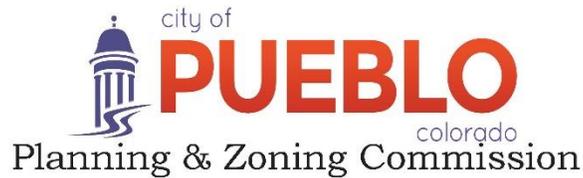


Mike Castellucci
Chair

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, March 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 3:38 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; Wade Broadhead, Senior Planner; Danielle Baxter, Planner; John Sakariason, Stormwater Coordinator; and Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made by Bailey to approve the agenda with changes to move V-21-03 & S-21-10 to April 13, 2022, hearing and move Z-21-16, V-21-04, and S-21-12 to March 23, 2022, hearing. Seconded by Aznar.

Motion passed 7-0.

PUBLIC MEETING AGENDA

PUBLIC HEARING AND ACTION

Regular Agenda

1. **Z-22-02: Rezone:** Amendment to the Villa Bella Planned Unit Development relating to the 601.3-acre property located east of Colorado State University-Pueblo, north of Cesar Chavez Blvd

Staff Report by Beritt Odom

BACKGROUND:

December 12, 2007, the Planning and Zoning Commission recommended approval of the Villa Bella Planned Unit Development and rezoning. City Council approved the Villa Bella PUD in January 2008, providing 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.

In April 2021, the Planning and Zoning Commission recommended approval of the Villa Bella Planned Unit Development amendment relating to the mechanism by which future amendments to the PUD Development 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. Below is a summary of modifications to the Villa Bella PUD Development Guide approved by City Council through Ordinance No. 9938 dated May 24, 2021:

- Request and approval of future amendments to the Villa Bella PUD Development Guide shall only require consent and approval of the President (and on behalf) of the Thunder Village Metropolitan District.
- Removal of the phased approach to development, instead allow development to occur as market conditions and the local economy allow.
- Removal of the primary design theme of “contemporary western and southwestern regional styles of architecture” to allow more flexibility in design.
- Reducing the minimum required lot size and setbacks for single family detached lots.
- Increasing the maximum lot coverage for single family detached lots from 55% to 75%.
- Inclusion of the Thunder Village Urban Design Plan into the Villa Bella Development Guide to streamline and simplify development, creating one comprehensive document rather than two separate documents.
- Changing the land use designation for Land Use Parcels 10 and 11 from Multi-Family Residential to Single Family Detached residential.

STAFF REVIEW:

Jeff Mark, Caleb Development, LLC, owner of 48.240 acres within the Villa Bella PUD, with approval of Thunder Village Metropolitan District President, Dan DeRose, is proposing to add a new definition of a through lot to the Villa Bella PUD Development Guide to clarify setback requirements within the proposed Villa Bella, Filing No. 2 Subdivision. The proposed subdivision includes multiple single-family residential lots that have street frontage adjacent to

what is typically determined to be the front and rear lot lines; however, according to Title 17 of the Pueblo Municipal Code, lots that have street frontage on two sides, running parallel to each other, necessitate two full front-yard setbacks. Requiring two 18-foot front yard setbacks on lots with an 80 to 100-foot depth, drastically reduces the buildable area of the lot. Therefore, Mr. Mark is proposing to add a definition of a through lot that is similar to the Colorado Springs Code of Ordinances through lot definition. The proposed through lot definition only requires a full front yard setback along the street frontage that provides street access to the lot. The proposed amendment also requires the subdivision plat to include a plat note, restricting access to only front and second front yards; access is not permitted from the rear lot line on a double frontage lot.

The applicant is also proposing to amend the rear yard setback for single-family attached homes to 10-feet, which is the same rear-yard setback required for single-family detached homes. Staff does not anticipate any negative externalities stemming from the reduced rear-yard setback, which appears to be a logical change to promote consistency among single-family residential housing products within the development.

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The property is partially developed with attached single family residential, limited commercial, and the Villa Bella charter school.

❑ **Neighborhood Compatibility:**

North	• A-1, County Agricultural One, undeveloped
East	• A-1, City Agricultural One, undeveloped
South	• B-4, Central Business District, undeveloped • R-5, Multiple Residential and Office District, undeveloped • A-1, City Agricultural One, undeveloped
West	• S-1, Governmental Use, Colorado State University – Pueblo

❑ **Comprehensive Plan Compliance:**

The project site is designated by the Pueblo Comprehensive Plan as Urban Residential. Zoning in Urban Residential areas may include zone districts for residential, institutional, office, service and commercial uses; however, focus should be placed on zoning for single-family residential homes.

The proposed PUD Development Guide Amendment will not affect the approved uses or residential maximum density within the Villa Bella Planned Unit Development. Therefore, the amendment is consistent with the Comprehensive Plan Designation.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size and area:**

The 601.3-acre parcel is larger than the 5-acre minimum requirement of the PUD Zone District.

FINDINGS OF FACT REQUIRED PER §17-8-11 OF THE PUEBLO MUNICIPAL CODE

Municipal Code specifies five (5) criteria to be evaluated in conjunction with a PUD application. The Planning and Zoning Commission, before recommending that any property be zoned to a PUD Zone District, shall make the findings concerning the following:

- (1) The PUD and Development Guide are compatible with the surrounding neighborhood and the proposed uses are not incompatible to the uses to which the surrounding area is restricted.**

Staff Analysis of Finding #1

The proposed PUD amendment does not change the approved uses, which were determined to be compatible with the surrounding area with the 2021 PUD Amendment approval.

- (2) The PUD and Development Guide are in accord and in harmony with the Comprehensive Land Use Plan and are being done for the public good; that is, to serve one (1) or more goals of the Comprehensive Plan and enable legislation and thereby bear a relationship to the public health, safety or general welfare.**

Staff Analysis of Finding #2

The project site is designated by the Pueblo Comprehensive Plan as Urban Residential. Zoning in Urban Residential areas may include zone districts for residential, institutional, office, service and commercial uses; however, focus should be placed on zoning for single-family residential homes.

The proposed PUD Development Guide Amendment will not affect the approved uses or residential maximum density within the Villa Bella Planned Unit Development. Therefore, the amendment is consistent with the Comprehensive Plan Designation.

- (3) The PUD and Development Guide would encourage an appropriate use of land.**

Staff Analysis of Finding #3

The PUD Guide includes provisions for sustainable and environmentally friendly development that encourages alternative methods of transportation, employment centers and a diversity of housing options. The subject property was originally zoned for development of single-family residential. Due to the proximity to the CSU-Pueblo campus and the football stadium, the westerly one-third of the property will be better suited to be developed as commercial, higher density multi-family and single-family housing.

- (4) The PUD and Development Guide would not be so injurious to surrounding properties to the extent of depriving neighboring property owners of any reasonable use of their property.**

Staff Analysis of Finding #4

Homes and buildings will be appropriately setback; landscaping will be required; lighting will comply with “dark sky” requirements; and care will be taken, via a Planning and Zoning Commission review of each PUD Site Plan for each building

site with greater than one dwelling unit per lot to ensure that all development will be compatible with the neighborhood.

- (5) **All land contained in the PUD District is within the City, proper notice was sent to surrounding property owners, and the required public hearing was held.**

Staff Analysis of Finding #5

All of the land area is within the City of Pueblo and proper notice has been sent by the Department of Land Use Administration to surrounding property owners and the public hearing will be held during a regularly scheduled Planning and Zoning Commission meeting.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

HEARING: Castellucci requested additional information concerning front yard setbacks and access from streets. Ms. Odom stated there is a requirement of a plat note clearly indicating there is no vehicular access on one of the parallel streets. Jeff Mark (519 Prospect Dr, Castle Rock) and Jason Alwine were sworn in on Zoom to represent the application. Mr. Mark confirmed that there will be no driveway access from any arterial or collector roadways, they will all be off interior residential streets.

No one spoke in support or opposition for the application.

MOTION: Motion to recommend approval of Z-22-02 with staff conditions to City Council was made by Bailey, second by Aznar.

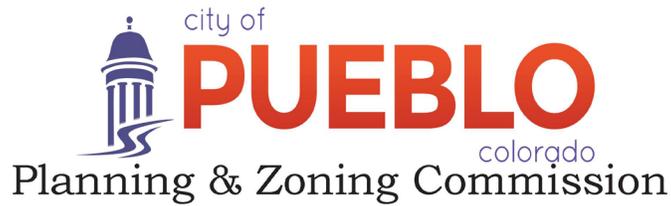
MOTION PASSED 7-0

2.
2.

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-02

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

THROUGH: Scott Hobson, Acting Director of Planning and Community Development

DATE: March 9, 2022

SUBJECT: Villa Bella, Planned Unit Development, January 6, 2022 Amendment

APPLICANT: Thunder Village Metropolitan District, Dan DeRose, President

PROPERTY OWNER: Under Multiple Ownership

LOCATION: Generally located in Sections 16 and 17, east of CSU-Pueblo and north of Highway 47

EXISTING ZONE: Villa Bella, Planned Unit Development

PROPOSED ZONE: Villa Bella, Planned Unit Development

CONCURRENT REQUESTS: V-21-03, Vacation of a portion of Napoli Way, all of CBI Drive and drainage/utility easements, in Villa Bella Filing No. 1.
S-21-10, Villa Bella Filing No. 2 Subdivision of 48.240 acres into 375 single-family residential lots.

REQUEST:

The applicant is requesting to amend the Villa Bella Planned Unit Development 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.

BACKGROUND:

December 12, 2007 the Planning and Zoning Commission recommended approval of the Villa Bella Planned Unit Development and rezoning. City Council approved the Villa Bella PUD in January 2008, providing 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.

In April 2021, the Planning and Zoning Commission recommended approval of the Villa Bella Planned Unit Development amendment relating to the mechanism by which future amendments to the PUD Development 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. Below is a summary of

modifications to the Villa Bella PUD Development Guide approved by City Council through Ordinance No. 9938 dated May 24, 2021:

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- Increasing the maximum lot coverage for single family detached lots from 55% to 75%.
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- Changing the land use designation for Land Use Parcels 10 and 11 from Multi-Family Residential to Single Family Detached residential.

STAFF REVIEW:

Jeff Mark, Caleb Development, LLC, owner of 48.240 acres within the Villa Bella PUD, with approval of Thunder Village Metropolitan District President, Dan DeRose, is proposing to add a new definition of a through lot to the Villa Bella PUD Development Guide to clarify setback requirements within the proposed Villa Bella, Filing No. 2 Subdivision. The proposed subdivision includes multiple single-family residential lots that have street frontage adjacent to what is typically determined to be the front and rear lot lines; however, according to Title 17 of the Pueblo Municipal Code, lots that have street frontage on two sides, running parallel to each other, necessitate two full front-yard setbacks. Requiring two 18-foot front yard setbacks on lots with an 80 to 100-foot depth, drastically reduces the buildable area of the lot. Therefore, Mr. Mark is proposing to add a definition of a through lot that is similar to the Colorado Springs Code of Ordinances through lot definition. The proposed through lot definition only requires a full front yard setback along the street frontage that provides street access to the lot. The proposed amendment also requires the subdivision plat to include a plat note, restricting access to only front and second front yards; access is not permitted from the rear lot line on a double frontage lot.

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CHARACTER AND COMPATIBILITY:

□ **Site Character:**

The property is partially developed with attached single family residential, limited commercial, and the Villa Bella charter school.

□ **Neighborhood Compatibility:**

- North • A-1, County Agricultural One, undeveloped
- East • A-1, City Agricultural One, undeveloped
- South • B-4, Central Business District, undeveloped
 • R-5, Multiple Residential and Office District, undeveloped
 • A-1, City Agricultural One, undeveloped
- West • S-1, Governmental Use, Colorado State University – Pueblo

□ **Comprehensive Plan Compliance:**

The project site is designated by the Pueblo Comprehensive Plan as Urban Residential. Zoning in Urban Residential areas may include zone districts for residential, institutional, office, service and commercial uses; however, focus should be placed on zoning for single-family residential homes.

The proposed PUD Development Guide Amendment will not affect the approved uses or residential maximum density within the Villa Bella Planned Unit Development. Therefore, the amendment is consistent with the Comprehensive Plan Designation.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

□ **Minimum lot size and area:**

The 601.3-acre parcel is larger than the 5-acre minimum requirement of the PUD Zone District.

FINDINGS OF FACT REQUIRED PER §17-8-11 OF THE PUEBLO MUNICIPAL CODE

Municipal Code specifies five (5) criteria to be evaluated in conjunction with a PUD application. The Planning and Zoning Commission, before recommending that any property be zoned to a PUD Zone District, shall make the findings concerning the following:

- (1) The PUD and Development Guide are compatible with the surrounding neighborhood and the proposed uses are not incompatible to the uses to which the surrounding area is restricted.**

Staff Analysis of Finding #1

The proposed PUD amendment does not change the approved uses, which were determined to be compatible with the surrounding area with the 2021 PUD Amendment approval.

- (2) The PUD and Development Guide are in accord and in harmony with the Comprehensive Land Use Plan and are being done for the public good; that is, to serve one (1) or more goals of the Comprehensive Plan and enable legislation and thereby bear a relationship to the public health, safety or general welfare.**

Staff Analysis of Finding #2

The project site is designated by the Pueblo Comprehensive Plan as Urban Residential. Zoning in Urban Residential areas may include zone districts for residential, institutional, office, service and commercial uses; however, focus should be placed on zoning for single-family residential homes.

The proposed PUD Development Guide Amendment will not affect the approved uses or residential maximum density within the Villa Bella Planned Unit Development. Therefore, the amendment is consistent with the Comprehensive Plan Designation.

(3) The PUD and Development Guide would encourage an appropriate use of land.

Staff Analysis of Finding #3

The PUD Guide includes provisions for sustainable and environmentally friendly development that encourages alternative methods of transportation, employment centers and a diversity of housing options. The subject property was originally zoned for development of single-family residential. Due to the proximity to the CSU-Pueblo campus and the football stadium, the westerly one-third of the property will be better suited to be developed as commercial, higher density multi-family and single-family housing.

(4) The PUD and Development Guide would not be so injurious to surrounding properties to the extent of depriving neighboring property owners of any reasonable use of their property.

Staff Analysis of Finding #4

Homes and buildings will be appropriately setback; landscaping will be required; lighting will comply with “dark sky” requirements; and care will be taken, via a Planning and Zoning Commission review of each PUD Site Plan for each building site with greater than one dwelling unit per lot to ensure that all development will be compatible with the neighborhood.

(5) All land contained in the PUD District is within the City, proper notice was sent to surrounding property owners, and the required public hearing was held.

Staff Analysis of Finding #5

All of the land area is within the City of Pueblo and proper notice has been sent by the Department of Land Use Administration to surrounding property owners and the public hearing will be held during a regularly scheduled Planning and Zoning Commission meeting.

REFERRAL AGENCIES AND COMMENTS:

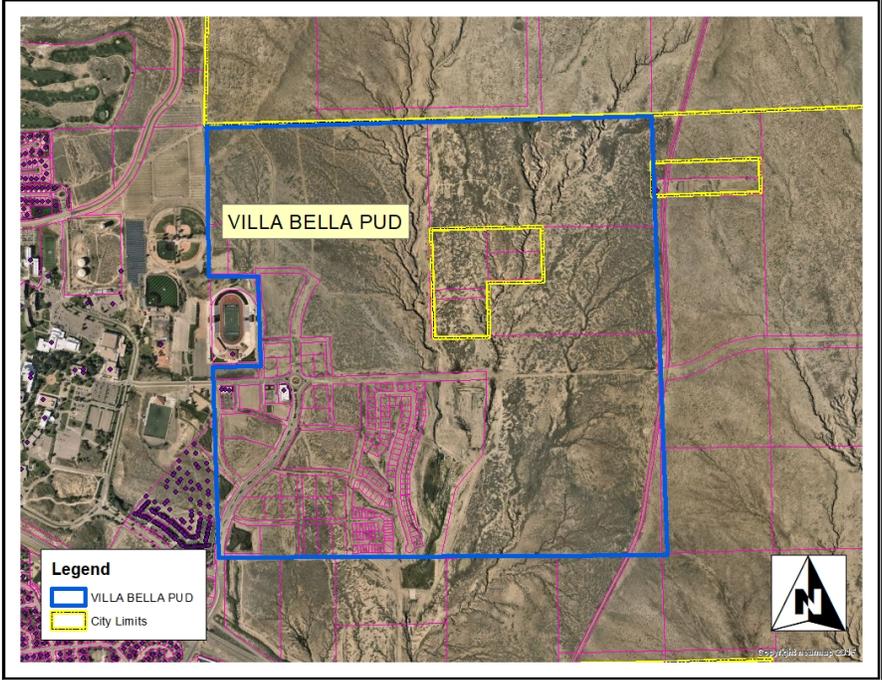
- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- City Wastewater-No comment
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No Comment
- Black Hills Energy-No comment
- CDOT-No comment.

RECOMMENDED ACTION:

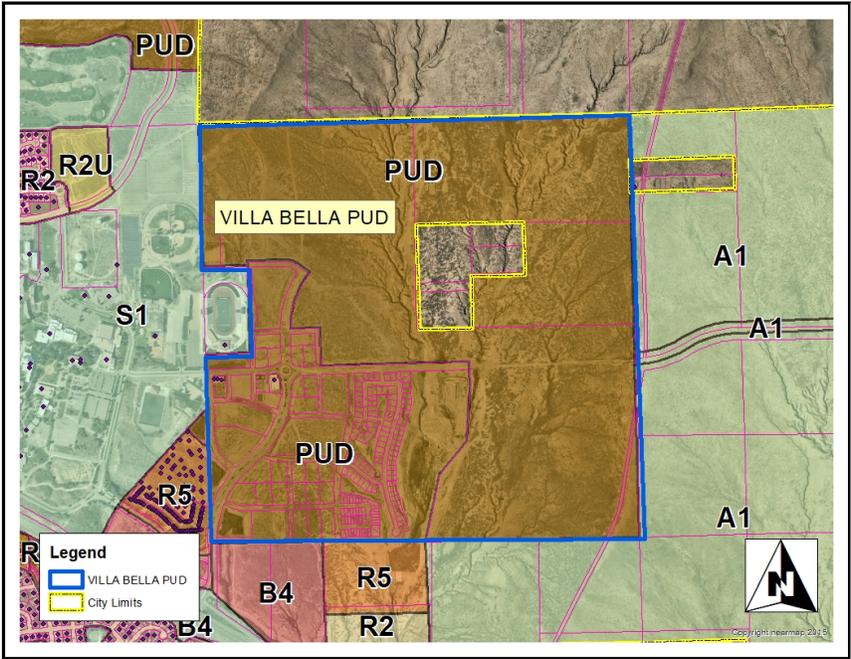
Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**:

ATTACHMENTS:

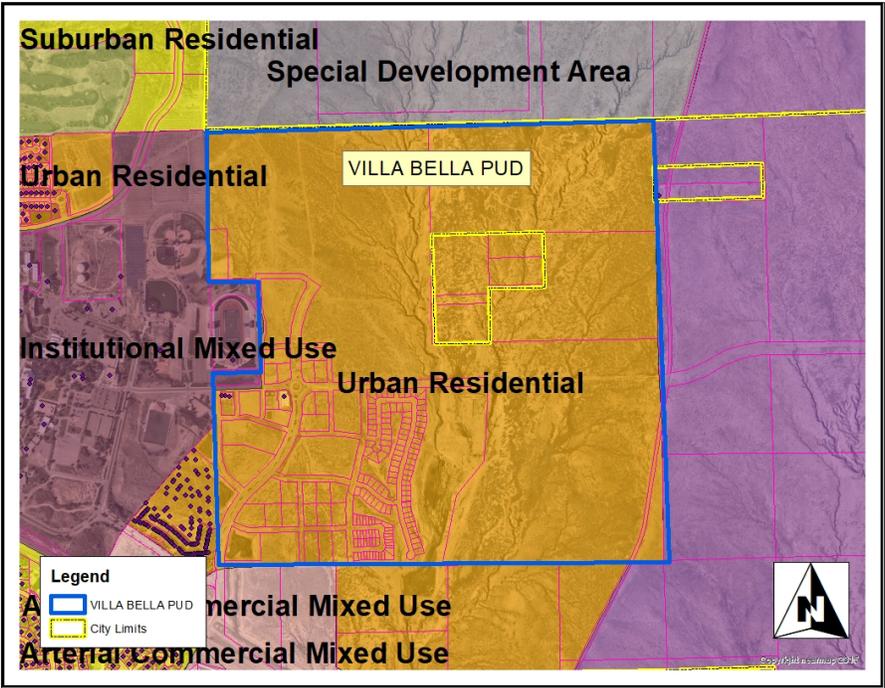
- A. **Aerial Map**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photograph**
- E. **Application**
- F. **Villa Bella, Planned Unit Development, January 6, 2022 Amendment**
- G. **Approved Resolution of the Board of Directors of the Thunder Village Metropolitan District Regarding First Amendment to the Villa Bella Planned Unit Development, February 22, 2022.**
- H. **Property owner notification letter from Jeff Mark, Lorson North Land Corp, notice of Villa Bella PUD Development Guide Amendment, February 22, 2022.**



Aerial Map



Zoning Map



Comprehensive Plan Notice



Looking east from Troy Ave.



