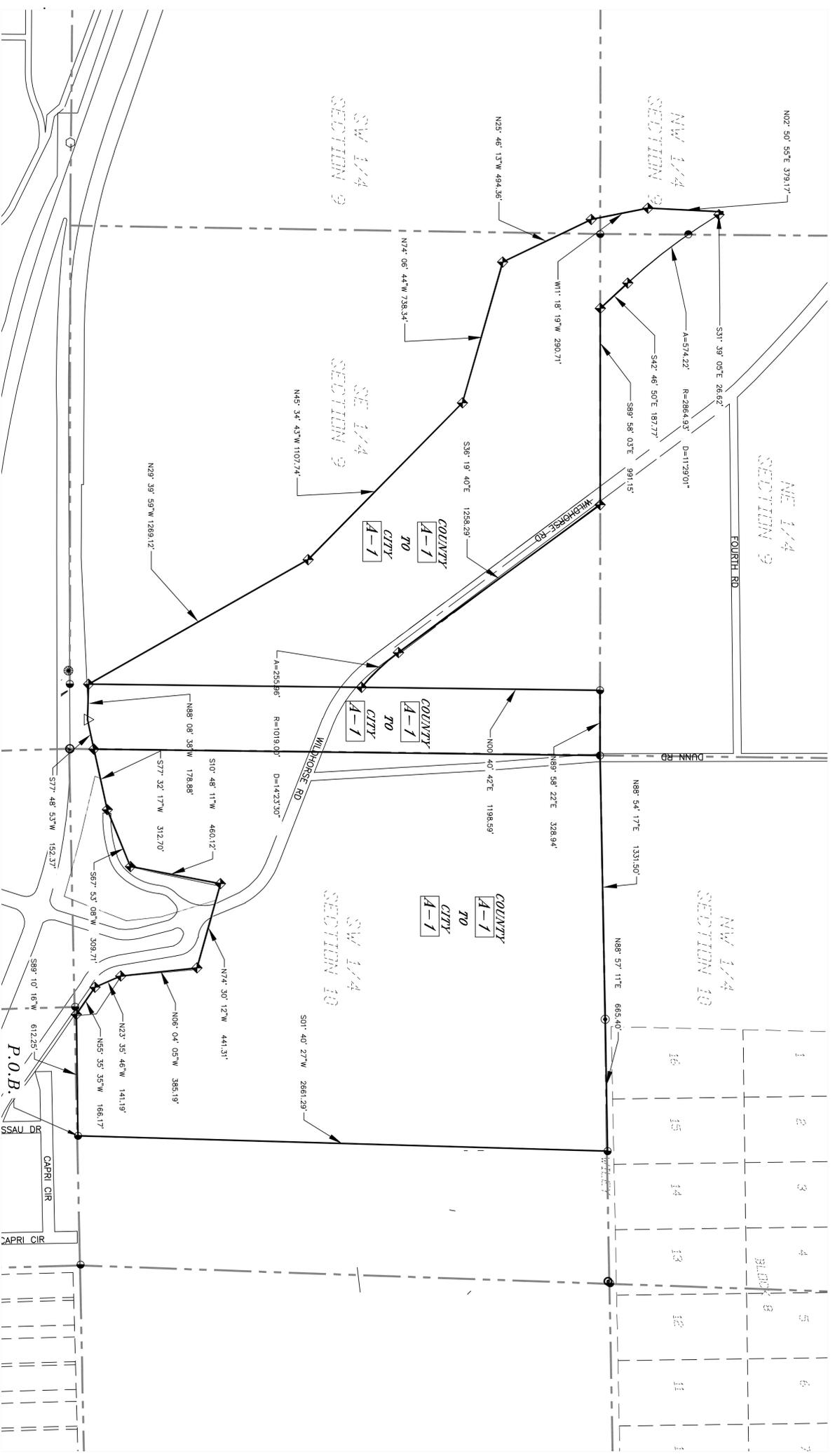


EXHIBIT B ZONING EXHIBIT

A PORTION OF THE SE 1/4 OF THE NW 1/4, A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A PORTION OF THE E 1/2 OF SECTION 9 AND A PORTION OF THE W 1/2 OF THE SW 1/4, A PORTION OF THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO.



LEGEND

— PROPOSED ZONING BOUNDARY

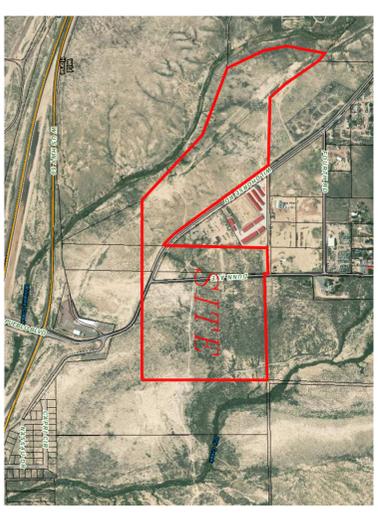
COUNTY A-1 EXISTING ZONING

CITY T0 PROPOSED ZONING



BASIS OF BEARINGS

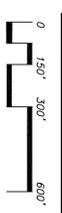
BEARINGS BASED ON THE EAST LINE OF THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN TO BEAR N 01 DEGREES 40 MINUTES 27 SECONDS MONUMENTED ON BOTH ENDS WITH AD 3 3/4" DIAMETER ALUMINUM CAP STAMPED WITH PLS 33200



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NORTHSTAR ENGINEERING AND SURVEYING, INC.

