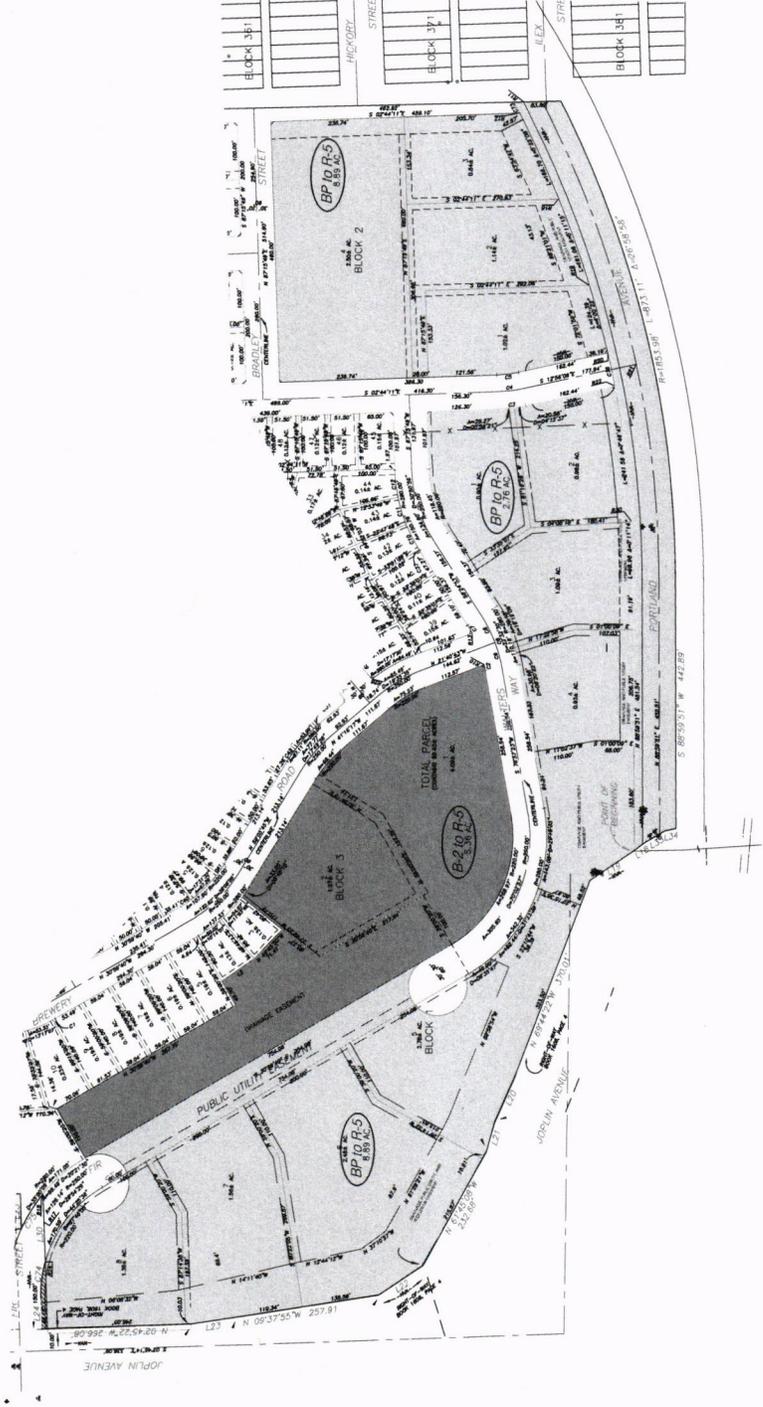


ZONING MAP AMENDMENT EXHIBIT

Revision No.	Checked	By	Date



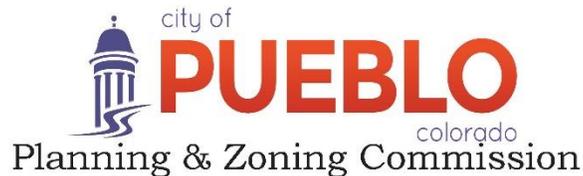
- Total Area to be Rezoned = 23.61 Acres
- Legal description of Rezoning areas as follows:
- B-P to R-5
 - Lots 1 through 8, Block 1 together with Lots 1 through 4, Block 2, River's Run Subdivision as recorded under Reception Number 1651798 in the Records of the Pueblo County Clerk and Recorder.
 - B-2 to R-5
 - Lots 1 and 2, Block 3, River's Run Subdivision as recorded under Reception Number 1651798 in the Records of the Pueblo County Clerk and Recorder.



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.

5a. Z-22-01: Rezone: Rezoning of 23.61 acres from B-P, Business Park to R-5, Mixed Residential and Office District, Lots 1 through 4, Block 2, River's Run Subdivision. Generally located north and east of S. Joplin Ave. and north of S. Portland Ave.

