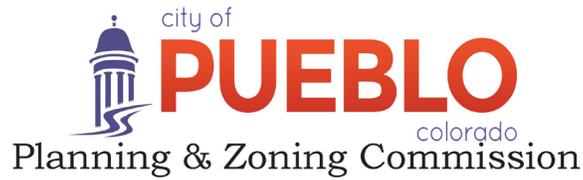


Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

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

City of Pueblo, Colorado

Wednesday, February 9, 2022 – 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, Sarah Martinez, 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; Danielle Baxter, Planner; Bart Mikitowicz, Planner; and Joe Martellaro, Associate Engineer II.

## **APPROVAL OF AGENDA**

A Motion was made by Bailey to approve the agenda and add January 26, 2022 minutes approval, Seconded by Spinuzzi.

**Motion passed 7-0.**

## **PUBLIC MEETING AND ACTION**

### **Regular Agenda**

1. **TA-21-01: Text Amendment:** An ordinance amending sections 17-2-2, 17-4-51, 17-4-14, and 17-10-05 of Title XVII of the Pueblo Municipal Code relating to multifamily development design standards

Staff report by Bart Mikitowicz, Planner

**BACKGROUND AND ANALYSIS:**

The City is requesting approval of specific development and design standards for multifamily development, residential structures that contain three or more dwelling units. Currently, the City of Pueblo does not have defined development design standards specifically for multifamily developments. New multifamily developments are reviewed using the small, medium, and large-scale commercial development standards found in §17-4-42 thru §17-4-48. The current commercial development standards limit façade materials and require surface treatments that are not always practical for multifamily development. The standards proposed for multifamily development will allow flexible design and ensure the structures provide aesthetic interest.

Over the past year the City’s Planning Department has worked with various local stakeholders from the private and public sector, researched best practices, studied existing language from other municipalities, and internally debated the language as it is related to Pueblo and meeting the objectives of this text amendment.

The product at this time is intended to clearly present the expectations for multifamily developers, allow staff and review agencies to make clearer determinations on issues of compliance, while identifying and reducing requirements on developers that may be seen as overly restrictive, superfluous, or cost prohibitive.

**Recommendation:**

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval of the proposed text amendment to City Council.

**Attachments:**

Ordinance Amending §17-2-2, 17-4-51, 17-4-14, 17-10-05 of Title XVII of the Pueblo Municipal Code Relating to Multifamily Development Design Standards.

Mr. Mikitowicz stated that the intent of the text amendment was to allow flexibility and affordable architectural options for multi-family development, which is not specifically addressed in the current City of Pueblo Municipal Code. Mr. Mikitowicz specifically addressed each of the five architectural features that must be utilized on the primary façade of the building. Mr. Hobson added that two architectural features that must be utilized for the secondary façade of the building.

No one spoke in support or opposition of this case.

**COMMISSION ACTION:**

Motion to approve TA-21-01 with staff conditions made by Bailey, second by Avalos.

Motion passed: 7-0

**APPROVAL OF MINUTES**

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on January 12, 2022. Motion by Bailey to approve minutes, second by Aznar.

**MOTION PASSED 7-0**

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on January 26, 2022. Motion by Bailey to approve minutes, second by Aznar.

**MOTION PASSED 7-0**

**ADJOURN**

There being no further business the Regular Meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Attest:

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Mike Castellucci  
Chairperson

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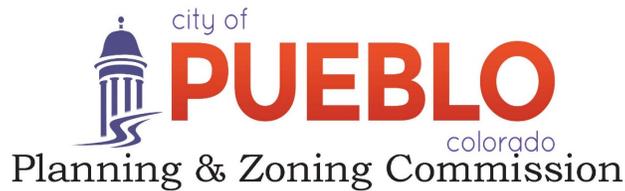
Scott Hobson  
Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 211 East D Street, Pueblo, CO.

Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

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## TEXT AMENDMENT TA-21-01

**TO:** City of Pueblo Planning and Zoning Commission  
**FROM:** Bart Mikitowicz, Planner  
**THROUGH:** Scott Hobson, Acting Director of Planning and Community Development  
**DATE:** February 9, 2022  
**SUBJECT:** AN ORDINANCE AMENDING SECTIONS 17-2-2, 17-4-51, 17-4-14, AND 17-10-05 OF TITLE XVII OF THE PUEBLO MUNICIPAL CODE RELATING TO MULTIFAMILY DEVELOPMENT DESIGN STANDARDS.

