



**BACKGROUND PAPER FOR PROPOSED
ORDINANCE**

COUNCIL MEETING DATE: April 11, 2022

TO: President Heather Graham and Members of City Council
CC: Nicholas A. Gradisar, Mayor
VIA: Marisa Stoller, City Clerk
FROM: Scott Hobson, Acting Director of Planning and Community Development
SUBJECT: AN ORDINANCE CHANGING ZONING RESTRICTIONS OF THE FOOTHILLS SUBDIVISION FROM R-8, MANUFACTURED HOME RESIDENTIAL DISTRICT AND B-3, HIGHWAY AND ARTERIAL BUSINESS DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT ZONE DISTRICT GENERALLY LOCATED EAST OF NORTH PUEBLO BOULEVARD AND NORTH OF WEST 24TH STREET

SUMMARY:

The applicant is requesting to rezone 73.93 acres covering the Foothills Subdivision from R-8 and B-3 zone districts to a Planned Unit Development (PUD) zone district to facilitate a mixed-use community offering diverse residential housing options and commercial services for residents. The site is located east of North Pueblo Boulevard, north of West 24th Street and is currently subdivided and zoned for manufactured home and commercial uses.

PREVIOUS COUNCIL ACTION:

The applicant is concurrently requesting to vacate all of the streets and easements in the Foothills Subdivision and is also requesting to resubdivide the property for future development sites.

BACKGROUND:

NeighborWorks of Southern Colorado purchased the Foothills Subdivision and is requesting to rezone, vacate rights-of-way/easements and re-subdivide to facilitate the development of a mixed-use neighborhood that offers a variety of housing options and commercial services to residents. According to NeighborWorks, the Pikes Peak Park community will offer "permanently affordable housing with access to childcare, healthcare services, food access services, small grocery/farmers market, restaurants, offices, and cultural facilities to support a walkable, ten-minute neighborhood." Pikes Peak Park PUD, proposes to introduce small residential lots accessed by private drives that face green-spaces, intermixed with more traditional larger-lot residential development, multifamily development, and commercial nodes along West 24th Street and Sun Mountain Boulevard. The previous Foothills Subdivision (approved in 2000) was intended for development of manufactured homes and one commercial node west of what was previously Spaulding Avenue and is now Sun Mountain Boulevard. Per the PUD Zone District Regulations, a development guide has been submitted which contains information as required

by Section 17-8-6, of the Pueblo Municipal Code. According to the Pikes Peak Park PUD Guide, the proposed development will be a “social, economic, and environmentally Resilient Community.” The PUD Guide states that a variety of complimentary uses “within walking and cycling distance from one another” “will decrease reliance on the automobile.” The PUD contains provisions for single-family development on narrow and shallow lots with a maximum of 619 residential dwelling units and 446 Commercial Mixed-Use dwelling units. The maximum gross density is 12 dwelling units per acre and 20 commercial mixed-use units per acre.

FINANCIAL IMPLICATIONS:

There are no financial implications for the City.

BOARD/COMMISSION RECOMMENDATION:

The Planning and Zoning Commission, at their March 23, 2022 Public Hearing, voted 5 to 1 recommend approval. (Commissioner Castellucci dissenting, Commissioner Aznar absent)

STAKEHOLDER PROCESS:

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

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

ALTERNATIVES:

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

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

RECOMMENDATION:

Approval of the Ordinance.

Attachments:

Proposed Ordinance

Minutes of the Planning and Zoning Commission March 23, 2022, Public Hearing

Planning and Zoning Commission Staff Report with Attachments and Exhibits

ORDINANCE NO. _____

AN ORDINANCE CHANGING ZONING RESTRICTIONS OF THE FOOTHILLS SUBDIVISION FROM R-8, MANUFACTURED HOME RESIDENTIAL DISTRICT AND B-3, HIGHWAY AND ARTERIAL BUSINESS DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT ZONE DISTRICT GENERALLY LOCATED EAST OF NORTH PUEBLO BOULEVARD AND NORTH OF WEST 24TH STREET

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

SECTION 1.

The zoning restrictions covering the following described property, and in addition half of all adjacent dedicated roadway and alley rights-of-way, together generally identified in the attached Rezone Exhibit, are hereby changed from R-8, Manufactured Home Residential District and B-3, Highway and Arterial Business District to a Planned Unit Development Zone District (PUD), and upon passage of this Ordinance, zoning restrictions affecting the PUD, shall apply to said property:

Parcels of land located in the South one-half of Section 22, Township 20 South, Range 65 West of the 6th P.M. in the County of Pueblo and State of Colorado and being more particularly described as follows:

All of Blocks 1 and 2 of Foothills Subdivision, A Special Area Plan as filed for record at Reception No. 1349438 in the office of the Pueblo County Clerk and Recorder.

Containing 73.925 acres, (3,220,178 sf) more or less.

SECTION 2.

With the recommendation of the Planning and Zoning Commission, the Planned Unit Development Guide, attached hereto, is hereby approved.

SECTION 3.

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

SECTION 4.

This Ordinance shall become effective immediately upon final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on _____.

Final adoption of Ordinance by City Council on _____.

President of City Council

Action by the Mayor:

Approved on _____.

Disapproved on _____ based on the following objections:

Mayor

Action by City Council After Disapproval by the Mayor:

Council did not act to override the Mayor's veto.

Ordinance re-adopted on a vote of _____, on _____.

Council action on _____ failed to override the Mayor's veto.

President of City Council

ATTEST

City Clerk