Staff report by Beritt Odom.

BACKGROUND AND ANALYSIS:

The Planning and Zoning Commission approved the River's Run Master Development Plan, Case No. MP-04-01 in 2004. The Master Plan called for rezoning the entire 67.93-acre site from I-3, Heavy Industrial to a mixture of B-P, B-2, R-4, and R-2 to facilitate the development of a mixed-use neighborhood on the historic Walter's Brewery site and within the City's lower Eastside Neighborhood. New owners of the River's Run Subdivision are requesting to deviate from the approved master plan and rezone the southwestern portion of the project area from light industrial/commercial to a multifamily residential/office use to better compliment the single-family development planned for the northern portion of the project site.

Currently, the B-P and B-2 zone districts sit directly south of the R-2 zoned single-family residential lots. Municipal Code B-P Performance Standards restrict structures from being constructed within 100-feet of a residential zone district, making future development in the BP Zone District challenging (§17-4-5, (4)). Furthermore, light-industrial uses located adjacent to residential uses are not harmonious and have the potential to create negative externalities for the residents. Uses within the B-2, Subregional Business District are limited to service and offices uses, such uses are generally included within the R-5 Zone District.

Mr. Haaga indicates in his rezoning request, that he intends to develop an apartment complex adjacent to Joplin Ave. and either office or multifamily uses north of S. Portland Ave., which would better compliment the adjacent single-family uses to the north. In order to accomplish the proposed development, the applicant is also requesting to vacate a portion of Fir Street, drainage/utility easements, and resubdivide Lots 1-8, Block 1. Planning staff concurs with Mr. Haaga and supports the rezoning, vacation, and resubdivision as a means to introduce more compatible development within the southern portion of the River's Run community.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is unimproved, single-family residences are currently being constructed to the north of the site.

❑ **Neighborhood Compatibility:**

North	R-2, Single-Family Residential: construction of the single-family homes along Rivers Run Avenue.
East	I-3, Heavy Industrial: historic business records indicate the site has been home to Auto Body, Auto Detail, and Contractor uses.

South South of S. Joplin Ave., S-3, Flood Plain District: unimproved land.
South of S. Portland Ave., Pueblo County I-3, Heavy Industrial: Tony J. Beltramo and Sons Construction Yard.

West I-3, Heavy Industrial: primarily unimproved with the exception of two single-family residences.
S-3, Flood Plain District: unimproved land.

❑ **Comprehensive Plan Compliance:**

The subject property lies within a Special Development Area identified in the Pueblo Regional Comprehensive Plan, 2002. These areas call for the careful planning of undeveloped lands due to significant development and/or open space potential in strategic locations. The Comprehensive Plan further contends that a Master Plan must be prepared prior to development in Special Development Areas. The River's Run Master Development Plan was approved by the Planning and Zoning Commission in 2004. The master plan includes provisions for a mixture of B-P, B-2, R-4, and R-2 zone districts.

The current property owner is requesting to deviate from the approved master plan by rezoning the B-P and B-2 zone districts to R-5, facilitating multifamily residential and office development. Staff supports the rezoning request as multifamily and office uses are more compatible with the established single-family residential uses located directly north of the rezoning site.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size and area:**

R-5 lot size depends upon the use, the minimum required lot size is 3,000 square feet for a single-family use; 5,000 square feet for other permitted uses; and 1,000 square feet per dwelling unit for multifamily uses of six dwelling units or more.

- All existing lots being rezoned exceed the 5,000 square foot minimum and as resubdivided will continue to exceed the minimum area requirement.

APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE

The applicant's name and address and the name and address of any person, firm or corporation represented by such applicant in the application

- ❑ Comments **The application contains applicant's information.**

The interest of the applicant and the interest of the person, firm or corporation represented by the applicant, be it legal, sales development, operation or other interest.

- ❑ Comments **The property owner is the applicant.**

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

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

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

- Comments **The applicant proposes to implement multi-family residential development and office/light commercial uses.**

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

- Comments **A site plan has not been provided.**

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

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

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

- Comments **The application did not include information regarding the applicant's economic responsibility and capability.**

REFERRAL AGENCIES AND COMMENTS:

- City Wastewater- “The flow analysis between the existing zoning and the proposed zoning was not provided,” email from Sonia Mondragon, February 22, 2022.

RECOMMENDED ACTION:

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

HEARING: Castellucci asked for clarification that the rezone would make the proposed zone more compatible with existing single-family residences. Ms. Odom confirmed this statement. Aaron Haaga (6375 S Highland Dr, Salt Lake City, UT) was sworn in to speak on behalf of the application. Mr. Haaga added that the rezone supports current development so there is a better buffer between the industrial areas and residential neighborhoods. Ms. Martinez asked what the completion date of development is. Mr. Haaga stated they are developing 67 acres in multiple phases. Once the rezone is complete, they are looking to construct the apartment complex this summer; it may take five to seven years for the entire build out of the community.