Looking west from Troy Ave.



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

PUD Zone District Application

Case# _____

Please type or print clearly

Applicant Jason Alwine

Company Name Matrix Design Group

Address 2435 Research Parkway, Suite 300

City, State and Zip Colorado Springs, CO 80920

Phone (719) 575-0100 Email jason.alwine@matrixdesigngroup.com

Project Location (address or general description) _____

Northeast of Troy Ave and Hwy 47

Parcel No(s) 416007001 & Various Others

Application Requirements/Questions

Submission Requirements for All Permit Applications

An application for rezoning of land to a PUD Zone District may be filed by the owners of all property contained in the proposed district, or an authorized agent thereof. All owners of property within the PUD Zone District must consent in writing to the inclusion of their land in the District. The application shall be accompanied by a PUD Development Plan, Development Guide and project narrative.

- (1) **Development Plan.** A conceptual plan showing the major components of the proposed PUD at a scale of not greater than 1" = 200' shall be submitted in the detail necessary to evaluate the land planning; open space and recreational areas; transportation system; and social, ecological and public facilities impact. The Development Plan must contain, insofar as applicable, the following information:

YES NO N/A

- a. The existing topographic character of the land at a contour interval of not greater than ten (10) feet.
- b. The location and dimensions of all existing buildings, structures, rights-of-way, easements and improvements.
- c. The existing zone districts.
- d. The general location of existing and proposed schools, school sites, open spaces, recreation areas, public use areas, arterial and collector streets, indicating those to be dedicated to the City and the methods of control on the remainder.
- e. The location and general nature of each land use.
- f. A land use schedule listing the various land use categories, acreages and number of units.
- g. The approximate acreage, density, number and types of dwelling units for each residential area.
- h. Areas subject to the standard project flood and floods of greater frequency. The standard project flood shall also be shown if such has been determined by the U.S. Army Corps of Engineers.
- i. Areas containing commercial mineral deposits, if these deposits are to be developed within the plan.
- j. The staging of development if done in phases.
- k. The exterior boundary lines of the PUD District, with distance and angle, to be prepared by a registered land surveyor. If under multiple ownership, the location of each owner's property shall also be shown.
- l. A general location map at an appropriate scale which shows the PUD in relation to the transportation network, land use, City limits, zoning and open space of the surrounding area.

- (2) **Development Guide.** The Development Guide shall reflect the variations in lot size, bulk, type of use or activity, density, lot coverage, open space or other regulations requested to be modified and approved by City Council upon the recommendation of the Planning and Zoning Commission. At a minimum, the Development Guide must contain the following:

YES NO N/A

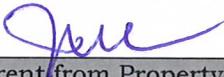
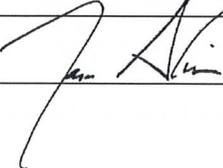
- a. A listing of uses permitted in each land use area.
- b. Standards, variations and dimensional requirements for each land use area which may be different from the standards of the zoning regulations of the City, including but not limited to maximum and minimum height, floor area ratio, lot coverage, front setback, rear yard setback, side yard setback, lot depth, lot frontage and lot size regulations.

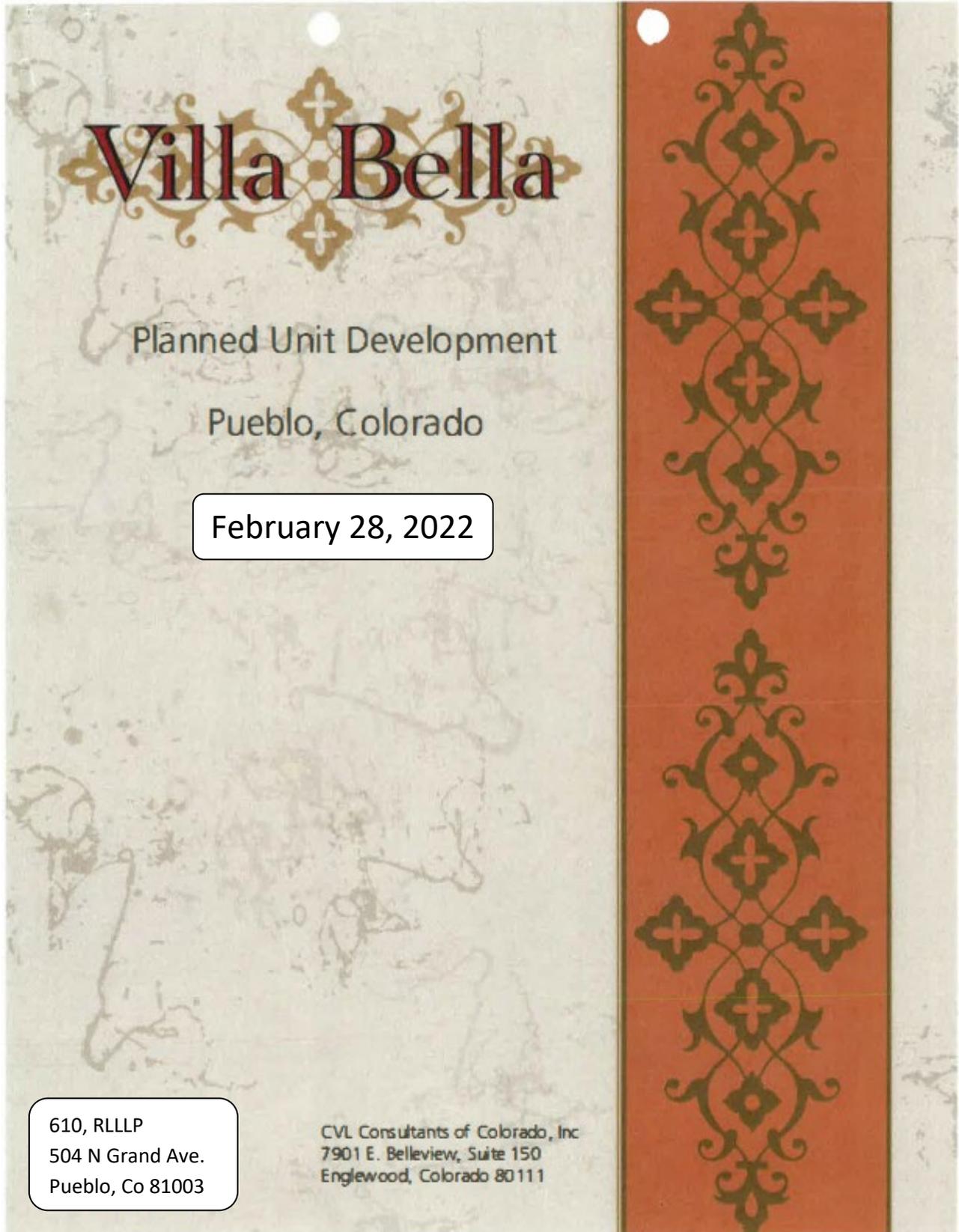
- (3) **Project narrative.** The project narrative to be submitted with the PUD Zone District application shall contain the following information:

YES NO N/A

- a. The name and address of each owner of property in the PUD District, as well as a legal description of their respective properties. The name and address of owners of all property within three hundred (300) feet of the exterior boundary of the PUD District accurate to within forty-five (45) days before the hearing.
- b. If the applicant is other than the owner of all property within the PUD, a properly executed written instrument authorizing the applicant to act on behalf of all the owners.
- c. A statement of the PUD's goals and objectives.
- d. An assessment of the PUD's social, environmental and public facilities impact.
- e. A development schedule indicating the approximate date of Development Plan submittal, commencement and completion for each phase.
- f. Identification of any separation of mineral rights, water rights, air rights, development rights or other such rights which may directly or indirectly affect the land.
- g. The applicant may submit other information pertinent to evaluating the PUD Zone District application; such information submitted shall not be considered part of the formal application unless agreed to by the applicant.

(Ord. No. 3859, 5-13-74; Ord. 7488 §1, 7-10-06)

By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:		
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. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 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. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.		
Property Owner		
Print Name:	JEFF MARK	
Signature:		Date: 1/10/22
Applicant, if different from Property Owner		
Print Name:	Jason Alwine	
Signature:		Date: 1/10/2021



Villa Bella

Planned Unit Development

Pueblo, Colorado

February 28, 2022

610, RLLP
504 N Grand Ave.
Pueblo, Co 81003

CVL Consultants of Colorado, Inc
7901 E. Belleview, Suite 150
Englewood, Colorado 80111

Villa Bella

A Mixed-Use Development in the City of Pueblo, Colorado

I Statement of Intent

Villa Bella is envisioned to be a 601.3 acre mixed use residential and commercial community developed under a single unified plan. It is located directly east of the Colorado State University – Pueblo campus, generally north of State Highway 47, and west of Baculite Mesa Road.

The intent of this Planned Unit Development application is to allow flexibility in the development of this land by promoting its most appropriate use; improving the design character and quality of the development; facilitating the adequate and economical provisions of streets and utilities; preserving natural and scenic features; permitting the commingling of uses permitted within other zone districts; and granting diversification in the location of structures and other site qualifications while ensuring adequate standards relating to public health, safety, welfare, comfort, and convenience.

This document serves as the Planned Unit Development Zone District Application for Villa Bella, and includes the Development Guide with Project Narrative, the PUD Development Plan, and Supplemental Information.

The PUD Development Plan, the Traffic Impact Study, the Master Sewer Plan and Report, and the Master Drainage Plan and Report serve as amendments to the University East Master plan (S-00-20) which was approved by the Planning and Zoning Commission on October 11, 2000.

Prepared by:

610, RLLLP

504 North Grand Avenue
Pueblo, CO 81003
(719) 546-3333

Contact:

Dan DeRose dderose@ddmktg.com

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I DEVELOPMENT GUIDE

A. PROJECT NARRATIVE

Introduction

The name Villa Bella, when translated, is interpreted to mean beautiful village or beautiful home. As the name suggests, Villa Bella is a beautifully designed mixed-use planned residential and commercial community located on a 601.3-acre undeveloped section of land in the northeast quadrant of the City of Pueblo. It is north of State Highway 47, east of the Colorado State University-Pueblo campus, and west of Baculite Mesa Road. Topographically, the property falls from north to south and is located in the upper end of the East Dry Creek drainage basin. The distinguishing environmental feature is the branching Dry Creek arroyo that traverses north to south through the center of the property. The property generally drains into this arroyo.

Villa Bella PUD includes ten land use categories within 38 land Use Parcels, creating two unique but complementary neighborhoods. The land use categories include Single-Family Residential Detached (SFD), Single-Family Residential Attached (SFA), Multi-Family Residential (MF), Entertainment Commercial (EC), Business Park Flex (BPF), Main Street Commercial (MC), Vehicular Commercial (VC), Office Commercial (OC), Open Space/Detention (OSD), and Parks and Trails (P&T). This land use mix is designed to create a sustainable neighborhood where people can live, work, and recreate.

The first neighborhood is a University oriented lifestyle neighborhood generally located on the western one-third of Villa Bella where it adjoins the University. Two major roadway corridors intersect within this neighborhood. Troy Avenue, a major arterial, provides access to the neighborhood from State Highway 47 and runs north-south through the neighborhood. Rawlings Boulevard runs east-west through the neighborhood and is designed to serve as the primary access from Troy Avenue to the University. Rawlings Boulevard west of Troy is classified as a Business Collector; east of Troy it is classified as a Minor Arterial. At the intersection of these two roadways and running west to the University is the ThunderVillage commercial lifestyle center.

The Thunder Village commercial center is designed as a traditional main street. It is a transit-oriented, pedestrian-friendly, village-style, student-oriented, commercial lifestyle center complementing and creating the interface between the University and the Villa Bella

neighborhood. Thunder Village is designed to enhance campus life, create retail opportunities for businesses marketing to students, and provide retail convenience for the residents of the surrounding neighborhoods.

The Neta and Eddie DeRose Thunder Bowl Football Stadium adjoin Thunder Village to the north. Access to the stadium from Thunder Village is via Thunder Alley, a pedestrian mall running between Rawlings Boulevard and the stadium. Uses within Thunder Village include convenience retail, entertainment, educational, and small service-oriented businesses on the ground floor, with possible residential dwelling units and offices on the upper floors.

Immediately north of the stadium is the 33 acre land use area designated as Entertainment Commercial. This area is to be developed as a buffer between the University Athletic facilities and the Villa Bella Community. This area may, at some future date, be acquired by the University for campus expansion.

Surrounding Thunder Village will be 47.4 acres of higher density student-oriented and traditional multi-family housing. This housing is designed to provide alternative housing choices for both University students and faculty, and the Pueblo community. It will also help support Thunder Village commercial development. An office/commercial employment center is located near the south entry to the neighborhood adjoining Troy Avenue. This employment center will provide opportunities for tenants who desire a location in close proximity to the University and to the Villa Bella neighborhood. It will also create business and employment opportunities for residents of the neighborhood.

The second neighborhood is generally located on the eastern two-thirds of Villa Bella, and wraps around Thunder Village to the north where it adjoins the Walking Stick residential development. This neighborhood is a contemporarily designed active lifestyle neighborhood that includes single-family detached residential units, single-family attached residential units, a community park, vehicular commercial, and a business park flex employment center.

The major north-south roadway within this neighborhood is Baculite Mesa Drive, which is classified as a Mixed Use Collector. The long range transportation plan shows Baculite Mesa Drive serving as the frontage road for Pueblo Springs Parkway, an expressway that will run between State Highway 47, on the south, and Meridian Road in El Paso County to the north. The primary east-west roadway will be Rawlings Boulevard, a Minor Arterial, which will connect Pueblo Springs Parkway and Baculite Mesa Drive on the east with

Thunder Village and the University on the west. At the intersection of Baculite Mesa Drive and Rawlings Boulevard is a vehicular-oriented commercial shopping center that will provide retail opportunities for those uses that require larger pad sites, more parking, and enhanced vehicular access. South of the commercial development is another employment center that provides opportunities for Business Park Flex uses. This location will provide opportunities for R&D businesses and other light industrial uses that require a location in close proximity to the University. It will also create additional business and employment opportunities for residents of Villa Bella.

A second east-west roadway corridor is Villa Bella Boulevard. Villa Bella Boulevard intersects with Walkingstick Boulevard at the round-a-bout at the western boundary of the property, travels eastward intersecting with Troy Avenue, and terminates at Baculite Mesa Drive. West of Troy, Villa Bella Boulevard is classified as a Mixed Use Collector; east of Troy it is classified as a Neighborhood Collector. Villa Bella Boulevard provides the interface between the Walking Stick neighborhood and the Villa Bella neighborhoods, and is the roadway corridor that links much of the residential development along the northern tier of Villa Bella. Residential development within Villa Bella includes 246.4 acres of single-family detached housing and 15.4 acres of single-family attached housing.

The primary recreational feature within Villa Bella is the 27.2-acre community park. The community park includes both active and passive park uses, trail corridors, and undeveloped open spaces. The two main branches of the East Dry Creek Arroyo, which run from north to south through the community, adjoin and create the eastern and western boundaries of the park. These two arroyos will, along with additional dedicated passive park land along the east and west sides of both branches of the Arroyo, serve as a buffer for the adjoining residential developments and as the corridors for the East Dry Creek Regional Trail. Pedestrian accesses will be created across the arroyos on the east and west sides of the park, creating an east west pedestrian access connecting the park, the regional trail system, and surrounding neighborhoods. The Dry Creek Regional Trail will run north-south through Villa Bella, paralleling the Dry Creek Arroyo and the park. This off street trail system, and the connecting on street trail system on Rawlings Boulevard and Villa Bella Boulevard, will provide access to the park from all of the residential developments within Villa Bella. The East Dry Creek Regional Trail is designed to join with the Arkansas River Regional Trail System, linking Villa Bella and the University with the balance of the City's trail system and the Front Range Trail.

The design intent is not to have a monolithic conformity of style throughout the development, but to create a community with a unique identity which is allowed to evolve through time so it exhibits a rich diversity of architectural and design interpretations.

1. GOALS AND OBJECTIVES

The goal of the Villa Bella PUD is to create a uniquely different “Town and Gown” Community that takes full advantage of its proximity to the University. A development that blends the University experience with an active life style community. A development that adds value to the University by enhancing student life, creating a sense of community, and attracts students to the University; while also adding value to residents and business owners of the adjoining Villa Bella active lifestyle neighborhood by making available the rich diversity of opportunities found in a University setting.

The objective is to accomplish this goal through the use of the PUD Zone District, which will allow the flexibility in the development of the two Villa Bella neighborhoods, through the utilization of a more flexible development pattern, sensitively utilizing natural and scenic features, improving the design character and quality of development, facilitating the adequate and economical provision of streets and utilities, and permitting the commingling of uses permitted within other zone districts.

2. SOCIAL, ENVIRONMENTAL, AND PUBLIC FACILITIES IMPACT

a. Social Impact

Due to the extensive planning that has gone into the Villa Bella Planned Unit Development, only positive impacts are anticipated. Villa Bella is designed to be a sustainable community that includes a diversity of land uses, allowing residents the ability to live, work, and recreate within the same neighborhood, thus minimizing impact on surrounding neighborhoods. The development is also designed to support the anticipated growth of the University and enhance student life on the campus. The University is designed to accommodate a larger student population than it currently serves and Villa Bella will provide the additional land for the student housing required by the larger student population. Villa Bella will also provide active and passive parks and open space corridors that will accommodate a population much larger than is anticipated within Villa Bella.

School impact of Estimated Villa Bella Population			
Maximum Dwelling Units	2812	500 student housing units will not count in this estimate	
Estimated Population per dwelling unit	2.5	Based on Pueblo County average	
Total Villa Bella Population at build out.	6280	$(2812-500) \times 2.5 + 500 = 6,280$ Student housing will always be based on single occupancy.	
	Pre-school	Elementary	High school
Pueblo County Estimates of Students per dwelling unit:	0.03	0.28	0.13
Estimated Student Populations in Villa Bella	84 students	787 students	365 students

The development is within School District 70. Due to the proximity to the University and the unique urban environment created in ThunderVillage, two charter schools that have an existing educational relationship with the University have expressed interest in locating a facility in the Thunder Village area. The construction of a kindergarten through 12th grade charter school within this neighborhood will lessen any impact on School District 70.

b. Environmental Impact

There are no known threatened or endangered species or their habitats, environmental hazards, or cultural resources on the property.

The storm water management objective for the Villa Bella PUD is to develop a storm water management and design strategy that is integrated with the Villa Bella land uses and achieves multiple outcomes including: 1) the reduction of runoff and peak flows through watershed level detention measures and at the site level by minimizing the amount of impervious cover; 2) improve water quality and protect aquatic habitat utilizing site level erosion and sediment control and best management practices, and at the watershed level by integrating esthetically pleasing storm water treatment within the Special Urban Design Features, active and passive parks and open space corridors; and 3) maintain and enhance the pre-development hydrologic regime of the east dry creek arroyo through the use of low impact development techniques at both the watershed level and the site level that add value to Villa Bella by minimizing drainage infrastructure costs.