SCALE: 1" = 300'



JN 18 044 00

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, May 11, 2022 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:
<https://pueblo.zoom.us/j/92717867722?pwd=WUdnHVGbnlCdHRrUHhNFznpPWG1YDz09>

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 3:35 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; and Joe Martellaro, Associate Engineer II.

PUBLIC MEETING AGENDA AND ACTION

Regular Agenda

2b. PUD-22-01: PUD Site Plan Review – Crawford Townhomes – 2601 Crawford St., 12 multifamily residential structures totaling 49 dwelling units (Uplands Townhomes Phase 2B) in the Uplands Townhomes Phase 2, Planned Unit Development (PUD).

Staff report by Beritt Odom.

SYNOPSIS:

The Housing Authority of the City of Pueblo is seeking approval of a PUD Site Plan for the Crawford Townhomes, 12 multifamily residential structures, providing 49 dwelling units within Phase 2B of the Uplands Townhomes Phase 2 PUD. Phase 2B will replace 11 of the existing Sangre de Cristo apartments. The elevation plans for the new multifamily structures indicate nine building types; however, the site plan shows only seven different building types proposed for construction. One multifamily structure, D2, will be a single story, the remaining structures are two stories. The proposed multifamily units will be constructed on Lots 1 and 2, Uplands Townhomes, Filing No. 3.

BACKGROUND AND ANALYSIS:

The Uplands Townhomes, Phase 2, PUD Zoning was approved in November of 2018. Phase 2 redevelopment of the Sangre de Cristo Apartments is divided into three subphases for development, Phase 2A, Phase 2B, and Phase 2C. Phase 2A of the multifamily development was completed in August of 2021 totaling 17 multifamily residential structures. Phase 2B, is further divided into three phases of construction within the Uplands Townhomes, Filing No. 3 Subdivision.

Construction Phase 1

The first phase of construction is located north of Tribal Nations Ave. and will include four multifamily structures, buildings A3, E4, D2 and F1, which is a mixture of single- and two-story structures. Construction Phase 1 area will be accessed by Tribal Nations Ave.

Construction Phase 2

The second phase of construction will occur within Lot 2, Uplands Townhomes, Filing No. 3 adjacent to the east side of Prairie Avenue. Four multifamily structures will be constructed, buildings A11, A10, A9, and G12, all are two story structures. The proposed development schedule and access plan indicates that access for this second phase of construction will be provided from Prairie Ave.; it appears that this access point is planned to be a permanent intersection. According to the PUD, the only access point to Prairie Avenue is at the intersection of Tribal Nations Ave., located at the mid-point of development. The proposed intersection of the private access drive with Prairie is also not supported by the Uplands Townhomes, Filing No. 3 Subdivision. The subdivision does not provide an access easement or private drive at the intersection.

Construction Phase 3

The third phase of construction will consist of four multifamily residential structures, buildings C5, B6, A8, and H7, all structures are two stories and will be accessed from Alma Ave. and Ponica Lane.

The Housing Authority of Pueblo is proposing a “blocky modern style” as requested by the investor for the Phase 2B, multifamily structures. Façade materials for the proposed structures consist of three different stucco colors, steel siding with a cedar wood appearance, Berridge Steel siding, and metal trim. The colors for the stucco, steel sidings, and trim have not been finalized. Phase 2A multifamily structures are a more traditional cottage architectural style with standard gables, dormers, stucco, brick accents, and lap siding façade materials. The proposed modern style architecture will provide a distinct contrast from Phase 2A. The Housing Authority is proposing to orient the front doors of the residential structures towards the interior green space for safety

reasons and to promote walkability within the neighborhood. The front doors of Phase 2A are also oriented to the internal green space.

ANALYSIS:

The PUD Development Guide provides the standards for the entire development. The Pueblo Municipal Code (PMC) provides additional requirements not specifically addressed by the Development Guide.

RECOMMENDED MOTION: Staff recommends the Planning and Zoning Commission **APPROVE** the proposed PUD Site Plan with the following noted:

1. Remove the southern intersection of the access drive with Prairie Ave. The 40-foot Public Access and Public Utility Easement on the Uplands Townhomes, Filing No. 3 Subdivision Plat does not connect to Prairie Avenue. Section I., 3., of the Uplands Townhomes Phase 2, Planned Unit Development Guide states that the development will only have one access point to Prairie Avenue. Sheet 4, Phasing Plan of the Development Guide indicates the intersection with Prairie Avenue will occur mid-block at Tribal Nations Ave. during the future Phase 2C of the development.