No one spoke in support or opposition of the application.

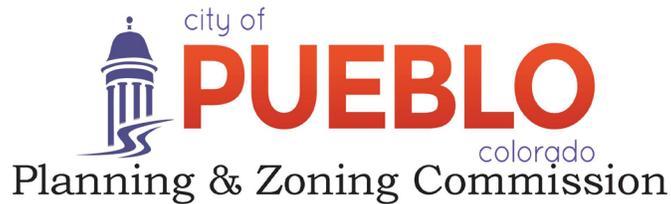
MOTION: Motion to recommend approval of Z-22-01 to City Council was made by Bailey, second by Pasternak.

MOTION PASSED 7-0

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-01

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: Rezone from B-P, Business Park and B-2, Subregional Business District to R-5, Multiple-Residential and Office District

APPLICANT: Keith Isberg, DK Horn Engineering

PROPERTY OWNER: Aaron Haaga, Ambrose Real Estate LLC

LOCATION: Generally located north and east of S. Joplin Ave. and north of S. Portland Ave.
(Lots 1-8, Block 1; Lots 1-4, Block 2; and Lots 1-2, Block 3 River's Run Subdivision)

CONCURRENT REQUESTS: V-22-01 River's Run Subdivision Right-of-way and Easement Vacation
S-22-01 River's Run Subdivision 1st Amendment

RPB-22-01 River's Run Subdivision Rearrangement of Property Boundaries, rearrange Lots 1-4, Block 2 into Parcel A

RPB-22-02 River's Run Subdivision Rearrangement of Property Boundaries, rearrange Lots 1-2, Block 3 into Parcel B

REQUEST:

The applicant is requesting to rezone the 25.9-acre project site, located north and east of S. Joplin Ave. and north of S. Portland Ave, from B-P and B-2 to R-5 to facilitate multifamily residential and office development.

BACKGROUND AND ANALYSIS:

The Planning and Zoning Commission approved the River's Run Master Development Plan, Case No. MP-04-01 in 2004. The Master Plan called for rezoning the entire 67.93-acre site from I-3, Heavy Industrial to a mixture of B-P, B-2, R-4, and R-2 to facilitate the development of a mixed-use neighborhood on the historic Walter's Brewery site and within the City's lower Eastside Neighborhood. New owners of the River's Run Subdivision are requesting to deviate from the approved master plan and rezone the southwestern portion of the project area from light industrial/commercial to a multifamily residential/office use to better compliment the single-family development planned for the northern portion of the project site.

Currently, the B-P and B-2 zone districts sit directly south of the R-2 zoned single-family residential lots. Municipal Code B-P Performance Standards restrict structures from being constructed within 100-feet of a residential zone district, making future development in the BP Zone District challenging (§17-4-5, (4)). Furthermore, light-industrial uses located adjacent to residential uses are not harmonious and have the potential to create negative externalities for the residents. Uses within the B-2, Subregional Business District are limited to service and offices uses, such uses are generally included within the R-5 Zone District.

Mr. Haaga indicates in his rezoning request, that he intends to develop an apartment complex adjacent to Joplin Ave. and either office or multifamily uses north of S. Portland Ave., which would better compliment the adjacent single-family uses to the north. In order to accomplish the proposed development, the applicant is also requesting to vacate a portion of Fir Street, drainage/utility easements, and resubdivide Lots 1-8, Block 1. Planning staff concurs with Mr. Haaga and supports the rezoning, vacation, and resubdivision as a means to introduce more compatible development within the southern portion of the River’s Run community.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The subject property is unimproved, single-family residences are currently being constructed to the north of the site.

❑ **Neighborhood Compatibility:**

- | | |
|-------|--|
| North | R-2, Single-Family Residential: construction of the single-family homes along Rivers Run Avenue. |
| East | I-3, Heavy Industrial: historic business records indicate the site has been home to Auto Body, Auto Detail, and Contractor uses. |
| South | South of S. Joplin Ave., S-3, Flood Plain District: unimproved land.
South of S. Portland Ave., Pueblo County I-3, Heavy Industrial: Tony J. Beltramo and Sons Construction Yard. |
| West | I-3, Heavy Industrial: primarily unimproved with the exception of two single-family residences.
S-3, Flood Plain District: unimproved land. |

❑ **Comprehensive Plan Compliance:**

The subject property lies within a Special Development Area identified in the Pueblo Regional Comprehensive Plan, 2002. These areas call for the careful planning of undeveloped lands due to significant development and/or open space potential in strategic locations. The Comprehensive Plan further contends that a Master Plan must be prepared prior to development in Special Development Areas. The River’s Run Master Development Plan was approved by the Planning and Zoning Commission in 2004. The master plan includes provisions for a mixture of B-P, B-2, R-4, and R-2 zone districts.