The storm water objective will be accomplished through a multilayered process which will utilize a number of design strategies targeting different storm water management issues based upon a site assessment identifying the unique characteristics of each situation.

Watershed level issues are addressed in the Villa Bella Master Drainage Report and at the time of subdivision. Site level issues are addressed at the time of site plan approval by the Planning and Zoning Commission.

c. Public Facility Impact

Public Facilities, as detailed within the narrative above, including roadway, sanitary sewer, drainage improvements, and parks and trails, will be constructed as a part of the development. These improvements will be funded and constructed, per City ordinance in effect at the time, as a part of the subdivision process. This method of funding and constructing public improvements will ensure that the necessary public facilities required to support this development will be constructed in a timely manner and will minimize any impact on public facilities outside the neighborhood.

3. DEVELOPMENT SCHEDULE

Commencement of construction was April 2008. Construction will continue as market conditions and the local economy allow. Phasing will coordinate and be determined by the existing and future Subdivision Filings and Subdivision Improvement Agreements.

4. SEPARATION OF RIGHTS

There is no identified separation of mineral rights, water rights, air rights, development rights, or other such rights that may directly or indirectly affect the land.

5. OWNERSHIP INFORMATION

The Villa Bella Planned Unit Development has an ownership makeup of the following:

610 RLLLP

504 North Grand Avenue

Pueblo, CO 81003

719-546-3333

VBE Building Corp

2390 Rawlings Blvd

Pueblo, Colorado 81001

Thunder Village I, LLC

2200 Bonforte Blvd

Pueblo, Colorado 81001

B. DEFINITIONS

These definitions are provided for clarification of uses proposed by the Development Guide. Unless otherwise stated herein, all provision of and definitions found in Section 17-2-1 of the Pueblo Municipal Code shall apply.

- a. **(BPF) – Business Park Flex:** The Business Park Flex means a mix of light industrial uses, research and development centers, office parks, and limited retail and restaurant. Development of any industrial uses will be those that will not adversely impact neighboring development either by sight, noise, or odor.
- b. **Cluster Development:** Developments that are specifically intended to facilitate and encourage unique or inventive development ideas by allowing exceptions to traditional lot configuration, minimum set back, lot width and depth, traffic access ways, interior circulation ways, and parking and loading spaces.
- c. **Double Frontage Lot:** See Through Lot definition.
- d. **(EC) – Entertainment Commercial:** The Entertainment Commercial means both indoor and outdoor athletic and entertainment uses with a limited number of supporting convenience retail and residential use that will serve as a transition between the football

stadium to the south, the University baseball and softball complex to the west, and proposed residential development to the east.

- e. **Land Use Category:** means a classification for identifying a mix of land uses for which development standards have been developed.
- f. **Land Use Parcel:** means a land use area as depicted on the Land Use Map, Sheet 3 of 9 of the Development Plan.
- g. **(MC) – Main Street Commercial:** The Main Street Commercial means a traditional main street with vehicular on-street parking and pedestrian-oriented commercial development. It is composed of convenience retail, entertainment, educational, and small service-oriented uses occupying the ground levels, mixed with possible residential dwelling units and offices on upper-floor levels. Related definitions found within Section 17-2-1 of the Pueblo Municipal Code include: (42.1) Residence – Commercial.
- h. **(MF) - Multifamily:** Multifamily means two or more dwelling units in any configuration, detached, semi-attached, attached, or grouped for permanent residency on a rental, lease, or are individually owned which are all located on an individual lot. Multifamily includes Student Oriented Housing. Related definitions found in Section 17-2-1 of the Pueblo Municipal Code include: (6.2) Apartment House; (11.03) Condominium; (12.2) Duplex; (13) Dwelling, multiple family; (15) Dwelling, two-family; (15.1) Dwelling, three family; (24.4) Home, elderly; (24.6) Home, nursing; (26) Houses, grouped; (42.1B) Residence, two family; (42.1C) Residence multi-family; (42.1D) Residence, three family; (42.6) Row house;(63.1) Townhouse, and (64.1) Triplex.
- i. **(OC) – Office Commercial:** The Office Commercial means an office park which includes limited supporting convenience retail and restaurant uses. Office Park includes office-related commercial uses that create
- j. **(OSD) – Open Space/Detention:** The Open Space /Detention category will provide areas for a mix of open space, passive park, trail corridor, and storm water management facilities.
- k. **P&T – Parks and Trails:** The Park and Trails land use category will provide areas for active park use and developed trails.
- l. **(SFA)-Single Family Attached:** Single Family Attached means two (2) dwelling units, each owned in fee and located on individual lots, but joined along a single lot line, each of which is totally separated from the other by a common, unpierced, vertical wall. The Single-Family Attached Residential land use category will provide higher density residential, with up to ten units per acre. SFA will be built in an attached development design. Lot configuration within this land use category may be traditional or cluster.

Related definition found in Section 17-2-1 of the Pueblo Municipal Code include: (26) Home grouped.

- m. **(SFD) -Single Family Detached:** The Single-Family Detached means single residential dwelling units designed for and occupied by one family on an individual lot. SDF will provide a density of up to six homes per acre. Lot configuration within this land use category may be traditional or cluster. Related definitions found in Section 17-2-1 of the Pueblo Municipal Code include: (14) Dwelling: single family;(42.1A) Residence, one family.
- n. **Student Oriented Housing:** Student Oriented Housing includes both Student Residence Halls and Student Oriented Apartments that are located in close proximity to the Colorado State University-Pueblo campus, designed specifically for students enrolled at Colorado State University-Pueblo, and have amenities and other student oriented activities and services that enhance the University experience. A student oriented apartment is designed to accommodate up to 8 unrelated students enrolled at Colorado State University-Pueblo in an independent housing unit which includes kitchen, sanitary, and one or more sleeping facilities.
- o. **Through Lot:** A lot having frontage on two (2) generally parallel streets, a through lot is not defined as a corner lot. The rear lot line, in the case of a double frontage lot, shall be most opposite from the front lot line. The front lot line sits adjacent to the street frontage from which access is gained.
- p. **UbsR:** a Use by Special Review as processed according to Section 17-5-33 of the Pueblo Municipal Code.
- q. **(VC) – Vehicular Commercial:** The Vehicular Commercial means a vehicular oriented commercial development designed to serve residents and employees from the surrounding areas and the region with convenience retail, general retail, restaurant, grocery, educational, and personal-service opportunities.
- r. employment opportunities while mitigating the adverse effects of noise and traffic.
- s. **Western Water wise Landscaping:** Western Water wise Landscaping, as identified in Pueblo City Council Resolution No. 11060, is described as western landscaping that is able to flourish within residential and commercial areas with limited amounts of water and beautifies these areas with plants suited to the climate that is common to the southwestern region of the United States.

C. LEGISLATIVE INTENT

It is the intent of this Development Guide to be consistent with and to assist in the implementation of the City of Pueblo's Zoning Ordinance to

1. Allow flexibility in the development of the land;
2. Improve the design character and quality of the development;
3. Facilitate the adequate and economical provision of streets and utilities;
4. Preserve natural and scenic features through sensitive utilization; and
5. Permitting the commingling of uses permitted within other zone districts

D. APPLICATION

These standards shall apply to all property contained within the legally defined Villa Bella Planned Unit Development. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring within the area.

Provisions of this Guide shall prevail and govern the uses permitted within the Villa Bella PUD; however, this Guide shall only supersede the specific zoning regulations of the City when referenced within the Development Guide. The PUD Development Plan shall 1) satisfy the requirements of Section 12-4-5 (A) of the Pueblo Municipal Code covering the Overall Development Plan, 2) shall amend the University East Master Plan document (S-00-20) which was approved by the Planning and Zoning Commission on October 11, 2000, and 3) fulfill the requirements of the Annexation Agreement (A-87-1) approved by City Council on June 8, 1987 by Ordinance No. 5404.

E. AUTHORITY

The authority of this Development Guide is Chapter 8 of Title XVII of the Pueblo Municipal Code as amended.

1. ADOPTION

Reference: Section 17-8-8 of the City of Pueblo Municipal Code.

2. RELATIONSHIP TO CITY REGULATIONS

The provisions of the Development Guide shall prevail and govern development of the Villa Bella PUD except where the provisions of the Development Guide do not clearly address a specific subject. Notwithstanding anything to the contrary, the Planning and Zoning Commission has the authority, by separate action, to review and approve standards for the Special Urban Design Features as identified within the Guide, and to approve modifications to the Subdivision Requirement 12-4-10 of the Pueblo Municipal Code.

Due to the difficulty of predicting all of the details which may affect the development of future phases of Villa Bella at the time of Planned Unit Development Zone District Approval, the following mechanism for minor modifications will be included in this guide.

1. The acreage of each land use parcel on the Land Use Map, (sheet 3 of 9 of the Development Plan) can vary by 10% at the time of subdivision and Site plan.
2. At the time of subdivision approval by the Planning and Zoning Commission, modifications of greater than 10% in acreage for any Land Use parcel within the area being subdivided will be allowed as long as the modification is to accommodate requirements of subdivision that could not be foreseen at the time of PUD approval such as the size of required storm water drainage facilities.

3. ENFORCEMENT

The provisions of the Development Guide relating to the use of land shall run in favor of the City of Pueblo and shall be enforceable, at law or in equity, by the City of Pueblo.

4. UPDATES AND AMENDMENTS

Amendments to this PUD will only require consent and approval of the President (and on behalf) of the Thunder Village Metropolitan District. Amendments to this PUD will not require consent from all property owners found within the PUD boundaries, only notification of the amendment.

F. CONTROL PROVISIONS

The Villa Bella Development Guide establishes the standards, variations, and requirements of the development which may be divergent from the standards of the City Zoning regulations. The conditions established by the Development Guide and approved by the City Council shall be recorded and utilized for development and review of the project.

1. CONTROL OVER USE

After the adoption of this Development Guide by the City Council:

1. Any new building or other structure and any parcel of land shall be used in accordance with the provisions of this Development Guide and Plan.
2. The use of any existing building, other structure, or parcel of land may not be changed or extended except for those uses provided for by this Development Guide.

2. DEVELOPMENT STANDARDS

All development within Villa Bella will be controlled by the Pueblo Municipal Code where not specifically modified by the Development Standards found within this section; the

Special Urban Design Feature (SUDF), Section F(6) of the Development Guide; or the Table of Building Controls, Section F(3) of the Guide.

A. Main Street Commercial (MC)

1. **Architecture and Urban Design Standards:** The Planning and Zoning Commission has the authority to, by separate action approve the Special Urban Design Features described in Section 6(F) of the Development Guide. Any MC Land use parcel which includes one of these Special Urban Design Features is subject to the SUDF Standards. For those areas outside of the Special Urban Design Features, the standards will include urban design styles that achieve the design objective within the PUD Narrative.
2. **Landscape Design Standards:** The Planning and Zoning Commission has the authority to, by separate action, approve the Thunder Village Urban Design Plan described in Section F(6) (E) of the Development Guide. The Plan will establish a western water wise Landscape Design Standard for the MC Land Use area. Any area within the MC land use parcel not included within the Thunder Village Urban Design Plan will be subject to the City Landscape Performance Standards found in section 17-4-7 of The Pueblo Municipal Code.
3. **Parking Standards:** Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply with the following clarifications and exceptions. The Parking requirements for all buildings within the MC Land Use Area will be calculated using the mixed use parking calculation described in section 17-4-43(B)(14) of the Pueblo Municipal Code as may be modified by the joint use provisions in Section 17-4-44(l) and Multiple Use calculation in Section 17-4-44(m) of the Pueblo Municipal Code. The location of off Street Parking on a separate parcel, Section 17-4-44 (f) (2) shall be increased from a 300 foot radius to a one quarter mile radius. The on-street parking which adjoins each lot and is developed as a part of the site plan will also be allowed to be counted as spaces for the off-street parking calculation. The Planning and Zoning Commission has the final authority to determine the parking standard at the time of site plan approval.
4. **Lighting standards:** Section 17-4-52 of the Pueblo Municipal Code shall apply with the exception of Section 17-4-52 (2) (a) (c) and (d) of the Municipal Code.
5. **Signage Standards:** Section 17-10 of the Pueblo Municipal Code shall apply. Commercial parcels shall conform with the B-4 zone standards.
6. **Large Scale Development Performance Standards:** All development within Main Street Commercial may be exempt from the Large Scale Development Standards, Section 17-4-46 of the Pueblo Municipal Code, as determined by the Planning and Zoning

Commission, following adoption by the Planning and Zoning Commission of The Thunder Village Urban Design Plan, section F(6)(E) of the Development guide.

B. Vehicular Commercial (VC)

1. **Architecture and Urban Design Standards:** The Planning and Zoning Commission has the authority to, by separate action, approve the Special Urban Design Features described in Section F(6) of the Development Guide. Any VC land use parcel which includes one of these Special Urban Design Features is subject to the SUDF Standards. For the area outside of the Special Urban Design Features, the standard will include urban design styles that achieve the design objective within the PUD Narrative.
2. **Landscape Design Standards:** The Planning and Zoning Commission has the authority to, by separate action, approve the Special Urban Design Features described in Section F(6) of the Development Guide. Each design will establish a western water wise Landscape Design Standard for the Feature, including the landscape setback area behind the property line. Any VC land use parcel which includes one of the Special Urban Design Features is subject to the SUDF Standards. For the land use parcels which do not include a Special Urban Design Feature, either the Landscape Performance Standards found within section 17-4-7 of the Pueblo Municipal Code, or for those developments that meet the Large Scale Development thresholds, Section 17-4-46 (e)(4), will apply. Landscape will be designed to achieve the City's western water wise landscape objective, and a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. **Parking Standards:** Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply
4. **Lighting standards:** Section 17-4-52 of the Pueblo Municipal Code shall apply.
5. **Signage Standards:** Section 17-10 of the Pueblo Municipal Code shall apply. Commercial parcels shall conform with the B-4 zone standards.
6. **Large Scale Development Performance Standards:** Section 17-4-46 of the Pueblo Municipal code shall apply to developments within the Vehicular Commercial land use category that meet the Large Scale Development threshold and are not included in the ThunderVillage Urban Design Plan, Section F(6)(E). Following adoption by the Planning

and Zoning Commission of the ThunderVillage Urban Design Plan, any VC land use parcel which is included in this design feature is subject to the SUDF design standards.

C. Office Commercial (OC)

1. Architecture and Urban Design Standards: Urban design styles that achieve the design objective within the PUD Narrative.
2. Landscape Design Standards: Landscaping will be governed by the City's Landscape Performance Standard, Section 17-4-7 of the Pueblo Municipal Code, and plant material will meet the City's western water wise landscape objective. The Planning and Zoning Commission has the authority to, by separate action, approve the design of the Special Urban Design Features described in Section F(6) of the Development Guide. The design will establish a western water wise landscape design standard for each of the features, which includes the landscape setback area behind the property line. Any OC Land Use parcel, which includes one of these Special Urban Design Features, is subject to the SUDF standards. Landscaping will be designed to achieve a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.
4. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
5. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Commercial parcels shall conform with the B-4 zone standards.
6. Large Scale Development Performance Standards: Section 17-4-46 of the Pueblo Municipal Code shall apply to all developments within Office Commercial land use category that meet the Large Scale Development threshold, with the following exemptions as may be allowed by the Planning and Zoning Commission at the time of site plan approval.
 - a. 17-4-46 (f): Facades are not required.
 - b. 17-4-46 (h): Entrances
 - c. 17-4-46 (i): Parking and Circulation will be designed at an appropriate level for the expected amount of access to an office commercial

development, but shall not be required to comply with every section of 17-4-46 (i) of the Pueblo Municipal Code.

D. Entertainment Commercial (EC)

1. Architecture and Urban Design Standards: Urban design styles that achieve the design objectives within the PUD Narrative.
2. Landscape Design Standards: Landscaping will be governed by either the City's Landscape Performance Standards, section 17-4-7 of the Pueblo Municipal Code, or for those buildings that exceed the Large Scale Development thresholds Section 17-4-4(e)(4), will apply. Landscape will be designed to achieve the City's western water wise landscape objective, and a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.
3. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
4. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Commercial parcels shall conform with the B-4 zone standards.
5. Large Scale Development Performance Standards: Section 17-4-46 of the Pueblo Municipal Code shall apply to non-residential and non-transient lodging uses within the Entertainment Commercial land use areas that meet the Large Scale Development threshold.

E. Business Park Flex (BPF)

1. Architecture and Urban Design Standards: Urban design styles that achieve the design objective within the PUD Narrative.
2. Landscape Design Standards: Landscaping will be governed by either the City's landscape Performance Standard, Section 17-4-7 of the Pueblo Municipal Code; or if retail and exceeds the Large Scale Development thresholds, Section 17-4-46 (e)(4) of the Pueblo Municipal Code. Landscaping will be designed to achieve the City's western water wise landscape objective, and a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be

adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.

3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.
4. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
5. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Commercial parcels shall conform with the B-4 zone standards.
6. Large Scale Development Performance Standards: Section 17-4-46 of the Pueblo Municipal Code shall apply to all developments whose primary use is retail and that meets the large scale development threshold. All other development within Business Park Flex that meet the large scale development threshold will be exempt from the following sections of the Large Scale Development Performance Standards, as may be allowed by the Planning and Zoning Commission at the time of Site Plan approval.
 - a. 17-4-46 (f): Facades are not required.
 - b. 17-4-46 (h): Entrances
 - c. 17-4-46 (i): Parking and Circulation will be designed at an appropriate level but shall not be required to comply with every section of 17-4-46 (i) of the Pueblo Municipal Code. The Planning and Zoning Commission has the authority to dictate what is required.

F. Single-Family Detached Residential (SFD)

1. Architecture and Urban Design Standards: Urban designs styles that achieve the design objective within the PUD Narrative.
2. Landscape Design Standards: The Planning and Zoning Commission has the authority to, by separate action, approve the design of the Special Urban Design Features described in section F(6) of the Development Guide. The design will establish a western water wise landscape design standard for each of the features. Any SFD land use parcel which includes one of these Special Urban Design Features is subject to the SUDF standards. Landscaping will be designed to achieve a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.

4. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
5. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Residential parcels shall conform with the R-2 standards.
6. Large Scale Development Performance Standards: Developments that meet the Large Scale Development Thresholds may be exempt from Section 17-4-46 of the Pueblo Municipal code as determined by the Planning and Zoning Commission, at the time of site plan approval.

G. Single-Family Attached Residential (SFA)

1. Architecture and Urban Design Standards: Urban design styles that achieve the design objective within the PUD Narrative.
2. Landscape Design Standards: The Planning and Zoning Commission has the authority to, by separate action, approve the design of the Special Urban design features described in Section F(6) of this Development Guide. The design will establish a western water wise landscape design standard for each of these features. Any SFA Land Use Area which includes one of these Special Urban Design features is subject to those Standards. Landscaping will be designed to achieve a reduction in storm water run-off. “Low Impact Development” (LID) techniques will be incorporated into the landscape design. All “Best Management Practices” (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.
4. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
5. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Residential parcels shall conform with the R-2 standards.
6. Large Scale Development Performance Standards: Developments that meet the Large Scale Development Thresholds may be exempt from Section 17-4-46 of the Pueblo Municipal code as determined by the Planning and Zoning Commission, at the time of site plan approval.