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### **Background:**

The City is requesting approval of specific development and design standards for multifamily development, residential structures that contain three or more dwelling units. Currently, the City of Pueblo does not have defined development design standards specifically for multifamily developments. New multifamily developments are reviewed using the small, medium, and large-scale commercial development standards found in §17-4-42 thru §17-4-48. The current commercial development standards limit façade materials and require surface treatments that are not always practical for multifamily development. The standards proposed for multifamily development will allow flexible design and ensure the structures provide aesthetic interest.

### **Analysis:**

Over the past year the City's Planning Department has worked with various local stakeholders from the private and public sector, researched best practices, studied existing language from other municipalities, and internally debated the language as it is related to Pueblo and meeting the objectives of this text amendment.

The product at this time is intended to clearly present the expectations for multifamily developers, allow staff and review agencies to make clearer determinations on issues of compliance, while identifying and reducing requirements on developers that may be seen as overly restrictive, superfluous, or cost prohibitive.

### **Recommendation:**

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval of the proposed text amendment to City Council.

### **Attachments:**

Ordinance Amending §17-2-2, 17-4-51, 17-4-14, 17-10-05 of Title XVII of the Pueblo Municipal Code Relating to Multifamily Development Design Standards.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 17-2-2, 17-4-51, 17-4-14, AND 17-10-05 OF TITLE XVII OF THE PUEBLO MUNICIPAL CODE RELATING TO MULTIFAMILY DEVELOPMENT DESIGN STANDARDS.

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

(Brackets indicate matter being deleted, underscoring indicates new matter being added)

SECTION 1.

Section 17-2-2 of the Pueblo Municipal Code is hereby amended by the addition of a new section to read as follows:

**Sec. 17-2-2. Use Definitions.**

For the purpose of this Title, certain terms and words used herein shall be interpreted as follows:

(128) Residence:

...

a. *Condominium* means a residential structure of two (2) or more dwelling units in which the dwelling units are individually owned; each owner receiving a recordable deed enabling him or her to sell, mortgage, exchange, etc., his or her dwelling unit independent of the owners of the other dwelling units in the structure. The maintenance of the structure and common improvements is provided through a homeowners' association or similar contractual group.

**Condominium structures with three or more dwelling units shall be considered multifamily residential structure and adhere to Section 17-4-14 of the Pueblo Municipal Code.**

b. Established means a residence, one-, two-, or **[multi-family] multifamily** that was occupied any time prior to February 1, 1968; therefore, allowing the same use to be reinstated. The discontinuance of the residence does not preclude the residence from returning; the number of dwelling units shall not be increased above the number of dwelling units that existed when the use was legally established.

c. **[multi-family] multifamily**, means a **[detached] residential [building] structure [designed as a single structure]**, containing **[more than four (4)] three (3) or more** dwelling

units. Each **dwelling** unit is designed for occupancy by not more than one (1) family. **Condominiums with three or more dwelling units and townhouses are defined as multifamily residences.**

...

e. **[Three-and four-family means a residential building designed as a single structure, containing three (3) or four (4) dwelling units and designed for occupancy by not more than one (1) family per dwelling unit.] Reserved**

**SECTION 2.**

Section 17-4-51(c) of Chapter 4, Article V, of Title XVII is hereby amended to read as follows:

...

**Section 17-4-51(c) – Permitted Use Table.**

USE CATEGORIES	SPECIFIC USES DEFINITION	R-3	R-4	R-5	R-6	RCN	B-3	B-4	CCN MAJ	CCN MIN	H-B	H A R P 1	H A R P 2	H A R P 3
Residence, <b>[Multi-Family] Multifamily</b>	(128)c.	S	P	P	P	S	S	S	S	S	S	S	S	S
[Residence, Three and Four Family] <b><u>Reserved</u></b>	[(128)e.]	[S]	[P]	[P]	[P]	[P]			[P]	[P]				

**SECTION 3.**

**Sec. 17-4-14 Multifamily housing development design standards**

- (a) **Intent. Encourage visually distinct buildings, support affordable development, and promote livability and accessibility within the city.**
- (b) **Applicability. The following multifamily residential development is subject to the requirements of this section in addition to complying with all other applicable Code requirements:**
  - (1) **New Construction: the standards in this section shall apply to all new construction of multifamily structures within the city.**