The current property owner is requesting to deviate from the approved master plan by rezoning the B-P and B-2 zone districts to R-5, facilitating multifamily residential and office development. Staff supports

the rezoning request as multifamily and office uses are more compatible with the established single-family residential uses located directly north of the rezoning site.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

❑ **Minimum lot size and area:**

R-5 lot size depends upon the use, the minimum required lot size is 3,000 square feet for a single-family use; 5,000 square feet for other permitted uses; and 1,000 square feet per dwelling unit for multifamily uses of six dwelling units or more.

- All existing lots being rezoned exceed the 5,000 square foot minimum and as resubdivided will continue to exceed the minimum area requirement.

APPLICATION REQUIREMENT PER §17-6-1 OF THE PUEBLO MUNICIPAL CODE

The applicant's name and address and the name and address of any person, firm or corporation represented by such applicant in the application

- ❑ Comments **The application contains applicant's information.**

The interest of the applicant and the interest of the person, firm or corporation represented by the applicant, be it legal, sales development, operation or other interest.

- ❑ Comments **The property owner is the applicant.**

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

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

A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.

- ❑ Comments **The applicant proposes to implement multi-family residential development and office/light commercial uses.**

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

- ❑ Comments **A site plan has not been provided.**

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

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

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

- ❑ Comments **The application did not include information regarding the applicant's economic responsibility and capability.**

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-"The flow analysis between the existing zoning and the proposed zoning was not provided," email from Sonia Mondragon, February 22, 2022.
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No comment

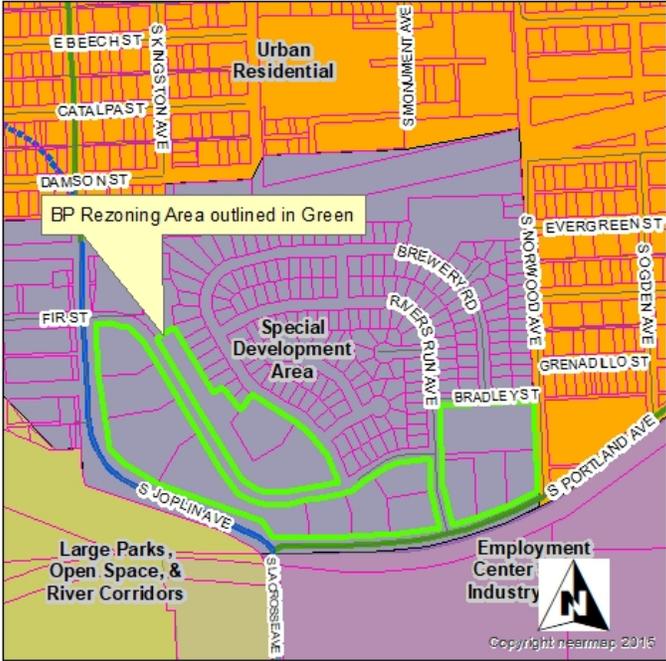
- Black Hills Energy-No comment
- CDOT-No comment

RECOMMENDED ACTION:

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

ATTACHMENTS:

- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photographs**
- E. **R-5 Zone District Information Sheet**
- F. **River's Run Rezoning Plan, Master Development Plan**
- G. **Application and Statement of Facts**
- H. **Rezoning Exhibit**



C. Comprehensive Plan Map



Public Notice Poster



Looking West from Walters Way



Memorial Heights Rezoning site looking south from Central Main Street

Zone District: R-5 (Multiple-residential and Office District)

Purpose. The standards of this district (R-5) are designed to retain and provide areas of high density multifamily dwelling unit structures with limited commingling of professional offices and studios.

Setbacks:	Front	25'	Side	5'	Rear	15'
Coverage:	50%					
Floor Area Ratio	2	Floor Area / Land Area				
Max. Height	Unlimited	(See Section 17-4-6 for additional setbacks required for structures over 35' in height)				

Minimum Lot Width: 50'

Minimum Lot Size: 3,000 Square Feet (*1)

(*1) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(*1) Six (6) or more family dwelling unit structures and other permitted uses shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater and, if one (1) to three (3) habitable stories, shall provide at least twenty percent (20%) of the parcel in landscaped open space; if over four (4) habitable stories, shall provide at least fifty percent (50%) of the parcel in landscaped open space. Up to one-half (1/2) of the required open space may be in the form of balconies of at least four (4) feet wide on roofs developed and maintained as garden or recreation areas, but in no case shall space provided for off-street parking, loading or road access ways be counted as open space; and provided that the other permitted uses shall provide a parcel of land at least five thousand (5,000) square feet.