H. Multi-Family Residential (MF)

1. Architecture and Urban Design Standards: Styles that achieve the design objectives within the PUD Narrative.
2. Landscape Design Standards:

- a. Any development within the Multifamily residential land use area will landscape no less than 30% of the area of the site including all adjoining right-of-ways. This landscape area can include ornamental landscaping, active and passive recreation areas and open space, landscaped areas within parking lots, and plaza areas. Should the site not be able to accommodate this landscape requirement, with the approval of the Planning and Zoning Commission, this landscape requirement may be achieved by providing the landscaping in a public park or open space no further than one quarter mile from any dwelling unit within the development. Landscaping will meet the City's western water wise landscape objective. The Planning and Zoning Commission has the authority to review all landscape plans and approve all site plans.
 - b. The Planning and Zoning Commission will, by separate action, approve the design of the Special Urban Design Features in Section F (6) of this Development Guide. The design will establish a western water wise landscape standard for each of the features. Any MF Land Use Area which includes one of the Special Urban Design Features is subject to the SUDF Standards. Landscaping will be designed to achieve a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.
3. Parking Standards: Section 17-4-41 through 45 of the Pueblo Municipal Code shall apply.
 4. Lighting standards: Section 17-4-52 of the Pueblo Municipal Code shall apply.
 5. Signage Standards: Section 17-10 of the Pueblo Municipal Code shall apply. Multifamily shall conform with the R-5 standards.
 6. Large Scale Development Performance Standards: Developments that meet the Large Scale Development Thresholds may be exempt from Section 17-4-46 of the Pueblo Municipal code as determined by the Planning and Zoning Commission, at the time of site plan approval.

I. Open Space/Detention (OSD)

Standards for the development of OSD will be controlled by the Pueblo Municipal Code where not specifically modified by the Development Standards found within this guide.

Open Space and Passive Parks will be maintained through a Special District, Metropolitan District, or Home Owners Association created to provide maintenance of Public Improvements. The maintenance of Detention Facilities will be determined at the time of subdivision.

J. Parks and Trails (P&T)

A seven (7) acre active park and off-street developed trail system is included within the Villa Bella PUD. This 7 acre active park is a component of the larger 27.2 acre Community Park which includes open space, passive park, trail corridors, and stormwater management facilities. The on and off street trail system provides access to the park from all the residential land use areas within the Villa Bella PUD. The general location of the Park and Trail System is exhibited on Sheet 8 of 9 of the PUD Development Plan. The park land designated on the PUD Development Plan is schematic only. The final configuration of active park space will be defined at the time of Subdivision. The trail is constructed of concrete, has a 10ft. cross section, and generally follows the course of the east and west branches of the East Dry Creek Arroyo. The trail system provides two access points which bridge the Arroyo and provide access to the park from Single Family land use areas 17 & 18. The roadway for Rawlings Boulevard should be designed to provide 10 ft. of overhead clearance when it crosses the Arroyo to accommodate a grade separated crossing of the trail and roadway. The Park land and Open Space will be dedicated to the Public per the Phasing Plan found on Sheet 6 of 9 of the Villa Bella Development Plan.

The developers of the Villa Bella PUD will fulfill the Park Dedication Requirement found in section 12-4-7 of the Pueblo Municipal Code with: 1) The dedication of the land for the Community Park 2) The construction or fee-in-lieu of construction for the development of the Seven (7) acres of Active Park space 3) The construction or fee-in-lieu of construction of the trail system.

The developer's financial responsibility for the dedication and development of the Seven (7) acre active park and the developed trail system shall not exceed the subdivided fair market value of 8% of the residential property at the time of recording the subdivision, as specified in Section 12-4-7(e) (2) of the Pueblo Municipal code. At the time of subdivision the City and Developer will determine what park or trail improvements will be constructed.

The active park and trail system will be maintained by the City. The passive park and open spaces will be maintained through a Special District, Metropolitan District, or Home owners Association created to provide maintenance of Public Improvements. All regional storm water management facilities located within these open spaces will be maintained by the City.

3. BUILDING CONTROLS

Commercial Building Controls

Commercial Building Controls	Main Street Commercial (MC)	Vehicular Commercial (VC)	Office Commercial (OC)	Entertainment Commercial (EC)	Business Park (BPF)
Principal Structure Setbacks*					
Front (from street, public or private)	16'	10'	10'	10'	25'
Front Buildings greater than 40,000 sq ft	16'	25'	N/A	25'	25'
Front From expressway	75'	75'	75'	75'	75'
Second Front (from street, public or private)	0'	10'	10'	10'	10'
Second Front Buildings greater than 40,000 sq ft	0'	25'	N/A	25'	25'
Side	0' **	10'	10'	10'	10'
Side – Aggregate					
Rear	0'	15'	15'	15'	25'
Minimum Building Separation	0' **	10'	10'	10'	10'
Maximum Permitted Height	50'	50'	50'	50'	50'
Minimum Lot Area					
Corner Lot	5,000 sq ft	5,000 sq ft	5,000 sq ft	5,000 sq ft	20,000 sq ft
Interior lots	5,000 sq ft	5,000 sq ft	5,000 sq ft	5,000 sq ft	20,000 sq ft
Minimum Lot Width (at the front)					
Corner Lot	50'	50'	50'	50'	100'
Interior Lot	50'	50'	50'	50'	50'
Planned Lot configuration	Condominium or Traditional	Traditional	Traditional	Traditional	Traditional
Maximum Lot Coverage	100%	50%	50%	50%	60%
Floor Area Ratio	3	3	2		3

* - Additional Setbacks are required for any structures greater than 35' in height, as per section 17-4-6 (2) and (3) of the Pueblo Municipal Code.

** - Along the ThunderAlley Corridor there is a required 25' setback from the centerline of ThunderAlley to the building footprint.

Residential Building Controls – Multi Family

Residential Building Controls Multi family	Multi Family (MF) ^{*(8)}				
	Duplex	Triplex	4+ dwelling units per lot		Town Homes
Principal Structure Setbacks					
Front (from street, public or private)	18'	18'	18'		18'
Second Front From Arterial or Collector street	18'	18'	18'		18'
Second Front From Local or Private street	10'	10'	10'		10'
Side	5'	5'	5'		5' ^{*(1)}
Rear	15'	15'	15'		15'
Garage Door frontage	20'	20'	20'		20'
Minimum building Separation	10'	10'	15'		10' ^{*(2)}
Maximum Permitted Height ^{*(3)}	35'	35'	50'	70'	35'
Maximum Dwelling units per acre	10	15	25	40 ^{*(4)}	25
Minimum Lot Area ^{*(7)}					
Corner Lot Arterial or Collector	7,800 sq ft	7,800 sq ft	8,800 sq ft		5,300 sq ft
Corner Lot Local or Private	7,000 sq ft	7,000 sq ft	8,000 sq ft		4,500 sq ft
Interior lots	6,000 sq ft	6,000 sq ft	7,000 sq ft		3,500 sq ft
Min. Lot Area Per Dwelling Unit ^{*(6)}	1,000 sq ft	1,000 sq ft	1,000 sq ft ^{*(4)}		1,000 sq ft
Minimum Lot Width (at the front)					
Corner Lot On Arterial or Collector street	78'	78'	88'		53'
Corner Lot On Local or private street	70'	70'	80'		45'
Interior Lot	60'	60'	70'		35'
Maximum Lot Coverage	55%	55%	50%		65%

- ^{*(1)} Side setback refers to unattached sides only.
- ^{*(2)} Does not apply to a building when it attaches to an adjoining building.
- ^{*(3)} Additional Setbacks are required for any structures greater than 35' in height, as per section 17-4-6 (2) and (3) of the Pueblo Municipal Code.
- ^{*(4)} The Planning and Zoning Commission has the authority to approve developments with a density of 25 to 40 dwelling units per acre and vary the minimum 1000 sq. ft. of lot per dwelling unit, as a use by review.
- ^{*(6)} Minimum lot area does not apply to any non standard living area design, such as student housing. Final approval will be dictated by the Planning and Zoning Commission.
- ^{*(7)} Required minimum lot size is based on lot area per dwelling unit, or lot type, whichever is greater.
- ^{*(8)} Multi Family districts must provide 30% of the parcel in open space.

Residential Building Controls – Single Family

Residential Building Controls Single Family	Single Family Detached (SFD)		Single Family Attached (SFA)	
	Traditional	Cluster *(5)	Traditional	Cluster *(5)
Principal Structure Setbacks				
Front (from street, public or private)	18'	N/A	18'	N/A
Second Front From Arterial or Collector street	10'	N/A	10'	N/A
Second Front From Local or Private street	5'	N/A	10'	N/A
Side	5'	N/A	5' *(1)	N/A
Rear	10'	N/A	15'	N/A
Garage Door frontage	18'	N/A	20'	N/A
Through Lot Rear	10' *(10)	N/A	15' *(10)	N/A
Minimum building Separation	10'	N/A	10' *(2)	N/A
Maximum Permitted Height	35'		35'	
Maximum Dwelling units per acre	8		10	
Minimum Lot Area				
Corner Lot Bui Arterial or Collector	2,975 sq ft	N/A*(5)	5,300 sq ft	N/A
Corner Lot Local or Private	2,975 sq ft	N/A*(5)	4,500 sq ft	N/A
Interior lots	2,975 sq ft	N/A*(5)	3,500 sq ft	N/A
Minimum Lot Width (at the front) *(9)				
Corner Lot On Arterial or Collector street	35'	N/A	53'	N/A
Corner Lot On Local or private street	35'	N/A	45'	N/A
Interior Lot	Average within any block 35'	N/A	35'	N/A
Maximum Lot Coverage	75%		55%	

*(1) Side setback refers to unattached sides only.

*(2) Does not apply to a building when it attaches to an adjoining building.

*(5) Minimum total acreage required for a Cluster Development will be 1 acre. All Cluster Development must be approved by the Planning and Zoning Commission at the time of Site Plan Approval, including all modifications to minimum setback, lot width and depth, traffic access ways, interior circulation way and parking and loading spaces found within the Pueblo Municipal Code and the Development Guide

*(9) Minimum Lot widths shall be measured at the front lot line except for lots on the turning circle of cul-de-sacs and knuckles, which shall be measured at the front building setback.

*(10) The final subdivision plat shall indicate which street frontages will provide access to the residential unit. Residential access and front façade elements shall be consistent along an entire street and not be permitted to alternate. A final plat note will restrict access to only front and second front yards; access is not permitted from a rear lot line on a double frontage lot. A 6' screen fence may be provided along the rear of double frontage/ through lots.

4. TABLE OF LAND USE CONTROLS

RESIDENTIAL AND ACCOMMODATION USES			
Type of Use	Permitted	UbSR	Not Permitted
GROUP LIVING			
Boarding and rooming houses		MF, EC	SFD, SFA, VC, MC, OC, BPF
Fraternity and sorority houses	MF, EC		SFD, SFA, MC, VC, OC, BPF
Residence Hall	MF, EC,		SFD, SFA, MC, VC, OC, BPF
Student Oriented Housing	MF, EC		SFD, SFA, MC, VC, OC, BPF
HOUSEHOLD LIVING			
Duplex	MF,	SFA	SFD,MC, VC, OC, BPF,EC
Triplex	MF,	SFA	SFD,MC,VC,OC, BPF,EC
Row House and Town House	MF	SFA	SFD, MC,VC,OC,BPF, EC
Residential – Commercial, Dwelling units (all types) located above the street-level floor	MC, VC, MF	OC	SFD, SFA, BPF, EC
Live/work units	MC, VC, MF, EC	OC, BPF	SFD, SFA,
Home occupation		MF, MC, VC, EC OC, BPF SFA, SFD	
Residential-Religious	MF	SFD,SFA	MC,VC,OC,EC,B PF
Residential – Child day care center	MF	OC, VC, EC, MC, SFD, SFA	BPF
Mobile homes			SFD, SFA, MF, VC, MC, OC, EC, BPF
Multi-family dwelling	MF, EC	SFA	SFD, VC, MC, OC, BPF
Single Family – attached	SFA	SFD, MF	VC, MC, OC, EC, BPF
Single Family – detached	SFD	SFA	MF, VC, MC, OC, EC, BPF
HOUSING SERVICES FOR THE ELDERLY			
Nursing homes and other housing offering skilled nursing services for residents	MF	SFA	SFD, VC, MC, OC, EC, BPF
Assisted living services, including group homes for the elderly	MF	SFA, EC	SFD, VC, MC, OC, BPF

Independent living services	MF	SFA	SFD, VC, MC, OC, EC, BPF
Continuing care communities or life care services	MF	SFA	SFD, VC, MC, OC, EC, BPF
ACCOMMODATION SERVICES			
Bed and breakfast establishments	VC, MF	MC, SFA,	SFD, OC, EC, BPF
Public and private campgrounds		MF, EC	SFD, SFA, VC, MC, OC, BPF
Recreational vehicle park and/or overnight campground		MF, OC EC	SFD, SFA, VC, MC, BPF
Hotels and motels	VC	OC, MC	SFD, SFA, MF, EC, BPF
Resort lodge/cabins	MF, EC	OC	SFD, SFA, VC, MC, BPF
GENERAL COMMERCIAL SALE OR SERVICE USES			
Type of Use	Permitted	UbsR	Not Permitted
ANIMAL AND PETS SALES OR SERVICES			
Riding academies, board stables			SFD, SFA, MF, MC, VC, OC, EC, BPF
Pet sales (household pets only)	MC, VC		SFD, SFA, MF, OC, EC, BPF
Small animal veterinary clinics/hospitals; dog training/grooming facilities; kennels; or pet day care	VC		SFD, SFA, MF, MC, OC, EC, BPF
AUTOMOBILE SALES OR SERVICE ESTABLISHMENTS			
Automobile and truck services and repair – no outdoor storage	BPF	VC	SFD, SFA, MF, MC, OC, EC,
Automobile and truck services and repair – with outdoor storage		BPF	SFD, SFA, MF, MC, VC, OC, EC
Automobile body shop – no outdoor storage		BPF	SFD, SFA, MF, MC, VC, OC, EC
Automobile body shop – with outdoor storage			SFD, SFA, MF, MC, VC, OC, EC, BPF
Automobile sales (new and used)	BPF	VC	SFD, SFA, MF, MC, OC, EC
Motor vehicle sales and services, other than automobiles and light trucks (e.g., RVs, boats, ATVs) – no outdoor storage	BPF	VC	SFD, SFA, MF, MC, OC, EC
Tire sales and repair (indoor). No outdoor storage or display	VC	BPF	SFD, SFA, MF, MC, OC, EC,
Car Wash, as primary business	VC, BPF		SFD, SFA, MF, MC, OC, EC,
BUSINESS SERVICES			
Business Support, Primary Business Activity including Office, Banking, Legal Services	OC, MC, VC		SFD, SFA, MF, EC, BPF

Call Centers/Telecommunications	VC, OC	BPF	SFD, SFA, MF, MC, EC
EATING AND/OR DRINKING ESTABLISHMENT			
Bar, microbrewery, tavern	MC, VC	OC	SFD, SFA, MF, EC, BPF
Carry-out or delivery service, including Catering	MC, VC	OC	SFD, SFA, MF, EC, BPF
Full-service restaurant, with or without liquor service	MC, VC	OC	SFD, SFA, MF, EC, BPF
Limited-service restaurant	MC, VC	OC	SFD, SFA, MF, EC, BPF
Snack and nonalcoholic beverage bar	MC, VC	OC	SFD, SFA, MF, EC, BPF
With drive-in or drive through facility	MC, VC	OC	SFD, SFA, MF, EC, BPF
With Outdoor eating and seating area	MC, VC	OC	SFD, SFA, MF, EC, BPF
FINANCIAL ESTABLISHMENT			
Check-cashing facility – With drive-through	VC, OC	MC	SFD, SFA, MF, EC, BPF
Check-cashing facility – Without drive-through	MC, VC, OC		SFD, SFA, MF, EC, BPF
Banks, including drive-through	MC, VC, OC		SFD, SFA, MF, EC, BPF
FOOD AND BEVERAGE SERVICE			
Convenience store – no fuel sales	MC, VC	OC	SFD, SFA, MF, EC, BPF
Convenience store – with fuel sales and/or car wash	VC	OC, MC, BPF	SFD, SFA, MF, EC
Grocery store	MC, VC		SFD, SFA, MF, EC, BPF,OC
Grocery store with eating and drinking	MC, VC		SFD, SFA, MF, OC, EC, BPF
Grocery store with fuel sales	VC		SFD, SFA, MF, MC, OC, EC, BPF
Liquor store	MC, VC	OC	SFD, SFA, MF, EC, BPF
Specialty food store	MC, VC		SFD, SFA, MF, EC, BPF,OC
OFFICE			
Office, general – no outdoor shops, activities, or storage	MC, VC, OC		SFD, SFA, MF, EC, BPF
Office Professional, (except Medical)	MC, VC, OC		SFD, SFA, MF, EC, BPF
Corporate shipping and receiving companies	BPF		SFD, SFA, MF, MC, VC, OC, EC

Employee training facility	OC, BPF		SFD, SFA, MF, MC, VC, EC
Governmental agency and quasi-public agency offices, no outdoor shops, activities, or storage	MC, OC, VC		SFD, SFA, MF, EC, BPF
PERSONAL SERVICES			
Dry cleaning and laundry establishment	MC, VC	OC	SFD, SFA, MF, EC, BPF
Health, fitness, athletic club, day spa, or massage therapy	MC, VC, OC		SFD, SFA, MF, EC, BPF
Travel agency	MC, VC, OC		SFD, SFA, MF, EC, BPF
Photography Studio	MC, VC, OC		SFD, SFA, MF, EC, BPF
All other personal service uses	MC, VC, OC		SFD, SFA, MF, EC, BPF
REPAIRS AND RENTALS – (NOT INCLUDING VEHICLES) - ALL ACTIVITIES WITHIN ENCLOSED BUILDING			
Light equipment rental	BPF	VC	SFD, SFA, MF, MC, OC, EC
Furniture and major household appliance repair	BPF,	MC, VC	SFD, SFA, MF, OC, EC
Repair of motorized equipment	BPF	VC	SFD, SFA, MF, MC, OC, EC,
Other repair and rental services	BPF	VC	SFD, SFA, MF, MC, OC, EC
RETAIL SALES AND SERVICES			
Artists Studio	MC, VC, BPF	OC, EC	SFD, SFA, MF,
Building material sales – with outdoor storage		BPF	SFD, SFA, MF, MC, VC, EC, OC
Building material sales – without outdoor storage or display	VC, BPF	OC	SFD, SFA, MF, MC, EC
Florists	MC, VC		SFD, SFA, MF, OC, BPF, EC
Florists with accessory greenhouse or nursery.	VC, BPF	MC, EC	SFD, SFA, MF, OC
Interior decorating and design showroom or gallery	MC, VC, OC, BPF		SFD, SFA, MF, EC
Retail sales establishments not specifically listed in the Use Table – conducted entirely within a completely enclosed building	MC, VC, BPF	OC	SFD, SFA, MF, EC
Retail sales establishments with limited outdoor sales	MC, VC, BPF	OC	SFD, SFA, MF, EC
Pawn shop		MC, VC, BPF, OC	SFD, SFA, MF, EC
Retail Stores – General	MC, VC, BPF	OC, EC	SFD, SFA, MF,
Retail Printing	MC, VC, OC, BPF		SFD, SFA, MF, EC

Retail sales with limited assembly or repair	MC, VC, BPF	OC	SFD, SFA, MF, EC
Retail sales with limited warehousing	VC, BPF	MC, OC	SFD, SFA, MF, EC
Retail sales and services with accessory outdoor sales, displays, or storage		OC, MC, VC, BPF	SFD, SFA, MF, EC
Retail sales and services with drive-in or drive-through facility	MC, VC, BPF	OC	SFD, SFA, MF, EC
Video Sales and Rental	MC, VC, BPF	OC, EC	SFD, SFA, MF
SEXUALLY ORIENTED BUSINESSES			
All types		VC, BPF	SFD, SFA, MF, MC, OC, EC,
MANUFACTURING, INDUSTRIAL SERVICES AND WHOLESALE TRADE			
Type of Uses	Permitted	UbSR	Not Permitted
ELECTRONIC WAREHOUSING			
All types			SFD, SFA, MF, MC, VC, OC, EC, BPF
INDUSTRIAL SERVICES			
Contractor's office and shop, with outdoor storage	BPF	OC	SFD, SFA, MF, MC, VC, EC
Industrial services, heavy			SFD, SFA, MF, MC, VC, OC, EC, BPF
Industrial services, light, not otherwise listed		BPF	SFD, SFA, MF, MC, VC, OC, EC
Research and development laboratory or facility	BPF	OC	SFD, SFA, MF, MC, VC, EC
MANUFACTURING			
Concrete or asphalt batching facilities			SFD, SFA, MF, MC, VC, OC, EC, BPF
Heavy manufacturing – all other uses			SFD, SFA, MF, MC, VC, OC, EC, BPF
Light manufacturing – all other uses	BPF		SFD, SFA, MF, MC, VC, OC, EC
Publishing facilities	OC, BPF		SFD, SFA, MF, MC, VC, EC
WAREHOUSE/STORAGE AND DISTRIBUTION SERVICES			
Mini-warehouse (self-storage) facilities	BPF	OC	SFD, SFA, MF, MC, VC, EC
Motor freight terminals			SFD, SFA, MF, MC, VC, OC, EC, BPF
Moving and storage facility			SFD, SFA, MF, MC, VC, OC, EC,