- (2) Redevelopment: the standards in this section shall also apply to any structural additions that equal thirty-five percent (35%) or more of of the existing multifamily residential structure footprint.
- (3) Conversion: the standards in this section shall also apply to any property in which there is a change of use resulting in a use classified as residential, multifamily.
- (c) Exceptions: Development in zone or area districts that have a regulatory design review process, such as the Historic Business (HB) Zone District and HARP Zone Districts are exempt from the standards of this section. Mixed-use buildings in a business district with a commercial use on the first floor are subject to review under the applicable development performance standards for large, medium, small and industrial development.
- (d) Primary Facades: A building's primary façade(s) includes all façade(s) adjacent to public rights-of-way. A primary façade shall serve as the main access point to a building or building unit. In situations where it is not possible for a building's primary entrance to be located adjacent to a public right-of-way, façade(s) adjacent to a major access drive and/or primary parking area serve as the primary façade(s). A parcel or lot may have multiple primary facades depending upon the location of adjacent rights-of-way and the structure's primary entrance.
- (e) Secondary Façades: A building's secondary façades shall consist of all other facades that are not defined as a primary façade.
- (f) Requirement for four-sided design: a building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view, whether viewed from public or private property, shall display appropriate architectural interest as required in this Subsection
- (1) Primary façades must include all of the following design elements.
- a. Building facades shall be multi-colored. Each building façade shall include not less than two distinct colors. Colors may be from the same hue family but be distinct from each other;
  - b. Changes in texture and material;
  - c. Windows. Windows shall be provided in repeating intervals and sized appropriate to the scale of the façade;
  - d. Projections, recesses and reveals; and
  - e. Horizontal or vertical breaks
- (2) The Administrative Official may allow the following design elements to be substituted for one or more of the required design elements listed above, if the applicant is able to provide justification that the substitution will provide visual interest and aesthetic appeal;
- a. Graphic patterning;
  - b. Other similar techniques compliant with section 17-4-14(o)

- (3) Secondary façades shall provide at least two (2) of the following design elements:
- a. Change in Colors. Colors may be from the same hue family, but shall be distinct from each other;
  - b. Changes in texture and material;
  - c. Windows. Windows shall be provided in repeating intervals and sized appropriate to the scale of the façade.
  - d. Graphic patterning;
  - e. Projections, recesses and reveals;
  - f. Horizontal or vertical breaks; or
  - g. Other similar techniques compliant with section 17-4-14(o)
- (h) Roofs. All roof vents, pipes, antennas, satellite dishes, HVAC, roof mounted mechanical equipment and other roof penetrations (except chimneys & solar panels) shall be located on or adjacent to secondary facades, or otherwise be configured, to the degree practicable, to have a minimal visual impact as seen from the street. Roof designs shall incorporate the following design features:
- (1) Flat roofs must incorporate a parapet sufficient to screen roof mounted mechanical equipment
  - (2) All pitched roof designs must use the following design features:
    - i. Varying roof design, which may include but not be limited to the use of dormers, varying planes, slopes and/or projections; and
    - ii. Pitches between 3:12 and 12:12
- (i) Entrances. Each multifamily residential building with a common entrance shall have a clearly defined and highly visible residential entry that uses at least one (1) of the following design features.
- (1) Canopies, porticos, arcades and/or covered porch
  - (2) Raised or peaked cornice parapets over the entrance;
- (j) Outdoor Activity Areas. Outdoor activity areas, porches, balconies, decks, vending areas, and other similar site attributes shall be located away or fully screened from adjacent existing single-family residential uses or single-family residential zone districts.
- (k) Color. Multifamily developments that include more than three multifamily structures shall be made to avoid using identical façade colors in the same pattern

on adjacent structures, within the same development. Colors may be from the same hue family, but shall be distinct from each other

- (l) Pedestrian Circulation in Multifamily Developments. A clearly defined, visible, and identifiable pedestrian network shall be provided between residential structures, parking spaces, open spaces, outdoor activity areas and other community facilities within the development site. The pedestrian circulation network shall be connected to adjacent public rights-of-way, public parks, and open spaces.
- (m) Accessory Structures. All accessory structures including but not limited to garages, storage closets, lockers, sheds, carports, and other accessory functions located in separate structures on the same site shall be complementary to the overall design of the site, and the architectural style of the primary structure. Materials, colors and designs, including roof design, shall conform with and complement the predominant materials and colors of the principal structure(s).
- (n) Parking. Off-street parking areas are encouraged to be located along a secondary façade or to the rear of a multifamily structure rather than between the structure and public right-of-way.
- (o) Administration. The Administrative Official shall review all development for consistency with the intent of the Sec. 17-4-14. If the Administrative Official determines the intent of the section is met, the Administrative Official may modify or substitute, any of the requirements listed above when the changes to the existing building will have a negative impact on health, safety, and welfare of the surrounding neighborhood.