Single Family Homes: § 17-4-11 Single family home placement standards

Performance standards: § 17-4-4(b)

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | | |
|--|-----------------------------------|--------------------------------------|
| 1. Accessory community garden | 11. Civic club | 22. Parking lot |
| 2. Accessory dwelling unit, established | 12. Home, Children | 23. Photography studio |
| 3. Accessory heliport, emergency medical | 13. Home, Disabled | 24. Religious institution |
| 4. Art gallery | 14. Home, elderly | 25. Residence, condominium |
| 5. Assisted living facility | 15. Hospital | 26. Residence, multi-family |
| 6. Beauty salon or barbershop | 16. Manufactured home, one-family | 27. Residence, one-family |
| 7. Bed and breakfast home | 17. Mixed Use | 28. Residence, three and four family |
| 8. Bed and breakfast inn | 18. Museum | 29. Residence, townhouse |
| 9. Boarding-house | 19. Office, general | 30. Residence, two-family (duplex) |
| 10. Child care center | 20. Office, medical | 31. Urgent care facility |
| | 21. Office, professional | 32. Wedding facility |

Uses by review.

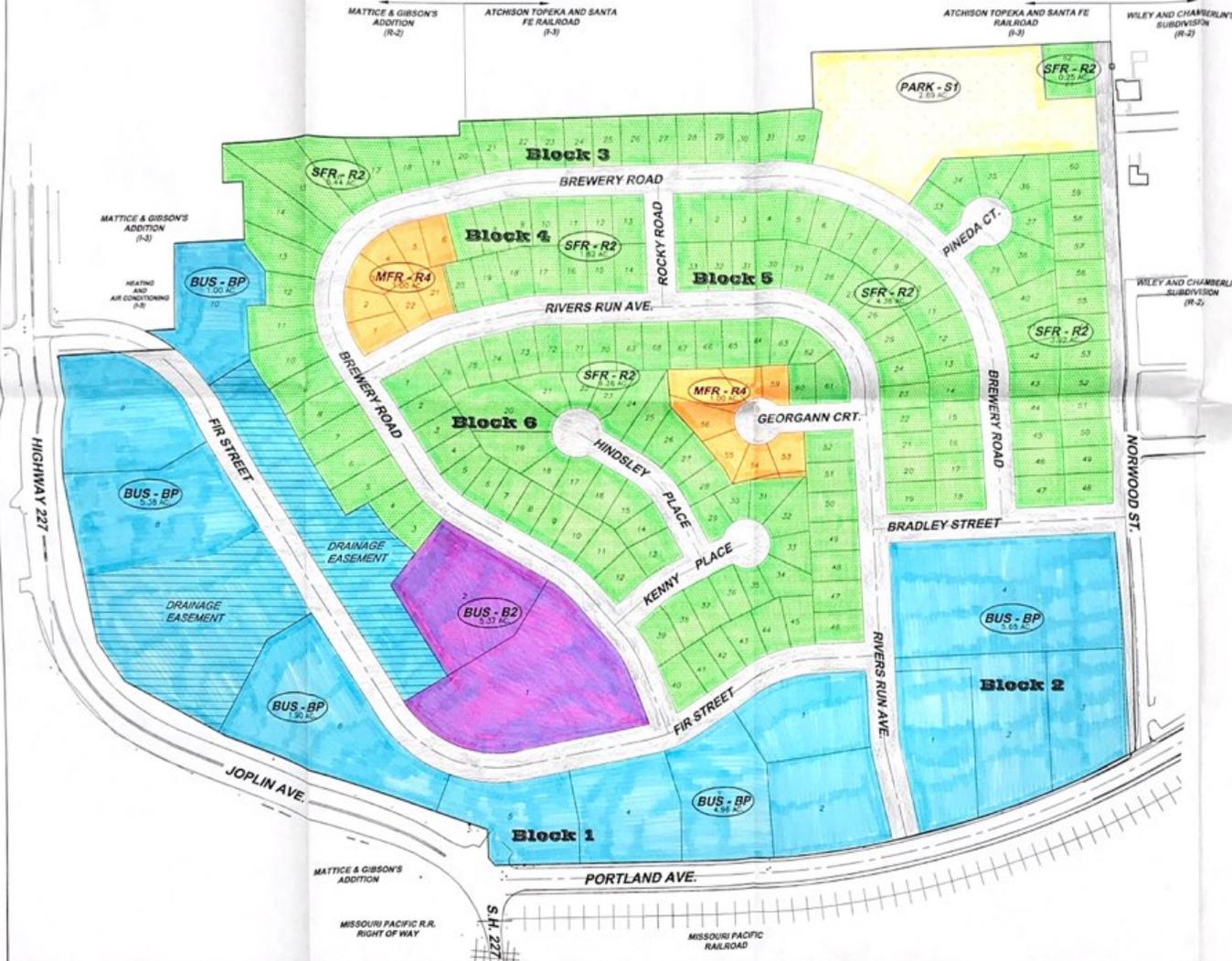
- | | | |
|--------------------------------------|---------------------------------|-----------------------------------|
| 1. Accessory commissary | 11. Crematory | 22. Nursing home |
| 2. Accessory drive-thru | 12. Financial institution | 23. Parks, trails and open space |
| 3. Accessory emergency generator | 13. Funeral home | 24. Public utilities |
| 4. Accessory pigeon and dove keeping | 14. General service | 25. Recreation facilities, indoor |
| 5. Adult day service center | 15. Group care facility | 26. Restaurant |
| 6. Broadcasting studio | 16. Halfway house | 27. Restaurant, carry-out |
| 7. Catering service | 17. Heliport, emergency medical | 28. School, trade |
| 8. Charitable institution | 18. Hospice care facility | 29. Student Housing |
| 9. Commercial, established | 19. Instructional studio | 30. Theater, general |
| 10. Community center | 20. Massage establishment | |
| | 21. Mortuary | |