			BPF
Outdoor storage yard for goods, vehicles, equipment, materials, or supplies (not otherwise listed)			SFD, SFA, MF, MC, VC, OC, EC, BPF
Recreational vehicle storage			SFD, SFA, MF, MC, VC, OC, EC, BPF
Warehouse and distribution facilities (not including motor freight materials)			SFD, SFA, MF, MC, VC, OC, EC, BPF
Warehousing and/or storage			SFD, SFA, MF, MC, VC, OC, EC, BPF
WASTE/SALVAGE USES			
Junk, scrap metal, and auto-wrecking facility			SFD, SFA, MF, MC, VC, OC, EC, BPF
Recycling center, all processing within a completely enclosed building		BPF	SFD, SFA, MF, MC, VC, OC, EC
Sanitary landfill areas			SFD, SFA, MF, MC, VC, OC, EC, BPF
Waste transfer station (not including hazardous waste)			SFD, SFA, MF, MC, VC, OC, EC, BPF
WHOLESALE TRADE ESTABLISHMENT			
Lumber yard			SFD, SFA, MF, MC, VC, OC, EC, BPF
All other wholesale establishments		BPF	SFD, SFA, MF, MC, VC, OC, EC
TRANSPORTATION AND VEHICLE PARKING SERVICES USES			
Type of Use	Permitted	UbSR	Not Permitted
AVIATION USES			
Airports and heliports, subject to the requirements of the FAA		BPF	SFD, SFA, MF, MC, VC, OC, EC
MASS TRANSIT FACILITIES			
Mass transit stations and stops, including park and ride (not including maintenance yards or repair facilities)	SFA, SFD, MF, MC, VC, EC, OC, BPF,		
Mass transit maintenance yards or repair facilities			SFD, SFA, MF, MC, VC, OC, EC, BPF
VEHICLE PARKING STRUCTURES OR SERVICES (AS PRINCIPAL USE OF LAND)			
Parking garage (as principal use)	MC, VC, BPF	OC, EC	SFD, SFA, MF
Surface off-street parking lot or area (as principal use)	MC, VC, BPF	OC, EC	SFD, SFA, MF,

Media communications offices and broadcasting studios (newspaper, television stations, radio stations), not including earth station antenna arrays	OC, MC, VC, BPF	EC	SFD, SFA, MF,
TELECOMMUNICATIONS AND BROADCASTING FACILITIES			
Commercial communications facility, radio and television stations	OC, VC, BPF	MC, EC	SFD, SFA, MF,
CMRS Facility – Freestanding	BPF	MC, VC	SFD, SFA, MF, OC, EC
CMRS Facility – Building, Roof, Wall Mounted	OC,EC,BPF	MC, VC, MF	SFD, SFA
CMRS Facility – Pole Mounted	BPF		SFD, SFA, MF, MC, VC, OC, EC
Telephone exchanges and buildings for telephone equipment	BPF, OC, VC,	EC, MC	SFD, SFA, MF,
UTILITY SERVICES, AND ALTERNATIVE ENERGY USES			
Type of Use	Permitted	UbSR	Not Permitted
MAJOR UTILITIES			
Major electric power, oil and natural gas, water, and wastewater facilities			SFD, SFA, MF, MC, VC, OC, EC, BPF
Alternative energy facilities (Solar & Wind facilities designed to serve more than a single building)		MF, MC, VC, OC, EC, BPF	SFD,SFA
MINOR UTILITIES			
Minor utility services not otherwise specifically listed		SFD, SFA, MF, MC, VC, OC, EC, BPF	
ARTS, ENTERTAINMENT, AND RECREATION USES			
Type of Use	Permitted	UbSR	Not Permitted
AMUSEMENT, SPORTS, OR RECREATION ESTABLISHMENT			
Drive-in movie theatre	EC		SFD, SFA, MF, MC, VC, OC, BPF
Equestrian events center, including horse boarding and training facilities, indoor and outdoor arenas			SFD, SFA, MF, MC, VC, OC, EC, BPF
Indoor recreational and game facilities, such as bowling, game rooms, pool halls, video arcades	EC		SFD, SFA, MF, MC, VC, OC, BPF
Indoor Movie Theatre	MC, VC, EC		SFD, SFA, MF, OC, BPF
Outdoor recreation and sports facilities (public or private), such as golf courses and driving ranges, tennis courts, basketball courts, hockey rinks – both ice and in-line skating, athletic facilities	EC		SFD, SFA, MF, MC, VC, OC, BPF
Pools and water-related recreation parks and facilities (outdoor and indoor)	EC		SFD, SFA, MF, MC, VC, OC, BPF
Private recreational uses, country clubs, and other private clubs operated for benefit of members only and not for commercial gain	EC,MC,VC	MF, OC	SFD, SFA, BPF

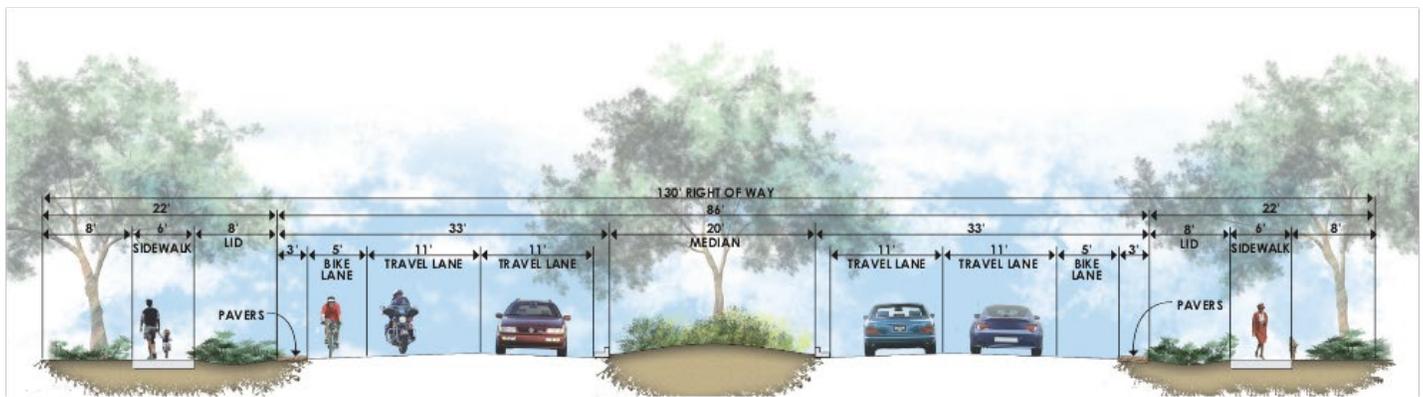
Sporting arenas, coliseums, and other similar spectator sports venues	EC		SFD, SFA, MF, MC, VC, OC, BPF
MUSEUM, ZOOS, AND OTHER SPECIAL PURPOSE RECREATIONAL OR CULTURAL INSTITUTION			
Community or visitor information center	VC, MC, EC	OC	SFD, SFA, MF, BPF
Outdoor displays of public art (e.g. Sculpture gardens, formal landscape gardens, etc.)	SFD, SFA, MF, MC, VC, OC, EC, BPF		
Library	MC, VC, EC,	OC, SFA, SFD, MF	BPF
Museum, historic park, or similar cultural facility	MC, VC, EC	MF	SFD, SFA, OC, BPF
Non-Profit neighborhood or community recreation centers, including outdoor or indoor pools	EC, MF	SFA SFD	MC, VC, OC, BPF
Zoo, arboretum or botanical gardens	EC	MF	SFD, SFA, MC, VC, OC, BPF
NATURAL AND OTHER RECREATIONAL PARKS AND OPEN SPACE			
Nature center /environmental education center	EC		SFD, SFA, MF, MC, VC, OC, BPF
Parks, playgrounds, trails, trailheads, picnic tables,/shelters, and other outdoor passive recreation facilities, dog park	SFD, SFA, MF, MC, VC, OC, EC, BPF		
PERFORMING ARTS ESTABLISHMENTS AND SUPPORTING ESTABLISHMENTS			
Dancing, music and theatrical studio	MC, VC, EC	MF, OC	SFD, SFA, BPF
Theatres, auditoriums, concert halls, amphitheatres, and similar performing arts venues	MC, VC, EC	MF, OC	SFD, SFA, BPF
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES			
Type of Use	Permitted	UbSR	Not Permitted
EDUCATIONAL SERVICES			
Colleges and universities	MC, VC, OC, EC, BPF	SFA SFD, MF	
Preschool and nursery school	MF, MC, VC, OC, EC	BPF, SFD, SFA,	
Child day care facility	MF, MC, VC, OC, EC	BPF, SFD, SFA	
Kindergarten	MF, MC, VC, OC, EC	BPF, SFD, SFA,	
Middle schools	MF, MC, VC, OC, EC	BPF, SFD, SFA,	
High schools	MF, MC, VC, OC, EC,	BPF, SFD, SFA	
Technical, trade, business, or other specialty school	MC, VC, OC, EC, BPF	SFA, SFD, MF	

COMMUNITY SERVICES AND NON-RELIGIOUS ASSEMBLY			
Events center, convention or conference center, meeting hall exhibition hall, and similar places of public assembly	MC, VC, EC	MF, OC	SFD, SFA, BPF
Private clubs or lodges; civic, social, and fraternal organizations	EC, MC, VC	MF, OC	SFD, SFA, BPF
DEATH SERVICE			
Cemeteries, crematoriums, and mausoleums			SFD, SFA, MF, MC, VC, OC, EC, BPF
Funeral homes, mortuaries	VC	MF, OC	SFD, SFA, MC, EC, BPF
HEALTH AND HUMAN SERVICES			
Clinics – Medical, dental, Psychiatric	MC, VC, OC, EC,	MF, BPF	SFD, SFA
Hospitals and emergency care facilities	MC, VC, OC, EC	MF, BPF	SFD, SFA
Medical and Diagnostic laboratories	MC, VC, OC, EC, BPF	MF	SFD, SFA
PUBLIC ADMINISTRATION, PUBLIC SAFETY, AND OTHER GOVERNMENT FACILITIES			
Ambulance or emergency response dispatch; fire and rescue, police facilities	MC, VC, OC, EC, MF, BPF		SFD, SFA
Outdoor training facilities for police and fire personnel			SFD, SFA, MF, MC, VC, OC, EC, BPF
RELIGIOUS ASSEMBLY			
Religious assembly with accessory educational or community service uses with seating capacity of less than 1000, or on a site of less than 10 acres	MC, VC, OC, EC	BPF, SFD, SFA, MF	
Religious assembly with seating capacity of 1000 or more in sanctuary or main activity area, or proposed on a site 10 acres or larger		SFD, SFA, MF, MC, VC, OC, EC, BPF	
MINING AND EXTRACTION USES			
Type of Use	Permitted	UbSR	Not Permitted
MINING AND EXTRACTION USES			
Mining quarries, sand and gravel operations, and similar extractive land uses.			SFD, SFA, MF, MC, VC, OC, EC, BPF
AGRICULTURAL AND RELATED SERVICE USES			
Type of Use	Permitted	UbSR	Not Permitted
AGRICULTURAL PRODUCTION			
Agricultural uses, limited to the cultivation of crops and grazing of animals			SFD, SFA, MF, MC, VC, OC, EC, BPF
Greenhouses and plant nurseries	BPF	EC	SFD, SFA, MF, MC, VC, OC,

AGRICULTURAL RELATED SALES			
Sale of agricultural products not requiring a sales tax license			SFD, SFA, MF, MC, VC, OC, EC, BPF
TEMPORARY USES AND STRUCTURES			
Type of Use	Permitted	UbSR	Not Permitted
Christmas tree lots, fruit and vegetables sales stands, and similar seasonal sales, craft fairs, sidewalk sales.	VC, MC		SFD, SFA, MF, OC, EC, BPF
Circuses, carnivals, festivals, petting zoos, outdoor concerts, and similar temporary special events		MC, VC, EC	SFD, SFA, MF, OC, BPF
Farmers' market	VC, MC		SFD, SFA, MF, OC, EC, BPF
Firework sales	VC,		SFD, SFA, MF, MC, OC, EC, BPF
Flea markets		VC, MC	SFD, SFA, MF, OC, EC, BPF
Model homes	SFD, SFA, MF		MC, VC, OC, EC, BPF
Temporary construction structures and other temporary structures	SFD, SFA, MF, MC, VC, OC, EC, BPF		
Temporary school classroom structures		SFD, SFA, MF, MC, VC, OC, EC, BPF	
Temporary vendor cart	MC, VC, OC, EC, BPF	MF	SFD, SFA

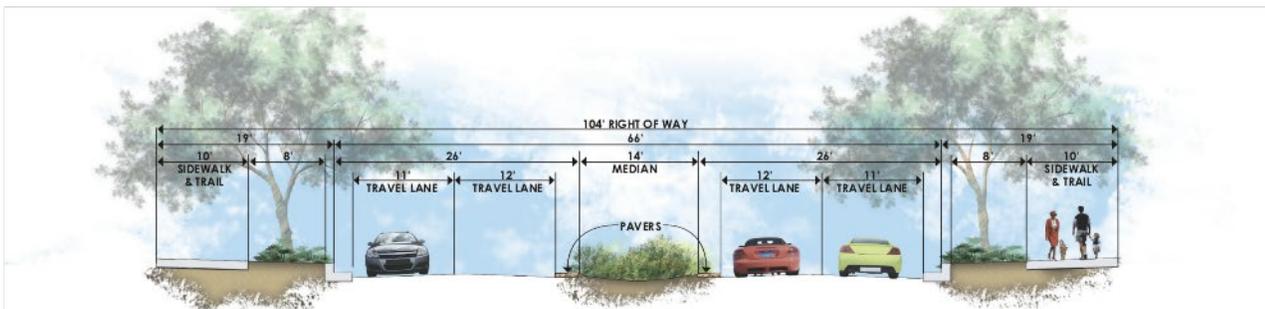
5. ROADWAY STANDARDS

Roadway Classification	Major Arterial
Cross Section Type	Major Arterial
Street Names	• Troy
Circulation Plan Segment Numbers	1
Right-of-Way Width	130 ft.
Roadway Width – No flow Line	86'
Median Width	20 ft.
Median Type	Either raised median or depressed with porous landscape detention and underdrain
Number of Travel Lanes	4
Designated Shoulder/Bike lane Width	Yes 5 ft.
On street parking lane width	None
Left Turn lanes Required	Yes at points of access
Right Turn Lanes Required	Yes at points of Access
Landscape	8 ft. between ribbon edge and edge of sidewalk. Median can include western water wise landscaping and trees where practical.
Sidewalk type	Detached
Sidewalk width	6 ft.
Curb type	Concrete ribbon or grass pavers to stabilize asphalt.
Allowed Access	Limited, CDOT Access Code
	No Residential Access to individual lots



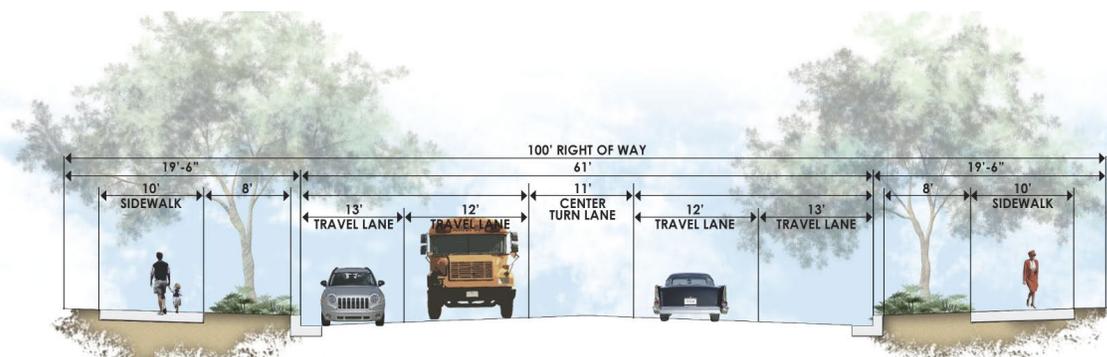
MAJOR ARTERIAL

Roadway Classification	Minor Arterial #1 City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Minor Arterial #1
Street Names	Rawlings
Circulation Plan Segment Numbers	2
Right-of-Way Width	104 ft.
Roadway Width flow line to flow line	66 ft.
Median Width	14 ft.
Median Type	Depressed with porous landscape detention and underdrain
Number of Travel Lanes	4
Designated Shoulder/Bike lane Width including gutter	No, 2ft. gutter, Bike lane combined with sidewalk
On street parking lane width	None
Left Turn lanes Required	Yes
Right Turn Lanes Required	Yes
Landscaping	8 ft. Landscaped areas between curb head and edge of sidewalk. Median can include western water wise landscaping and trees where practical.
Sidewalk type	Detached
Sidewalk width	10 ft. includes bike lane
Curb type	Vertical
Allowed Access	Limited CDOT Access Code
	No residential access to individual lots



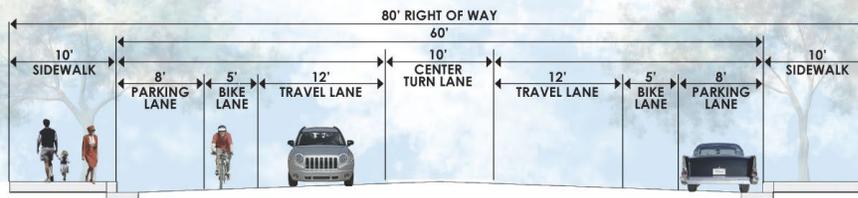
MINOR ARTERIAL #1

Roadway Classification	Minor Arterial #2 City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Minor Arterial #2
Street Names	Rawlings
Circulation Plan Segment Numbers	3
Right-of-Way Width	100 ft.
Roadway Width flow line to flow line	61 ft
Median Width	None, center turn lane
Median Type	N/A
Number of Travel Lanes	5 including center turn lane
Designated Shoulder/Bike lane Width including gutter	No, 2 ft shoulder, Bike lane combined with sidewalk
On street parking lane width	None
Left Turn lanes Required	Yes
Right Turn Lanes Required	Yes
Landscaping	8ft. Landscaped area between curb head and edge of sidewalk
Sidewalk type	Detached
Sidewalk width	10 ft. includes bike lane
Curb type	Vertical
Allowed Access	Limited CDOT Access Code
	No residential access to individual lots



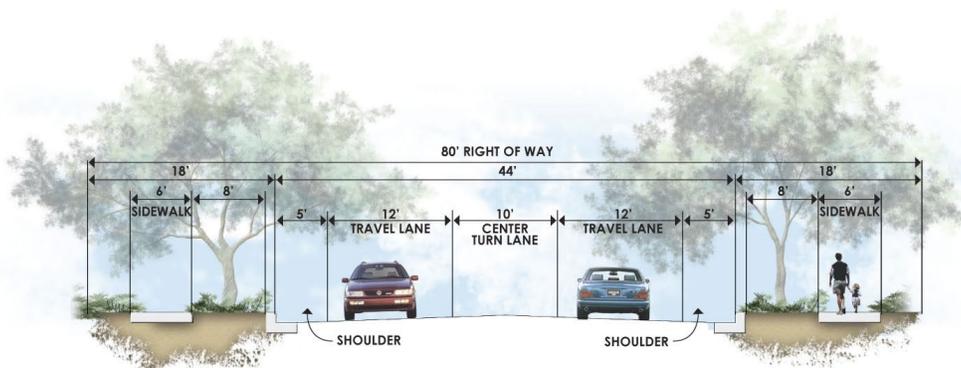
MINOR ARTERIAL #2

Roadway Classification	Business Collector
	City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Business Collector
Street Names	• Rawlings
Circulation Plan Segment Numbers	4
Right-of-Way Width	80 ft.
Roadway Width flow line to flow line	60 ft.
Median Width	None, center turn lane
Median Type	N/A
Number of Travel Lanes	3 including center turn lane
Designated Shoulder/Bike lane Width including gutter	Yes 5 ft.
On street parking lane width	8 ft.
Left Turn lanes Required	Yes
Right Turn Lanes Required	Yes
Landscaping	Included in sidewalk as either tree grates or raised planters.
Sidewalk type	Attached
Sidewalk width	10 ft.
Curb type	vertical
Allowed Access	Limited
	No residential access to individual lots