SECTION 4.

Section 17-10-05 of Chapter 4, Article V, of Title XVII is hereby amended to read as follows:

Sec. 17-10-05. - Sign standards.

- (a) Residential: R-1, R-2, **[R-3, R-4]**, R-8.

<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Area</b>	<b>Maximum Height</b>
Monument sign	Prohibited	—	—
Freestanding sign	Prohibited	—	—
Building address sign plates	1 per dwelling unit	2 sq. ft.	—
Signs for subdivision	2 per subdivision entrance	48 sq. ft.	6'

(b) Residential: **R-3, R-4**, R-5, R-6,

<b>Type</b>	<b>Maximum Number</b>	<b>Maximum Area</b>	<b>Maximum Height</b>
Monument sign	1 per development entrance	48 sq. ft.	6'
Freestanding sign	Prohibited	—	—
Building address sign plates	1 per entrance to building	2 sq. ft.	—
Signs for subdivision	<b><u>[Prohibited] 1 per multifamily development or subdivision entrance</u></b>	<b><u>[—] 48 sq. ft.</u></b>	<b><u>[—] 6'</u></b>

**Notes: Development identification wall signs on primary and secondary Façades for multifamily housing developments may be permitted at the discretion of The Administrative Official.**

**SECTION 5.**

The officers and staff of the City are authorized and directed to perform any and all acts consistent with the intent of the Ordinance to implement the policies and procedures described herein.

**SECTION 6.**

This Ordinance shall become effective thirty (30) days after the date of final action by the Mayor and City Council.

**Action by City Council:**

Introduced and initial adoption of Ordinance by City Council on \_\_\_\_\_.

Final adoption of Ordinance by City Council on \_\_\_\_\_.

\_\_\_\_\_

President of City Council

**Action by the Mayor:**

Approved on \_\_\_\_\_.

Disapproved on \_\_\_\_\_ based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Mayor

**Action by City Council After Disapproval by the Mayor:**

- Council did not act to override the Mayor's veto.
  
- Ordinance re-adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_
  
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
President of City Council

ATTEST

\_\_\_\_\_  
City Clerk

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
CITY OF PUEBLO

Submitted January 19, 2022  
Published January 24, 2022

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

Take notice that at 3:30 P.M., on the 9th day of February, 2022 in the **City Council Chambers**, 1 City Hall Place. To join via Zoom, dial 1-346-248-7799 Meeting ID: 927 1786 7722 Passcode: 195462 Please see the agenda for the zoom link.

The Planning and Zoning Commission of Pueblo will hold a hearing for the following:

**TA-21-01:** An Ordinance amending sections 17-2-2, 17-4-51, 17-4-14, and 17-10-05 of Title XVII of the Pueblo Municipal Code relating to multifamily development design standards.

The proposed text amendment modifies the existing Zoning Code to provide development standards for multifamily residential development.

A draft of the proposed text amendments will be posted on [www.pueblo.us/PandZ](http://www.pueblo.us/PandZ) under "Most Recent Agenda" and on file in the office of the Department of Planning and Community Development office and will be available for viewing and printing, typically the Friday prior to the meeting.

Any person may appear before the Planning and Zoning Commission at the time and place stated above to be heard on the proposed amendments. Individuals who require special arrangements to participate are encouraged to contact the Planning Department at least 72 hours in advance.

After the public hearing and recommendation by the Planning and Zoning Commission, the ordinance adopting the proposed Text Amendment will be considered by the City Council at a public hearing. Notice of the public hearing before the City Council will be published in the Pueblo Chieftain at least ten (10) days prior to the hearing. Any interested person may appear and be heard at such public hearing and may call the Department of Planning and Community Development for the time and date of such public hearing.

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Scott Hobson  
Administrative Official  
(719) 553-2259