Conditional uses:

- | | | |
|---|------------------------------|---|
| 1. Accessory antenna | 5. Artist studio | 10. Legal non-conforming uses |
| 2. Accessory commercial patio | 6. Child care home | 11. Live-work unit |
| 3. Accessory medical marijuana home cultivation | 7. Community garden | 12. Temporary construction yard |
| 4. Accessory solar array | 8. Development in floodplain | 13. Mobile food vendor |
| | 9. Home based business | 14. Temporary model home (sales office) |

RIVER'S RUN REZONING PLAN

A portion of Mattice and Gibson's Addition together with certain vacated streets and alleys, being part of the SE 1/4 of Section 31, and part of the SW 1/4 of Section 32, Township 20 South, Range West of the Sixth Principal Meridian. Pueblo County, State of Colorado.



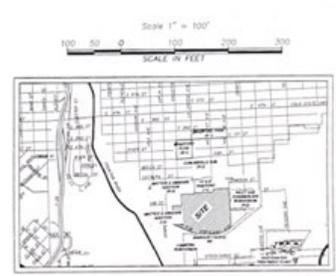
TOTAL SITE: 467.83 ACRES

Land Use Table				
TYPE	ZONE DISTRICT	UNITS	ACRES	DENSITY (Units/Acre)
SFR - Single Family Residential	R-2	178	25.00	7.04
MFR - Multi-Family Residential	R-4	15	2.00	7.50
BUS - Business	B-2	2	3.43	0.58
BP - Business Park	BP	14	16.41	0.85
Road Right-of-Way (60-FT)	N/A	N/A	13.78	N/A
* Park	N/A	1	2.89	N/A
* Detention Easement	N/A		4.42	N/A

* Park to be dedicated to City of Pueblo. Drainage easement acreage approximate.

Non Residential					
TYPE	ZONE DISTRICT	AREA (ACRES)	PHASE 1 (ACRES)	PHASE 2 (ACRES)	PHASE 3 (ACRES)
BUS - Business	B-2	3.43	0	2.14	1.29
BP - Business Park	BP	16.41	15.41	0	1
* Park	N/A	2.89	0	2.89	0
* Detention Easement	N/A	4.42	2.48		1.94

- General Notes:
1. Open space consists of park to be dedicated to City of Pueblo.
 2. Park acreage is 10.7% of the total residential land use.
 3. Drainage easement acreage is approximate until drainage plan is finalized.
 4. Drainage easement maintenance shall be the responsibility of the property owner.
 5. Drainage easement acreage is 16.9% of the total non-residential acreage.
 6. Use area boundaries as shown are approximate.
 7. Lot layout is approximate.





Planning & Community Development

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

Planning & Zoning Map Amendment Application (Rezoning)

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

Property Owner	
Name: Aaron Haaga	
Company: Ambrose Real Estate LLC	
Address: 6375 S. Highland Dr. Salt Lake City, UT	Zip: 84121-6561
Phone: (801) 706-5919	Email: Aaron@stonebrook.com
Applicant	
Name: Aaron Haaga	
Company: Ambrose Real Estate LLC	
Address: 6375 S. Highland Dr. Salt Lake City, UT	Zip: 84121-6561
Phone: (801) 706-5919	Email: Aaron@stonebrook.com
Person or Firm Representing (If Different From) Owner or Applicant	
Name: Keith Isberg	
Company: DK Horn Engineering	
Address: 2441 S Prairie Ave, Pueblo, CO	Zip: 81005
Phone: (719) 696-8274	Email: keith@dkheng.com
<i>The applicant will be the primary contact unless otherwise noted.</i>	
Project Location: NE Corner of Portland Ave. and Jopline <small>(address or general description)</small>	
Parcel# See Attached	
Legal Description: See Attached	
Subdivision: Rivers Run	Acreage: 25.9
Existing Zone District: R-2 and B-P Refer to attachment	Proposed Zone District: R-5

Purpose of this Application:

- To permit development of the property not allowed under the existing zone district.
- To provide proper zone district in conjunction with the subdivision plan for the area.
- In conjunction with the Annexation petition to annex the property in a use different than the existing Pueblo County Zoning.
- Other (specify): _____

(Continued from previous page)

Statement of Facts:	
Justifying the zone change request. Be specific; use additional sheets if necessary.	
See attached	
Description of area surrounding proposed development:	
See attached.	
A general description of the proposed development to the distance which will be affected; such description including subjects of environmental effect, economic effect and traffic effect, if any; and such description carried out in scope and detail to the extent needed to support the requested amendment and as may be required by the Planning and Zoning Commission.	
See attached.	
<input checked="" type="checkbox"/> A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.	
Estimated date for beginning project:	MARCH 1, 2022
Estimated date for completion of project:	MARCH 1, 2024
A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.	
<input checked="" type="checkbox"/> CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. (if applicable)	
By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
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.	
Office Use Only	Zoning Compliance (Completed by City Staff)
	Application received by: _____ Date: _____
	Application checked for completeness by: _____ Date: _____
	Case Manager: _____ Fee Paid: _____
Hearing date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions



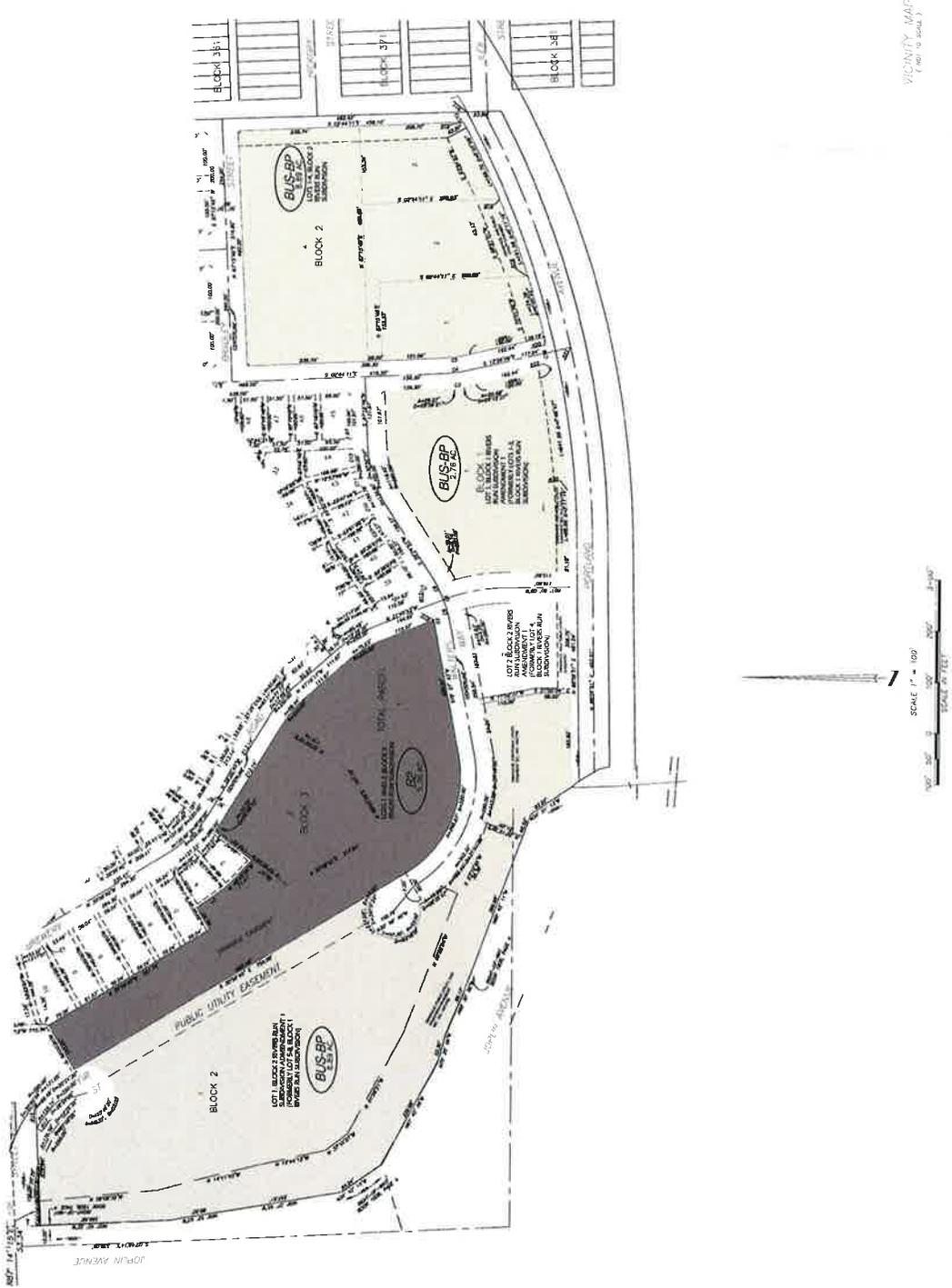
Planning & Community Development

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

- 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.