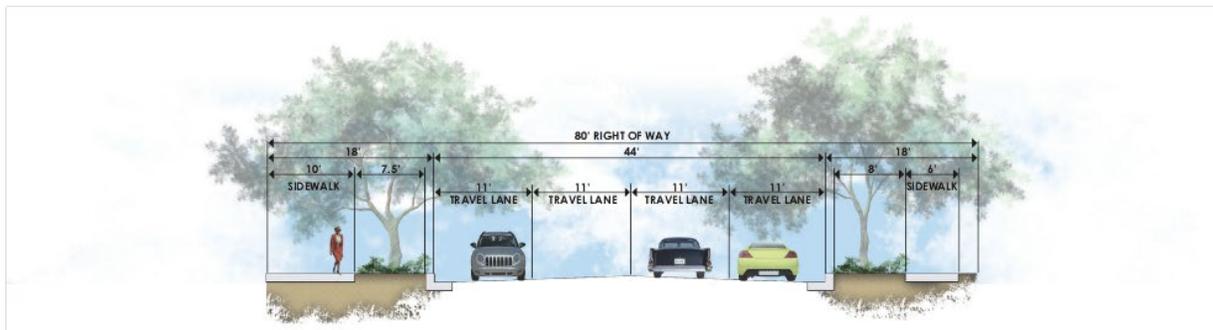
BUSINESS COLLECTOR

Roadway Classification	Mixed Use Collector #1 City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Mixed Use Collector #1
Street Names	None yet named.
Circulation Plan Segment Numbers	5, 6, 7
Right-of-Way Width	80 ft.
Roadway Width flow line to flow line	44 ft.
Median Width	None Center turn lane
Median Type	N/A
Number of Travel Lanes	3 including center turn lane
Designated Shoulder/Bike lane Width including gutter	5 ft shoulder No designated Bike Lane
On street parking lane width	None
Left Turn lanes Required	Yes
Right Turn Lanes Required	Right lanes warranted per CDOT access code
Landscaping	8 ft. between Curb head and edge of sidewalk
Sidewalk type	Detached
Sidewalk width	6 ft.
Curb type	Vertical
Allowed Access	Limited
	No residential access to individual lots



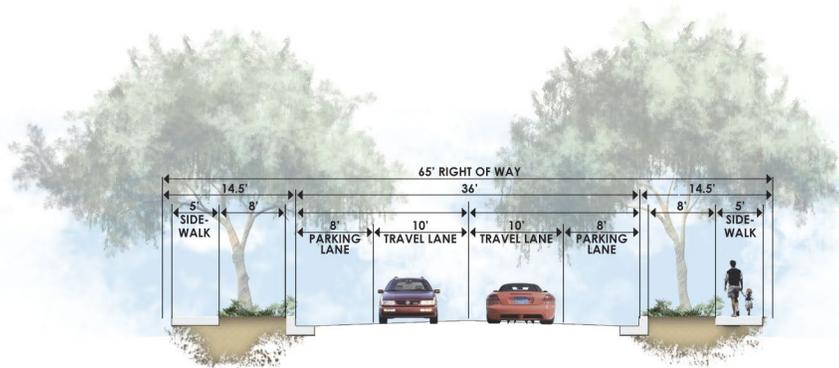
MIXED USE COLLECTOR #1

Roadway Classification	Mixed Use Collector #2 City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Mixed Use Collector #2
Street Names	<ul style="list-style-type: none"> • Baculite Mesa Drive • Villa Bella Blvd.
Circulation Plan Segment Numbers	8, 9
Right-of-Way Width	80 ft.
Roadway Width flow line to flow line	44ft.
Median Width	None
Median Type	N/A
Number of Travel Lanes	4 with flare at access points
Designated Shoulder/Bike lane Width including gutter	No Designated Bike Lane
On street parking lane width	None
Left Turn lanes Required	Yes
Right Turn Lanes Required	Right lanes warranted per CDOT access code
Landscaping	8 ft, and 7.5 ft. between Curb head and edge of sidewalk
Sidewalk type	Detached
Sidewalk width	6 ft. and 10ft. including bike lane
Curb type	Vertical
Allowed Access	Limited
	No residential access to individual lots



MIXED USE COLLECTOR #2

Roadway Classification	Neighborhood Collector City Roadway Classification Design Standards apply when not modified below.
Cross Section Type	Neighborhood Collector
Street Names	• Villa Bella Blvd
Circulation Plan Segment Numbers	10
Right-of-Way Width	65 ft.
Roadway Width flow line to flow line	36 ft.
Median Width	None
Median Type	N/A
Number of Travel Lanes	2
Designated Shoulder/Bike lane Width including gutter	Parking Lane will be signed but not striped as bike lane.
On street parking lane width	8 ft.
Left Turn lanes Required	At Intersections
Right Turn Lanes Required	Right turn lanes warranted per CDOT Access Code
Landscaping	8 ft. between curb head and edge of sidewalk
Sidewalk type	Detached
Sidewalk width	5 ft
Curb type	Vertical
Allowed Access	Limited
	No residential access to individual lots



NEIGHBORHOOD COLLECTOR

6. SPECIAL URBAN DESIGN FEATURES

Special Urban Design Features are those signature features which are unique to the Villa Bella development. That will be designed to create a unique identity for the development and set the design standard for the Community. These features may be included in one or more land use parcels and in the case of the roadway rights-of-way, may include the required landscape set back behind the property line that adjoins these roadway corridors. The standards established for these Special Urban Design Features will serve as the Site Plans for the specific areas, which all adjacent development must conform. The Planning and Zoning Commission has the authority to require all site plans which abut or overlap a Special Urban Design Feature to conform to the designs and standards set forth.

The goal of the landscaping standard within these Special Urban Design features is to develop a unique identity for the project using western water-wise landscape species and materials. See Special Urban Design Features map pg. 43; and Circulation Plan, Sheet 7 of 9 of the Development Plan.

The Special Urban Designed Features will be maintained through a Special District or Metropolitan District created to provide maintenance of public improvements. This district will fund the maintenance of all landscape, drainage improvements, and public improvements within the Public Right-of-Ways, Special Urban Design Features, and the private landscape setbacks identified within Median Right-of-Way and Landscape Setback Areas, Section F(6)(D).

The Planning and Zoning Commission has the authority to, by separate action, approve final designs of all Special Urban Design Features at the time of Site Plan approval. Landscaping will be designed to achieve a reduction in storm water run-off. "Low Impact Development" (LID) techniques will be incorporated into the landscape design. All "Best Management Practices" (BMPs) relating to water quality and quantity must be adequately maintained by the owner of the lot, by an association, or an appropriate maintenance district.

A. Primary Entry Features

1. Troy Avenue where it enters Villa Bella on the south.
2. Troy Avenue where it intersects with Villa Bella Boulevard at the northern boundary.
3. Rawlings Boulevard where it intersects with Baculite Mesa Drive near the eastern boundary.

4. Rawlings Blvd where it enters the University. This will be included in the ThunderVillage Urban Design Plan, Section F(6)(E).

B. Round-A-Bout Features

- a. The intersection of Troy Avenue and Rawlings Boulevard, which may include design features within the private landscape setback outside the Public Right-of-Way and the raised medians radiating out from the round-a-bout.
- b. The intersection of Villa Bella Boulevard and Walking Stick Boulevard.

C. Minor Intersections

- a. All intersections along Troy Avenue, Rawlings Blvd, and Villa Bella Blvd. which may include design features within the private landscape setback outside the Public Right-of-Way. Not all minor intersections are listed on the Special Urban Design Features Map pg. 43. Their location will be decided at the time of subdivision.

D. Median, Right-of-Way and Setback Landscaping

- a. The Troy Avenue corridor, including an additional 10' feet of landscape setback outside the Public Right-of-Way. Please see Roadway standards, Section F (5) of this Guide for more information. The common 10 ft. landscaped set back will include street trees, utilizing western water wise landscape materials, and will adjoin the entire length of Troy Avenue including increases to the Right-of-Way at intersections.. This 10 ft landscape setback is designed to fulfill the requirements of the Landscape Performance Standards, 17-4-7 (3) (a) of the Pueblo Municipal Code, including the size and quality of trees. The landscaped areas will be designed utilizing low impact development techniques.
- b. The Rawlings Boulevard Corridor east of Troy Avenue will include an additional 10' foot landscape setback outside the Public Right-of-Way. The ten-foot landscaped set back will be designed to fulfill the requirements of the Landscape Performance Standards 17-4-7 (3) (a) of the Pueblo Municipal Code including the size and quality of trees. It will also be designed using western water wise landscape materials and Low Impact Development techniques. The building set back along the portion of Rawlings Boulevard through the ThunderVillage Commercial District west of Troy Avenue will be 16 feet. Please see Thunder Village Urban Design Plan, Section F (6) (E).
- c. The Villa Bella Boulevard Corridor will include landscaped areas which will be designed utilizing low impact development techniques. Please see Roadway Standards, Section F (5) of the Guide.

E. Thunder Village Urban Design Plan

Thunder Village Commercial District fronts Rawlings Boulevard. Rawlings Boulevard serves as the central corridor, with a 26-foot-wide sidewalk and private common space corridor. The ten feet of this corridor, within the public right-of-way, serves as the public sidewalk; and the 16 feet, between the R.O.W. line and the front of the buildings, is the private common space. The private common open space will be used for café seating, arts and craft fairs, sidewalk sales, seasonal sales, and promotions etc. An urban landscape/tree strip, defining the private and the public space, will be designed to separate the sidewalk from the private common space corridor. This tree strip will be designed to incorporate low impact development techniques.

Thunder Alley, the 50-foot-wide pedestrian-style mall, connecting Rawlings Boulevard with the south end of the stadium, will also serve as a common open space. Sixteen feet on both sides of Thunder Alley will be designed for use as café seating, arts and craft fairs, sidewalk sales, seasonal sales, and promotions etc. The remaining 18-feet will be a public ingress/egress easement, providing access to the Thunder Bowl Stadium. It will run through the middle of Thunder Alley. Parallel urban landscape/tree strips will be used to define the private and the public spaces, and will be designed to incorporate low impact development techniques.

The ThunderVillage Urban Design Plan will establish specific Architectural and Urban Design Standards in accordance with the Land Use, and Control Provisions established in Sections F(3), F(4) and F(5) of this guide.

Thunder Village at Villa Bella Pueblo Colorado

(Updated 3-1-2021 To Match Public Meeting Approval of Z-07-31(a) from 1-25-2017)

Urban Design Plan

The Villa Bella PUD has identified and created the general zoning and land use requirements for this approximately 600 acre master planned community. The building lots on both the North and South sides of Rawlings Boulevard known as the Thunder Village Commercial Lifestyle Center are within Main Street Commercial (MC) PUD Zone as well as two of the areas within the Vehicular Commercial (VC) PUD Zone

The goal of Thunder Village is to promote the College Campus lifestyle by providing needed amenities and services, as well as to encourage interaction between Students, Faculty, the General Public, particularly Pueblo's Northside residents. This will be accomplished through creation of pedestrian gathering spaces adjacent to the Rawlings Boulevard façade of the buildings. These patio spaces will be used for the tenants' patrons outdoor seating and socializing areas.

Building scale, finish, detailing, and site design should promote and encourage pedestrian activities and create public gathering spaces.

Buildings within the Thunder Village area should be designed and laid-out in such a way as to create a sense of community and provide a small town Main Street experience while accommodating vehicular circulation and parking opposite of the Rawlings Boulevard street frontage.

The following guidelines will be incorporated in the Thunder Village at Villa Bella Urban Design Plan. This document is presented as a general guideline only and future project variances within Thunder Village may be reviewed on a case by case basis by the City of Pueblo Planning and Community Development's staff Technical Advisory Committee.

SITE DESIGN

Building Site Orientation and Layout

As shown in the illustration 'Rawlings Right of Way' Exhibit 'A' (attached) Buildings shall be sited adjacent to the public sidewalk on Rawlings Boulevard.

The private common space adjacent to the pedestrian sidewalk in the Rawlings Boulevard right of way will be used for café seating, arts and crafts, sidewalk sales, seasonal sales and sporting event promotions and rallies. All storefronts shall be assessable from Rawlings Boulevard per ADA guidelines.

Building facades shall generally align along the length of Rawlings Boulevard. The building front façade must face Rawlings Boulevard.

ARCHITECTURAL DESIGN FEATURES

Streetscape

Street trees shall be in a tree pit with permeable surface. Tree species shall be per 'City of Pueblo' Landscape Ordinance for trees in the public right-of-way.

Street trees along Rawlings Boulevard will be generally thirty six (36) feet center to center, with flexibility to locate street trees for tenant building entry and/or ADA access.

All storefronts shall be accessible from Rawlings Boulevard per ADA guidelines.

Patterned and/or colored concrete sidewalk areas are required. The Rawlings Boulevard sidewalk, between the back of the curb and the street tree pits, and the area between the tree pits that is parallel to the street, shall be colored and/or patterned concrete. Patterned concrete shall be sawed or scored approximately 20" c/c each way, square pattern.

Street furniture, planters, tree pits, patio railings, bike racks as requested or required by building owners and/or tenants will be submitted and reviewed by

City of Pueblo Planning and Community Development's staff Technical Advisory Committee.

Planters may be used as permeable surface in tree pits. Planters shall have side walls between 16" and 24" high. Construction may be stucco or veneer stone covered concrete block or brick masonry with a stone or precast concrete cap. Planters require a minimum of 70% living landscape material (shrubs and/or perennials)

Pedestrian crossings at future streets shall be provided and designed to match existing pedestrian crossings in Rawlings Boulevard. The pedestrian walkway, Thunder Alley, shall be special paving that contrasts with the typical Rawlings Boulevard paving. The Thunder Alley pedestrian way shall not be paved in asphalt.

Landscape

In lieu of a landscaped setback, where the building or open space area abuts the street right-of-way, streetscape standards, as noted above shall be allowed. As per the Villa Bella PUD specifications, landscaping will be designed to be within 'Western Water Wise Landscaping' guidelines. Landscape design shall consider the existing extreme expansive soil conditions as determined by the soils samples as analyzed in the Soils Report as provided by Jesik Consulting, Pueblo, Colorado (Report # 16-7083).

Signage

Exterior Signage – Backlit commercial cabinet signage or exposed raceway signage is not permitted.

Signage design shall convey a festive, attractive, inviting and energized atmosphere.

All signage shall meet 'City of Pueblo Planning and Community Development' ordinance requirements, specifically, Chapter 10 of the Pueblo Municipal Code.

Building Developer or Tenant will provide a sign plan for City Staff review.

Signage on windows on street sides of building shall be limited to 40% of storefront windows and 20% of glazing at storefront doors.

Lighting

All exterior light should be full cut-off 'Dark Skies' design.

Exterior lighting design does allow for light trespass beyond the specific site property lines to centerline of the adjacent Right of Way.

Maximum parking lot light levels shall be per Pueblo City Code

Exterior building design features

A complimentary color scheme for building exteriors is required. Exterior color scheme may be reviewed on a case by case basis by the City of Pueblo Planning and Community Development's staff Technical Advisory Committee.

Awnings are required on windows facing Rawlings Boulevard; awnings at first floor storefront areas are optional. Awning material must be mold and UV resistant fabric, manufactured by "Sunbrella", or equal. Awnings must be designed to meet or exceed 2015 IBC Building Code 115 MPH 'Exposure B' structural engineering specs.

Pergolas, loggias, trellis, umbrellas and other design features and accessories that create inviting pedestrian spaces are encouraged.

Drive-through patron pick up windows which meet 'Pueblo Municipal Code' requirements are permitted. Drive through lanes and associated pickup windows are not allowed on, or parallel to, the Rawlings Boulevard elevation of the building.

Building Façade Design shall incorporate offsets and variation in wall plane and parapet height to provide visual interest and shade and shadow lines to the structure.

Rooftop mechanical equipment shall be screened by building parapet walls or a roof screen with compatible building material as to be not visible to pedestrians as far as 30 feet from the building facades measured from the building finish floor elevation.

Multi-story buildings are permitted per the Villa Bella MC and VC PUD zones. One story buildings in these zones must have facades fronting Rawlings Boulevard that are tall enough to accommodate a minimum of 2 stories. Minimum building height shall be an average of twenty (20) feet.

Building facades fronting Rawlings Boulevard will have three dimensional cornice features and treatment.

ARCHITECTURAL CONSTRUCTION MATERIALS

Exterior Building Finish Materials

Building exteriors may be a mix of brick masonry, stone or stone veneer or stucco. Brick masonry must comprise at least 40% of the building facades, not including storefront or windows. Masonry colors will be subject to Developer preferences and may be reviewed by City of Pueblo Planning and Community Development's staff Technical Advisory Committee.

Other materials, such as metal, wood, or precast may be used as an accent if their use compliments the building aesthetics.

Fenestration, glass and glazing

Traditional aluminum storefront systems are permitted in standard or custom colors.

At street sidewalk level larger areas of storefront type glazing are encouraged.

Upper floors will have a traditional size and spacing, typically vertical orientation. Clear or lightly tinted glazing is recommended.

Glazed overhead doors, walk-up service windows and large operable glass doors are encouraged.

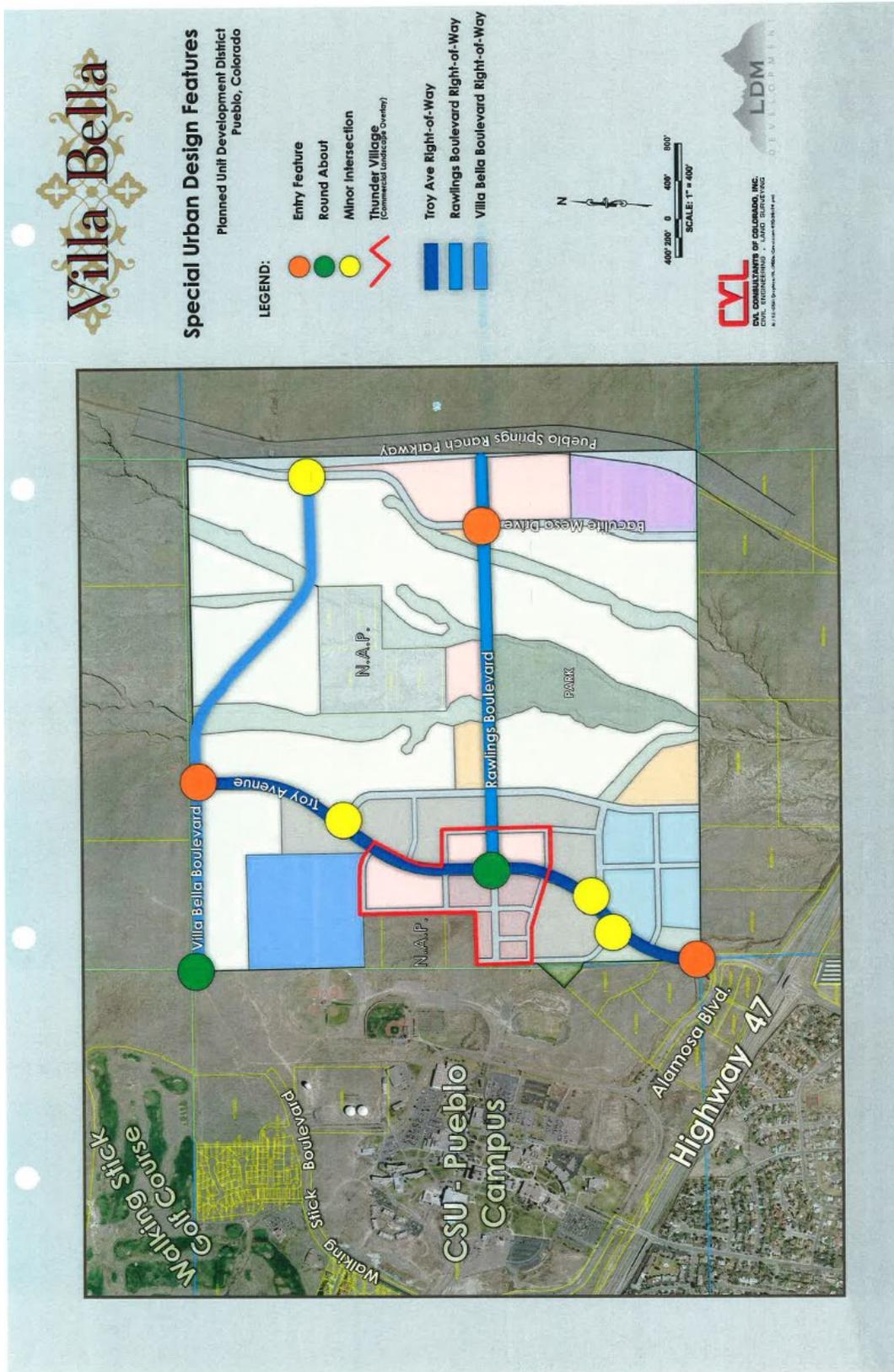
BUILDING OCCUPANCY

Tenants

When possible building tenants shall be chosen which will build upon the Main Street public gathering and socializing aspect of Thunder Village; including restaurants, sports bars, Coffee House, youth oriented retail, as well as service businesses that cater to students and faculty. Other uses will be considered on a case by case basis.

