



COUNCIL MEETING DATE: March 28, 2022

TO: President Heather Graham and Members of City Council
CC: Nicholas A. Gradisar, Mayor
VIA: Marisa Stoller, City Clerk
FROM: Scott Hobson, Acting Director of Planning and Community Development
SUBJECT: AN ORDINANCE AMENDING ZONING RESTRICTIONS TO THE VILLA BELLA,
PLANNED UNIT DEVELOPMENT GUIDE

SUMMARY:

The applicant is requesting to amend Villa Bella Planned Unit Development (PUD) Guide by adding definitions of double frontage and through lots, reducing the rear yard setback for single family attached homes, and requiring that residential subdivision plats include language that restricts access on lots that front two parallel streets.

PREVIOUS COUNCIL ACTION:

City Council approved the Villa Bella PUD by Ordinance No. 7729 on January 28, 2008.
City Council approved modifications to Villa Bella PUD by Ordinance No. 9938 on May 24, 2021.

BACKGROUND:

This Ordinance will approve a second amendment to the Villa Bella PUD Zone District Development Guide. The proposed amendment will add definitions for double frontage and through lots, reduce the rear yard setback for single family attached homes, and require that residential subdivision plats include language that restricts access on lots that front two parallel streets. The current standard in the PUD requires double frontage and through lots to maintain two front lot setbacks of 18 feet that unduly reduces the buildable area of a lot instead of designating a front lot and a rear lot by way of a plat note that identifies the street where access will be provided. In addition, this amendment also reduces the rear setback distance from 15 feet to 10 feet for single family attached homes. The 10-foot rear setback would become the same as the rear setback for single family detached homes.

Other previous PUD amendments include the following:

December 12, 2007, the Planning and Zoning Commission recommended approval of the Villa Bella PUD and rezoning. City Council approved The Villa Bella PUD zoning and development guide was originally approved by City Council on January 28, 2008. The PUD provides general design standards for the property.

On January 25, 2017, the Thunder Village Urban Design Plan was approved by the Planning Zoning Commission, which established additional development design guidelines for portions of the 601.3-acre development.

On April 14, 2021, the Planning and Zoning Commission recommended approval of the Villa Bella PUD amendment relating to the mechanism by which future amendments to the PUD Guide are requested and approved, as well as amending the land use for parcels 5 and 6 from multifamily residential to single family residential. The intent of the amendment was to streamline the development process and provide increased opportunities for single family detached residential development.

FINANCIAL IMPLICATIONS:

There are no financial implications for the City.

BOARD/COMMISSION RECOMMENDATION:

The Planning and Zoning Commission, at their March 9, 2022 Regular Meeting, voted 7-0 to recommend approval.

STAKEHOLDER PROCESS:

The Planning Department sent out Notice of the Planning and Zoning Commission Public Hearing to all property owners located within 300 feet of the subject property.

A Public Notice poster was placed on the subject property 15 days prior to the Public Hearing.

ALTERNATIVES:

If City Council does not approve this Ordinance the property will not be zoned in accordance with the Pueblo Municipal Code.

Upon request of City Council, the Ordinance could be returned to the Planning and Zoning Commission for consideration of proposed modifications.

RECOMMENDATION:

Approval of the Ordinance.

Attachments:

Proposed Ordinance

Minutes of the Planning and Zoning Commission March 9, 2022, Public Hearing

Planning and Zoning Commission Staff Report with Attachments and Exhibits Including the Revised Villa Bella PUD Guide

ORDINANCE NO. _____

AN ORDINANCE AMENDING ZONING RESTRICTIONS TO THE
VILLA BELLA, PLANNED UNIT DEVELOPMENT GUIDE,
JANUARY 6, 2022 AMENDMENT

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

SECTION 1.

The zoning restrictions for the Villa Bella Planned Unit Development Guide upon passage of this Ordinance are hereby amended and shall apply to the following described property:

BEING PORTIONS OF SECTIONS 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PUEBLO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

TOGETHER WITH THAT CERTAIN PORTION OF 'PARCEL A' AS DELINEATED ON THE PLAT OF "UNIVERSITY VILLAGE SUBDIVISION FILING No. 2, A SPECIAL AREA PLAN" AT RECEPTION No. 1372500, OF PUEBLO COUNTY RECORDS, THAT LIES WITHIN SAID SECTION 17.

EXCEPTING THEREFROM THE NW4 OF THE SW4 OF THE NE4 OF SAID SECTION 16.

FURTHER EXCEPTING THEREFROM THE SW4 OF THE SW4 OF THE NE4 OF SAID SECTION 16.

FURTHER EXCEPTING THEREFROM THE NE4 OF THE SW4 OF THE NE4 OF SAID SECTION 16.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 16;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼), NORTH 01°17'14" WEST, 852.22 FEET TO A POINT;

THENCE LEAVING SAID WEST LINE, NORTH 89°30'18" EAST, 553.73 FEET TO A POINT;

THENCE SOUTH 01°17'21" EAST, 1103.33 FEET TO A POINT;

THENCE SOUTH 88°42'39" WEST, 553.69 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 16;

THENCE ALONG SAID WEST LINE, NORTH 01°17'34" WEST, 660.50 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 16, NORTH 01°17'34" WEST, 1040.73 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°17'34" WEST, 173.07 FEET TO A POINT;
THENCE SOUTH 72°11'56" EAST, 29.11 FEET TO THE CENTERLINE OF TROY AVENUE AS DELINEATED ON SAID PLAT, AND BEING A NON-TANGENT CURVE TO THE LEFT CONCAVE EASTERLY;

THENCE SOUTHERLY ALONG SAID CENTERLINE AND CURVE, HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 08°15'15" WEST AND HAS A CHORD LENGTH OF 165.85 FEET, THROUGH A CENTRAL ANGLE OF 19°05'35", FOR AN ARC LENGTH OF 166.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 601.36 TOTAL ACRES OF LAND, MORE OR LESS.

SECTION 2.

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

SECTION 3.

This Ordinance shall become effective immediately upon 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