Property Owner		
Print Name:	Ambrose Real Estate, LLC	
Signature:		Date: 1/7/22
Applicant, if different from Property Owner		
Print Name:		
Signature:		Date:

EXISTING ZONING EXHIBIT



VICINITY MAP
(SEE SHEET 4)

February 22, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Ambrose Real Estate, LLC** for the approval of the following application(s) generally located north and east of S. Joplin Ave. and north of S. Portland Ave.

Z-22-01 River's Run Rezoning: Rezoning of 23.61 acres from B-P, Business Park to R-5, Mixed Residential and Office District

V-22-01 Rivers' Run Subdivision Right-of-Way and Easement Vacation: Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2.

S-22-01 River's Run Subdivision 1st Amendment: Re-subdivision of 12.88 (13 lots) into three multi-family residential lots.

The Planning and Zoning Commission meeting will be held on 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=WUdnaHVGBnlCdHRrUHNFZnpPWGIYdz09>, 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, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

February 22, 2022

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

CASE NUMBER Z-22-01

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 Rivers Run to be sent to the attached list of owners of the real property lying within three hundred (300) feet of the said property on which the Zoning Map Amendment is proposed by depositing the same properly addressed and postage paid in the post office, as set forth in the Code of Ordinances, Section 17-6-2.

2-18-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Zoning Map Amendment of the property commonly known as Rivers Run, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

2-18-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStreet	OwnerCity	OwnerZip
PHILLIPS MITCHELL DEAN + ADDINGTON R	1000 HICKORY ST	PUEBLO	CO 81001-5514
ARAGON PAUL L	1000 S NORWOOD AVE	PUEBLO	CO 81001-5516
JIMENEZ RICARDO ALFONSO + JIMENEZ VI	1009 FIR ST	PUEBLO	CO 81001-4506
BARELA CARLA M + CORDOVA DANIEL A +	1015 FIR ST	PUEBLO	CO 81001-4506
ERA HOLDINGS II LLC	1152 41ST LN	PUEBLO	CO 81006-9315
HAMMOND DALE H	1201 S LA CROSSE AVE	PUEBLO	CO 81001-4543
HARP LLC	14183 E LAYTON DR	AURORA	CO 80015-1244
LOPEZ CRYSTAL	1502 GRENADILLO ST	PUEBLO	CO 81001-4516
FINN WILLIAM G + TAPIA BERDINE	1504 GRENADILLO ST	PUEBLO	CO 81001-4516
GONZALES GREGORIO + GONZALES PHYLL	1509 GRENADILLO ST	PUEBLO	CO 81001-4515
CHAVEZ MARQUEZ JAIME	1511 GRENADILLO ST	PUEBLO	CO 81001-4515
TONY J BELTRAMO + SONS INC + BELTRAMI	1541 STOCKYARD RD	PUEBLO	CO 81001-0468
DEPT OF HIGHWAYS STATE OF COLORADO	4201 E ARKANSAS AVE	DENVER	CO 80222-3406
PRICE ADAM STEVEN	4760 S HIGHLAND DR PMB	SALT LAKE CITY	UT 84117-5149
LEGENDS SUBDIVISION LLC + AMBROSE RE/	6375 S HIGHLAND DR	SALT LAKE CITY	UT 84121-6561
OUR FUTURE LEASING CO LLC + C/O ECO SI	750 PARK OF COMMERCE D	BOCA BATON	FL 33487-3650
ESQUIVEL JAVIER A	810 S NORWOOD AVE	PUEBLO	CO 81001-4400
GIBSON DANIEL LEWIS	813 S NORWOOD AVE	PUEBLO WEST	CO 81001-4462
BUNN ALPHONSO	817 S NORWOOD AVE	PUEBLO	CO 81001-4462
MARIN ARTEMIO ANDRADE	821 S NORWOOD AVE	PUEBLO	CO 81001-4462
COMINS CHRISTINE J + LINDREN LORA LEE	833 30 1/2 LN	PUEBLO	CO 81006-9540
GARCIA LAURA + GARCIA LORI A	935 ELM ST	PUEBLO	CO 81004-2531
CITY OF PUEBLO A MUNICIPAL CORPORAT	PO BOX 1427	PUEBLO	CO 81002-1427
FEARN GARY R	PO BOX 20368	COLORADO CITY	CO 81019-2368
GONZALES GREGORIO/GONZALES ERNEST	PO BOX 8806	PUEBLO	CO 81008-8806
A T + S F RR CO	PO BOX 961089	FORT WORTH	TX 76161-0089