Office and residential is appropriate for upper stories of the building.

Businesses which also will attract the surrounding non-campus neighborhoods are also desired.



G. LEGAL DESCRIPTION**VILLA BELLA**

(Revised October 4, 2007)

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.

End of Legal Description.



Development Plan

January 28, 2008

Sheet Index

1. of 9: Vicinity and Zoning Map
2. of 9: Topography Map
3. of 9: Land Use Map
4. of 9: ALTA Survey Map 1
5. of 9: ALTA Survey Map 2
6. of 9: Phasing Map
7. of 9: Circulation Map
8. of 9: Open Space and Trails Map
9. of 9: comprehensive Plan Map



**Development Plan
COVER SHEET**

LEGAL DESCRIPTION

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, 103.33 FEET TO A POINT;

THENCE SOUTH 89°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;

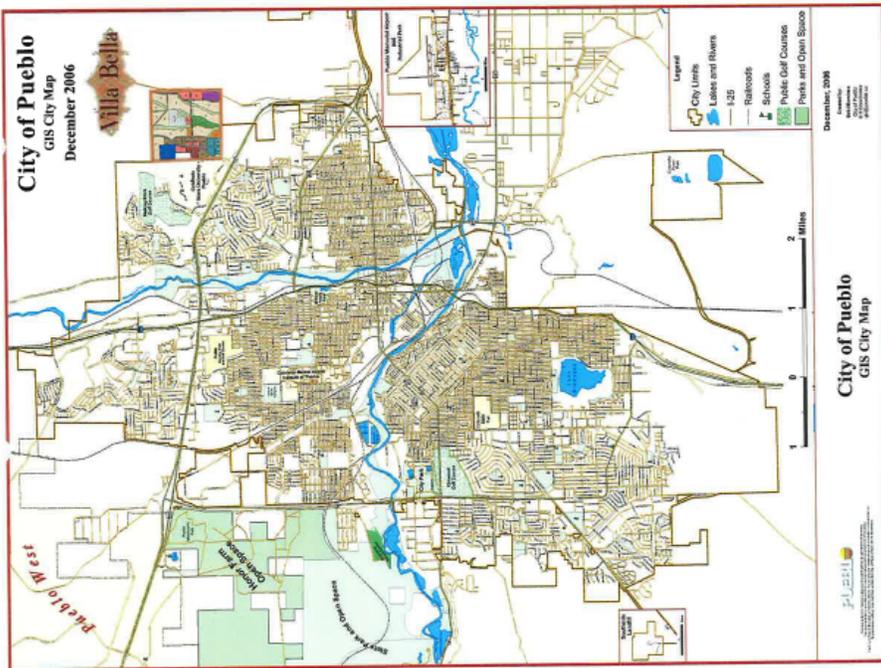
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 16, NORTH 01°17'34" WEST, 1040.73 FEET TO THE POINT OF BEGINNING;

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;

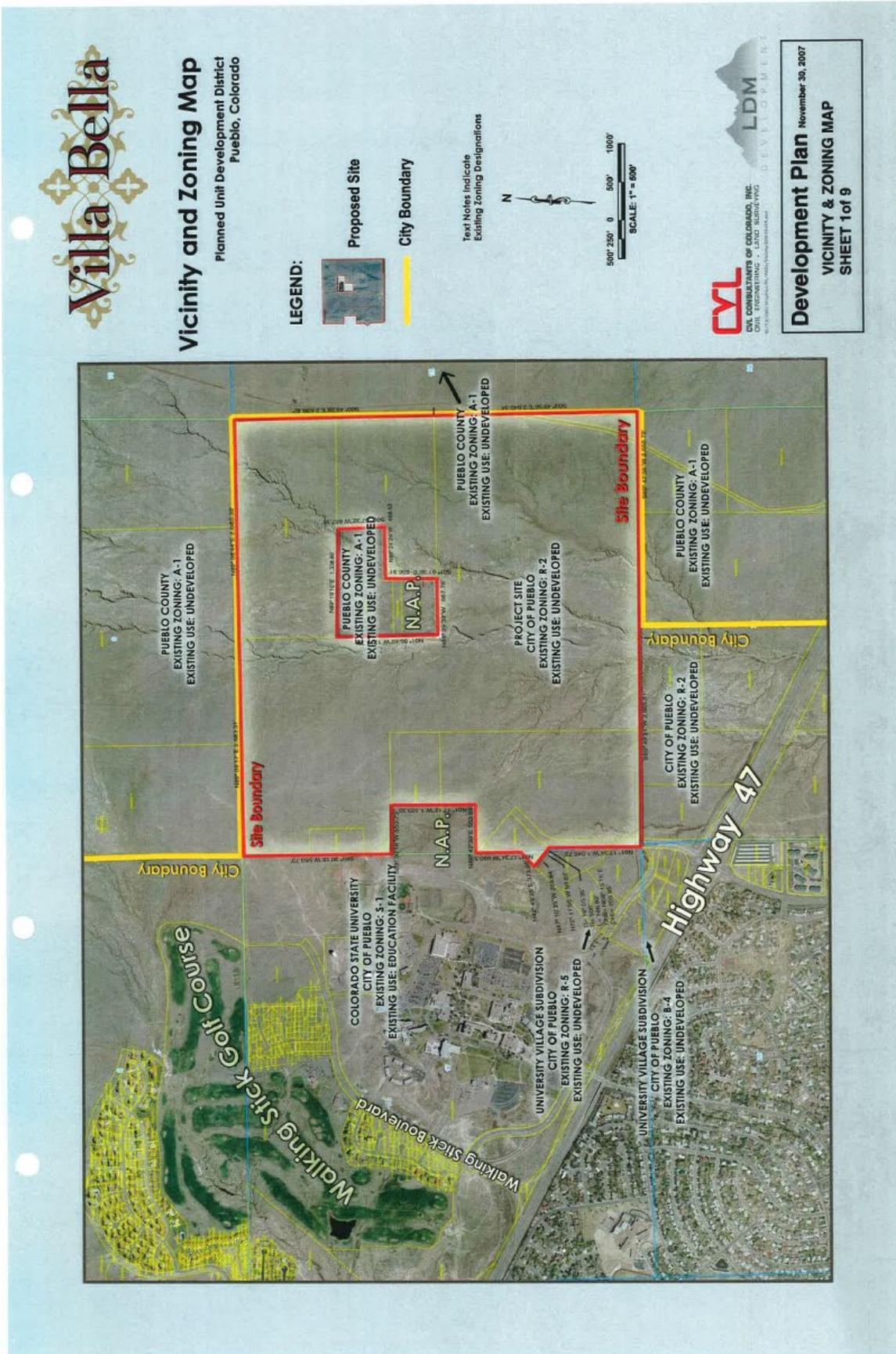
THENCE SOUTHERLY ALONG SAID CENTERLINE AND CURVE, HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 08°15'15" WEST AND HAS A CHORD LENGTH OF 165.85 FEET, THROUGH A CENTRAL ANGLE OF 19°05'35", FOR AN ARC LENGTH OF 166.62 FEET TO THE POINT OF BEGINNING.

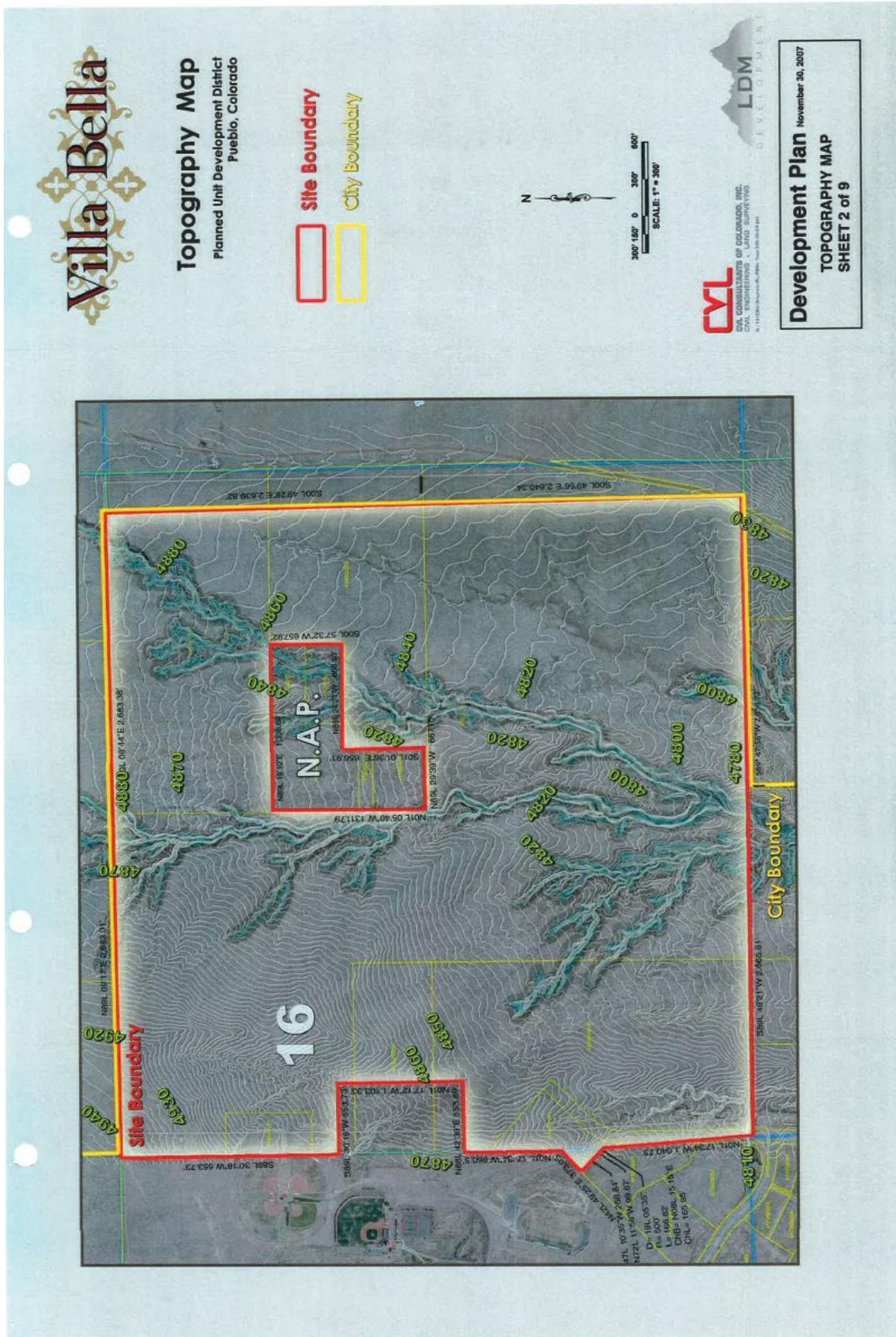
CONTAINING 601.36 TOTAL ACRES OF LAND, MORE OR LESS.



Project Team:
LDM Development
 503 N Main St. Suite 110 LL
 Pueblo Colorado, 81003
 (719) 404-1654
 Contact: James Munch

CVL Consultants of Colorado Inc.
 7901 East Belleview Ave. Suite 150
 Englewood, Co 80111
 (720) 482-9526
 Contact: Patrick Quinney







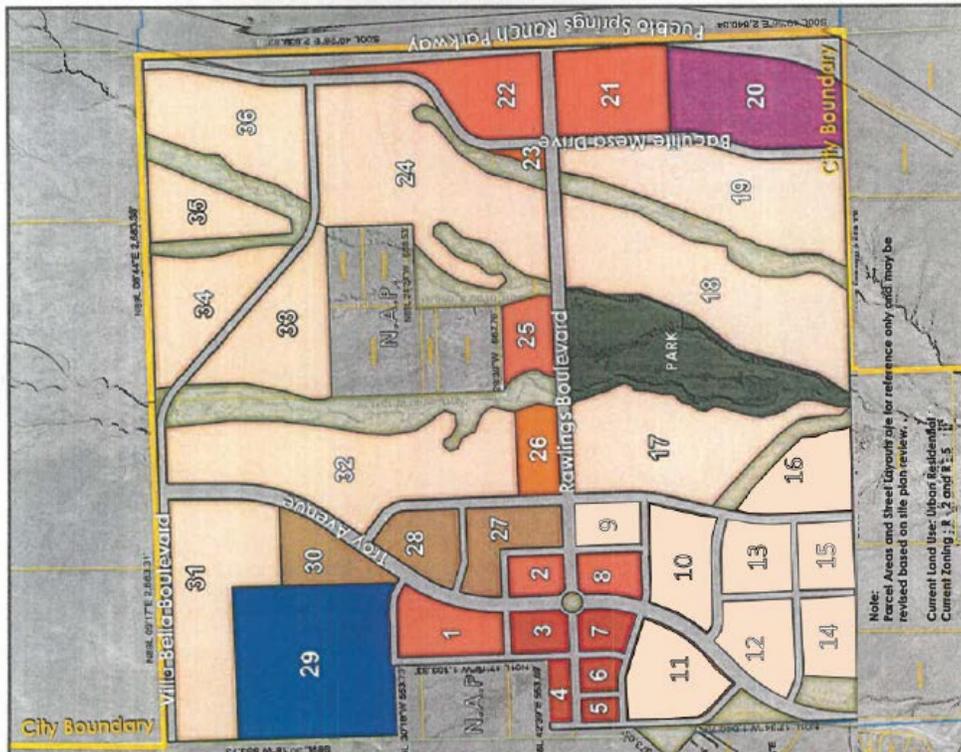
Land Use Map
 Planned Unit Development District
 Pueblo, Colorado

- LEGEND:**
- Single Family Detached
 - Single Family Attached
 - Multi-Family Residential
 - Entertainment Commercial
 - Business Park Flex
 - Main Street Commercial
 - Vehicular Commercial
 - Office Commercial
 - Open Space/ Detention
 - Park
 - City Boundary



4017 200' 0 400' 800'
 SCALE 1" = 400'

Development Plan February 2021
LAND USE MAP
SHEET 3 of 9



Note:
 Parcel Areas and Street Layouts for reference only and may be
 revised based on site plan review.
 Current Land Use: Urban Residential
 Current Zoning: R-2 and R-5

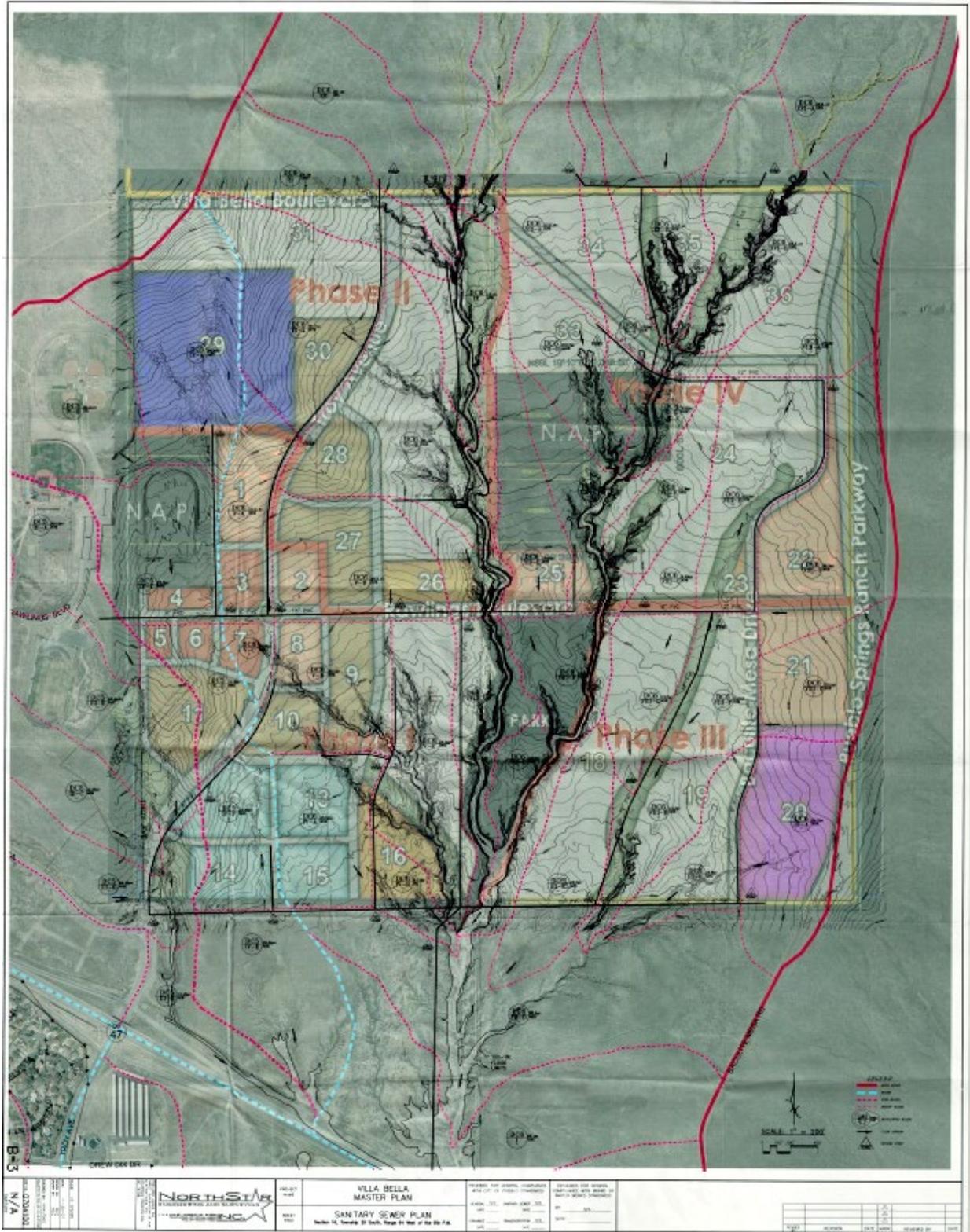
Parcel #	Land Use	Acres	Dw/Ac	Dwelling Units
1	Vehicular Commercial	10.00	-	-
2	Vehicular Commercial	3.50	-	-
3	Main Street Commercial	4.10	-	-
4	Main Street Commercial	1.50	-	-
5	Main Street Commercial	1.50	-	-
6	Main Street Commercial	2.30	-	-
7	Main Street Commercial	3.40	-	-
8	Vehicular Commercial	4.30	-	-
9	Single Family-Detached	5.00	8	40
10	Single Family-Detached	9.00	8	72
11	Single Family-Detached	10.80	8	86
12	Single Family-Detached	8.60	8	69
13	Single Family-Detached	6.50	8	52
14	Single Family-Detached	6.50	8	52
15	Single Family-Detached	5.60	8	45
16	Single Family-Detached	9.40	8	41*
17	Single Family-Detached	25.60	8	87*
18	Single Family-Detached	34.00	8	272
19	Single Family-Detached	26.70	8	214
20	Business Park Flex	20.00	-	-
21	Vehicular Commercial	13.30	-	-
22	Vehicular Commercial	10.60	-	-
23	Single Family-Detached	10.00	10	9
24	Single Family-Detached	38.10	8	305
25	Vehicular Commercial	5.30	-	-
26	Single Family Attached	5.10	10	51
27	Multi-Family Residential	8.60	25	215
28	Multi-Family Residential	7.00	25	175
29	Entertainment Commercial	32.80	-	-
30	Multi-Family Residential	7.00	25	175
31	Single Family-Detached	25.90	8	207
32	Single Family-Detached	12.10	8	97
33	Single Family-Detached	12.10	8	97
34	Single Family-Detached	14.40	8	115
35	Single Family-Detached	9.70	8	78
36	Single Family-Detached	19.20	8	154
		453.7 AC (NET)		2,812 DU

*Number is Based On Actual Plat

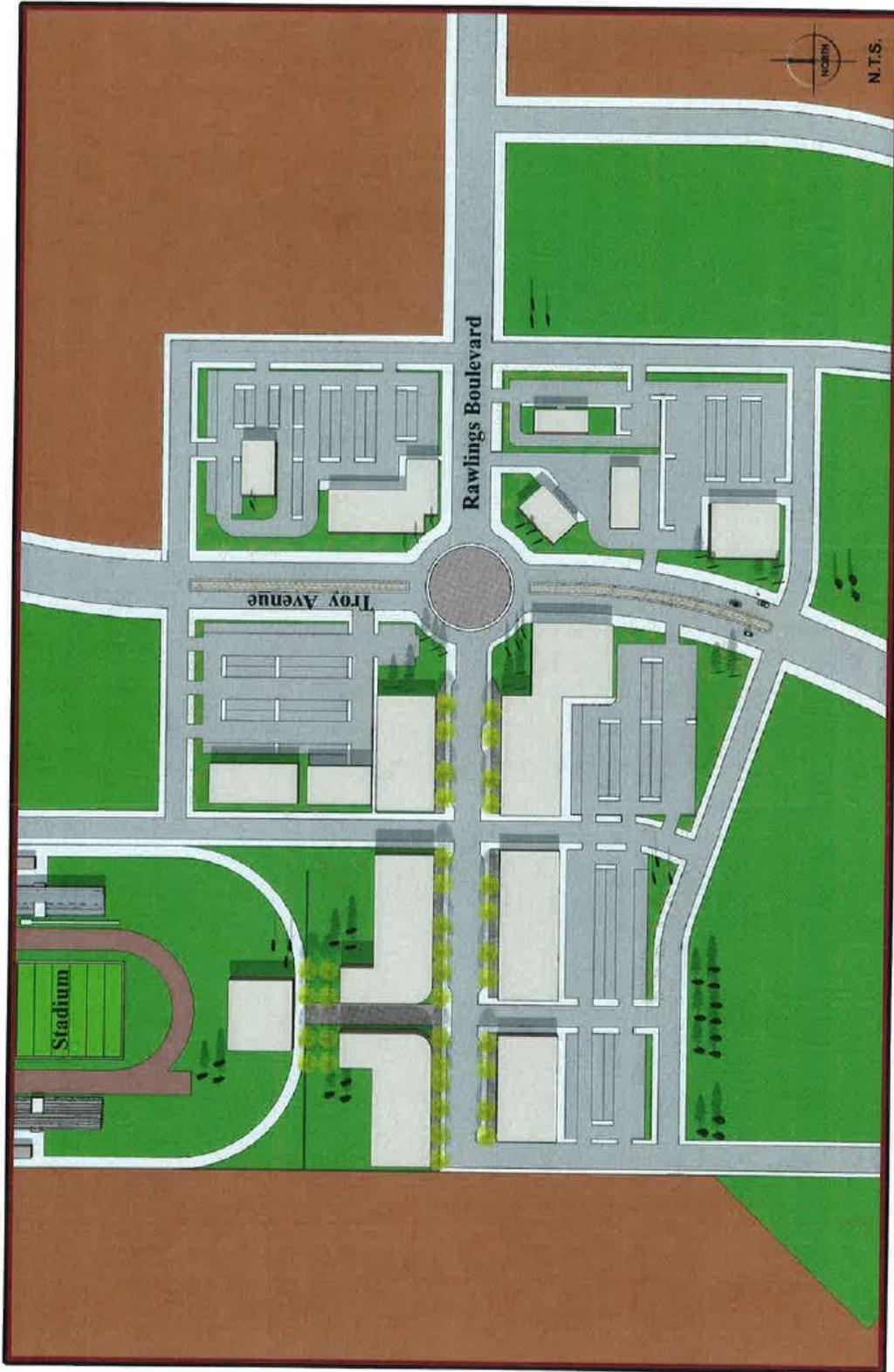
LAND USE SUMMARY:

Land Use	Acres
Multi-Family Residential	22.6
Single Family Detached	308.4
Single Family Attached	6.0
Main Street Commercial	13.4
Vehicular Commercial	48.5
Office Commercial	0.1
Entertainment Commercial	32.8
Business Park Flex	20.0
Roads	67.1
Park	27.2
Open Space / Detention	55.4
Total	601.3









Concept Plan

THUNDER VILLAGE
Villa Bella



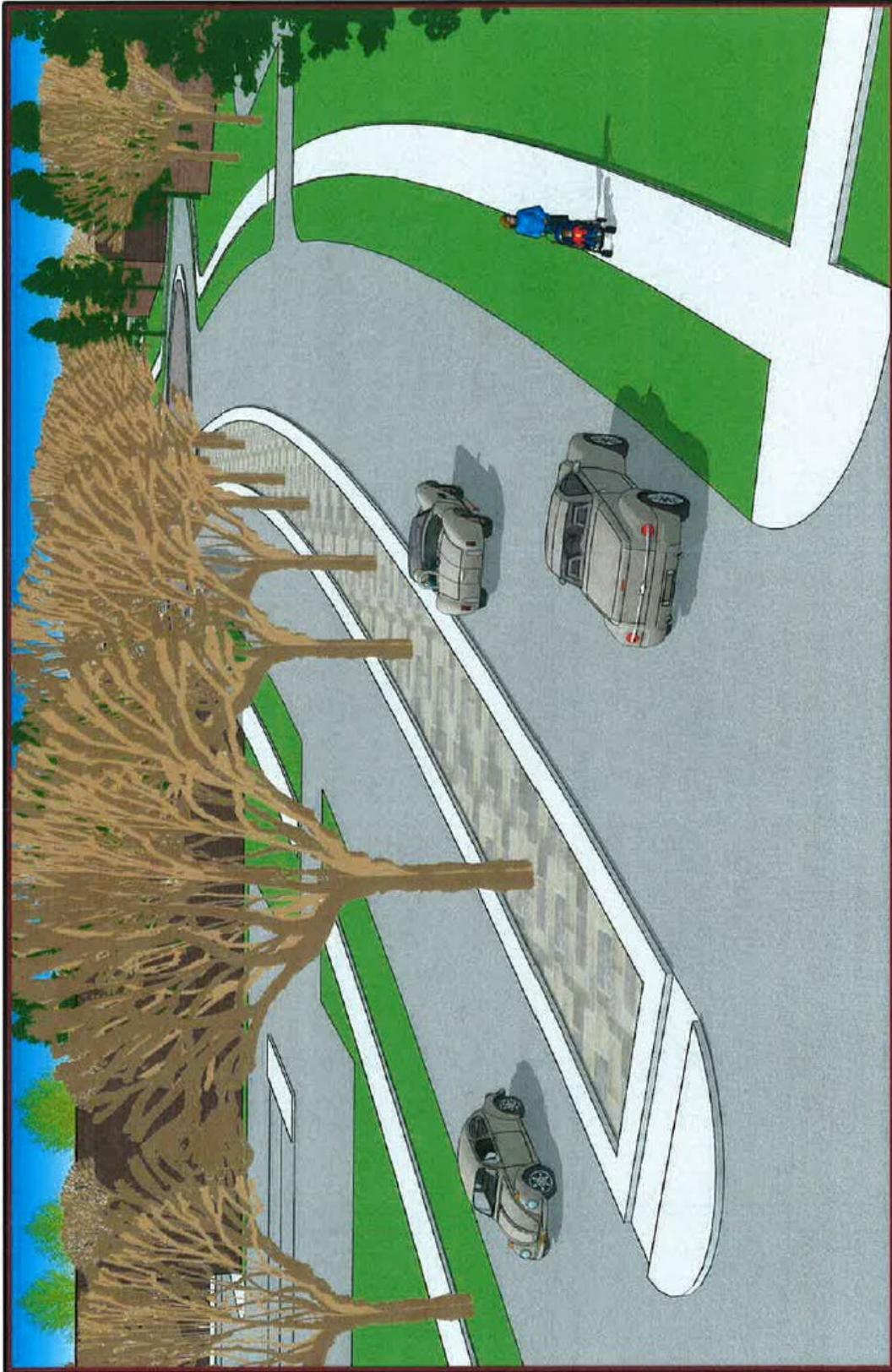
Looking Northeast
Rawlings Boulevard

THUNDER VILLAGE
Villa Bella



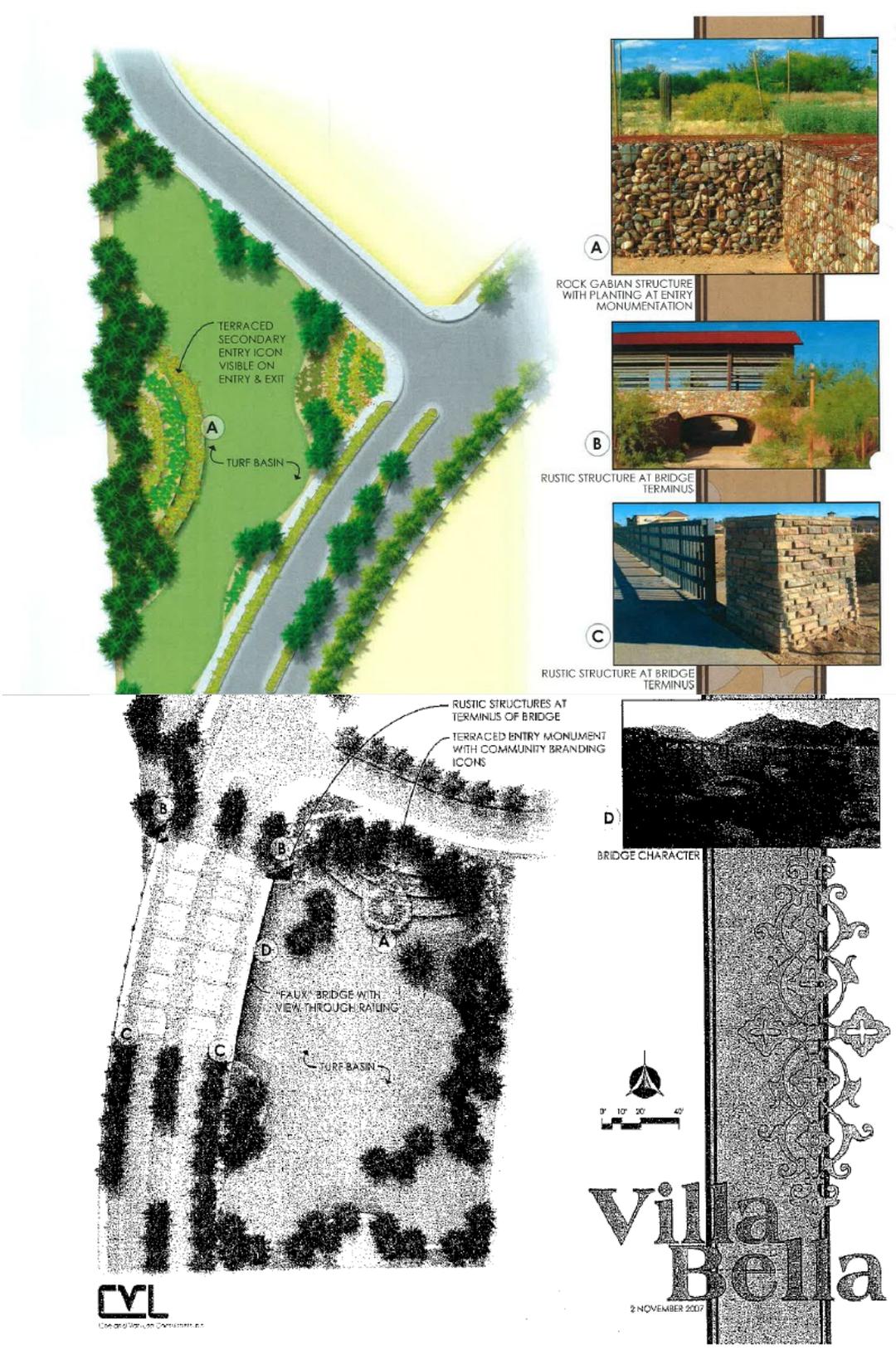
Looking Northwest

THUNDER VILLAGE
Villa Bella



Looking North on Troy Avenue

THUNDER VILLAGE



**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
THUNDER VILLAGE METROPOLITAN DISTRICT**

**REGARDING FIRST AMENDMENT TO THE
VILLA BELLA PLANNED UNIT DEVELOPMENT
(Villa Bella PUD)**

WHEREAS, Thunder Village Metropolitan District, City of Pueblo, Pueblo County, State of Colorado (the "**District**"), is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District was formed, inter alia, for the purpose of designing, acquiring, constructing, installing, operating, maintaining and financing various public improvements authorized by Special District Act and the District's Service Plan; and

WHEREAS, the Villa Bella Planned Urban Development, is dated January 28, 2008, and recorded May 5, 2009 at Reception Number 1804796 ("**Villa Bella PUD**"), and was changed to allow subsequent amendments to the Villa Bella PUD to rely upon the consent and approval from the District's President and on behalf of the District, and that such amendments do not require consent from, only notification to, all property owners within the Villa Bella PUD boundaries; and

WHEREAS, the District previously passed a Resolution Accepting Designation for Amendment Authorizations to the Villa Bella Planned Unit Development; and

WHEREAS, The Landhuis Company is seeking an amendment to the Villa Bella PUD regarding and related to Double Frontage Lot/Through Lot as such amendments are contemplated in the First Amendment to the Villa Bella PUD, attached hereto and incorporated by reference.

NOW, THEREFORE, be it resolved by the Board of the District as follows:

1. District Acknowledgement. The District acknowledges that it has been designated as an authorized entity to consent to and approve subsequent amendments to the Villa Bell PUD for all lands within said PUD boundary, and that such amendments do not require consent of all property owners found within the Villa Bella PUD boundaries.

2. First Amendment to Villa Bell PUD Consent/Approval. The District's Board of Directors was presented with a proposed First Amendment to Villa Bella PUD, reviewed the

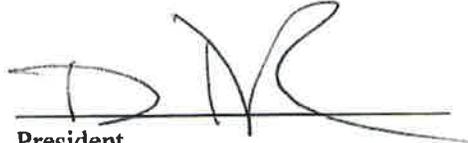
proposed amendment, and held a District public meeting to consider and take action upon majority vote of the Board to either approve, conditionally approve or deny the amendment. The Board hereby approves the First Amendment to Villa Bella PUD as presented.

3. The District's President, or other designated District officer, and acting on behalf of the District's Board of Directors, is an authorized designee to execute the First Amendment to Villa Bella PUD.

Signature page follows.

ADOPTED THIS 22nd DAY OF FEBRUARY, 2022.

**THUNDER VILLAGE METROPOLITAN
DISTRICT**



President

ATTEST:



APPROVED AS TO FORM:
WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

February 22, 2022

Dear Property Owner,

This letter is being sent to you because Caleb Development LLC/ Lorson North Land Corp. in coordination with the Thunder Village Metropolitan District is proposing an amendment to the Villa Bella Planned Unit Development. Per Section E.4 Updates and Amendments of the PUD document, notification of the amendment to all property owners found within the PUD boundaries is required.

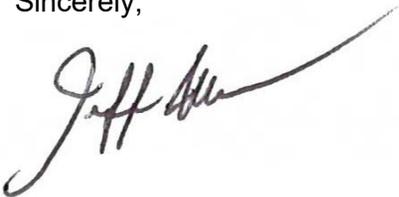
The proposed amendment is to add a use definition and design guidelines regarding a double frontage lot, or other wise known as a through lot. The revised PUD provides a definition of a through lot and the required setbacks for those lots meeting the definition as described. There are no other changes or revisions being proposed at this time.

Please direct any questions on the proposal to the referenced contact(s) as listed below.

Lorson North Land Corp

212 N. Wahsatch Ave. #301
Colorado Springs, CO
80903
(719) 635-3200

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Mark", with a long, sweeping flourish extending to the right.

Jeff Mark
Lorson North Land Corp.

February 22, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Thunder Village Metropolitan District** for approval of the following application:

Z-22-02 Rezoning: Amendment to the Villa Bella Planned Unit Development relating to the 601.3 acre property located east of CSU-P, north of Cesar Chavez Blvd.

The Planning and Zoning Commission meeting will be held March 9, 2022, 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 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
Beritt Odom, Principal Planner
(719) 553-2339

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Scott Hobson, Director
Planning & Community Development
Beritt Odom, Principal Planner
(719) 553-2339

CASE NUMBER Z-22-02

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 commonly known as Villa Bella PUD to be sent to the attached list of owners of the real property line 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.

2-18-22

(Date)

PUEBLO PLANNING AND 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 commonly known as Villa Bella PUD, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

2-18-22

(Date)

PUEBLO PLANNING AND ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStree	OwnerCity	Owr	OwnerZip
J M LAND + CATTLE LLC + C/O MICHAEL A OCC	11 HARROGATE TERR	PUEBLO	CO	81001-1723
RAEL FRED S	1536 BACULITE MESA RD	PUEBLO	CO	81001-2459
D T C H L S CORP + H E SMITH + DTCHLS CORP	2020 BACULITE MESA RD	PUEBLO	CO	81001-2456
CALEB DEVELOPMENT LLC 36.45% / LORS	212 N WAHSATCH AVE STE	COLORADC	CO	80903-3476
CSU PUEBLO THUNDERBOWL, LLC + COLORAD	2200 BONFORTE BLVD	PUEBLO	CO	81001-4901
JENRO PROPERTIES LLC + GERSICK COLLEGE PF	230 MELROSE AVE	PUEBLO	CO	81004-1053
A N C COLORADO HOLDING LLC	2360 CORPORATE CIR STE 3	HENDERSO	NV	89074-7707
V B E BUILDING CORP	2390 RAWLINGS BLVD	PUEBLO	CO	81001-4905
OLIVER JAMES F	247 RUE DES CHATEAUX	TARPON SF	FL	34688-8606
PUEBLO SPRINGS RANCH LLC + A NEVADA LLC	3245 S JONES BLVD STE 104	LAS VEGAS	NV	89146
WOLF VILLAGE INVESTORS LLC	3528 PRECISION DR STE 10	FORT COLL	CO	80528-3502
MIDDELKAMP ANN HURD + MC CARTHY SUS	4147 OUTLOOK BLVD UNIT	PUEBLO	CO	81008-2620
RICHMOND AMERICAN HOMES OF COLORADC	4350 S MONACO ST STE 50	DENVER	CO	80237-3400
610 RLLLP + TOUCHDOWN PROPERTIES LLC	504 N GRAND AVE	PUEBLO	CO	81003-3113