CHARACTER AND COMPATIBILITY:

- **Performance Standards:**
The PUD Development Guide and the PMC outlines the Performance Standards and are described in detail below:

Architectural Standards.

The architecture of the buildings must comply with Section 7. of the PUD Development Guide. However, section 7 of the Uplands Townhomes Phase 2, Planned Unit Development Guide, requires almost all the required architectural features to be parallel with or visible from the “front lot line.” Multiple residential units are located within one large lot; therefore it is not feasible for the architectural elements to be parallel or visible from the “front lot line” as the PUD requires.

Buildings:

All Townhomes shall:

1. The front of the dwelling shall be parallel (within 30 degrees) to the front lot line.
 - The front doors of the multifamily residential structures are planned to face the internal greenspace. Current development trends, in cluster housing, orient front doors and porches toward open green space and trails. Facing the dwelling units and porch areas towards the common green space is intended to promote pedestrian activity creating an interconnected neighborhood. Additionally, orienting the front doors towards the common green space, as opposed to the interior streets and parking, will promote resident safety within the Uplands Townhome development; it is not possible.
 - The Planning Department does not object to the front doors of the dwelling units facing the interior green space.

2. Have masonry or other contrasting material that project from the wall plane on the building façade;
 - According to Amy Hurtig-Smith, project architect, the architectural metal siding, that looks like Cedar Wood, projects from the wall plane beyond the stucco wall plane with a one-inch trim. The metal siding projections will be visible from the internal streets and greenspace.
2. One (1) or more dormers;
 - All seven building models include modern dormers. According to the project architect, Amy Hurtig-Smith, “a dormer is a roof structure that projects vertically beyond the plane of a pitched roof.” Hurtig-Smith states that “a dormer can have many shapes: rounded, single-pitch, horizontal, triangular, or gable shaped. All proposed buildings have a single pitch dormer, which creates the modern look.
4. Three (3) or more gables;
 - All seven building models include modern gables, some of which are one sided. According to Hurtig-Smith, “the definition of gable is a triangular wall formed at the sloping roof. All structures have triangular shaped walls.
5. Building face or roof offsets (minimum twelve-inch offset);
 - All seven structures provide a minimum amount of building face offsets.
6. Two (2) or more windows, with a combined minimum of twenty [20] square feet of glazed area, at least one of which has minimum operable opening of 20" wide × 24" high;
 - All seven structures provide a combined minimum of 20 square feet of glazed area, with at least one having an operable opening of 20" wide by 24" high.
 - Project Architect, Hurtig-Smith, explained that the smaller slot windows on the second floors were included in the previous 2A Phase. These windows are above the shower and bath units; therefore, they can only provide the slot windows or completely remove the windows. Additional architectural features within this central portion of the structure would compromise the modern design that was requested by the investor.
7. Minimum ten-inch eaves (all eaves);
 - All seven structures provide ten-inch eaves.
8. One (1) or more of the following types of exterior siding:
 - a) Horizontal lap siding, including simulated horizontal lap siding;
 - b) Vertical siding, with a pattern repeat of less than twelve (12) inches;
 - c) Beveled siding; or
 - d) Stucco;

- All seven structures provide steel lap siding, stucco, and steel siding that looks like Cedar Wood.
9. A covered porch entry (minimum five-foot depth) for the front entrance. When the front entrance is not parallel to the front lot line, the porch shall be visible from the street;
 - All buildings provide a covered porch entry (minimum five-foot depth) for the front entrance; however, on all buildings the front porch does not face the street (front lot line).
 - The front porches are visible from the interior courtyards.
 10. Have wood or composition trim, nominal four-inch for exterior siding;
 - All seven structures have front facades provide contrasting trim around the windows and doors. Trim width is between two to four inches.
 11. Have more than one (1) exterior material or contrasting color (not including trim material).
 - All seven structures have three or more colors on front, rear, and side facades.

Fence Materials:

- Fences shall be provided for privacy to rear yards with either 6-ft tall faux stone vinyl fences or 6-ft tall privacy wood fences or approved equal.
 - The applicant has requested a modification from the height of the fences provided for rear yards to allow 4-ft to 6-ft tall fences.
 - Staff supports this request as reducing the height of the fences along the street frontage will allow greater visibility to the streets and reduce the amount of fencing that obstructs the view of the rear façade of the buildings.

Landscape Standards.

- The Development Guide requires landscaping to comply with Section 17-4-7 of the PMC except where it specifically allowed for an amendment in the requirements.
- The submitted landscape plan complies with the Development Guide.

Parking Standards.

- The PUD requires a minimum of 1.25 parking spaces per dwelling unit. The proposed Crawford Townhomes will include 49 dwelling units, which requires 61.25 parking spaces.
 - Parking space count:
 - Standard parking spaces-64
 - ADA parking spaces-8
 - Total parking spaces-74

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

Municipal Code specifies four (4) criteria to be evaluated in conjunction with a PUD Site Plan application. The Planning and Zoning Commission, before a PUD Site Plan may be approved, shall make the findings concerning the following:

1. **The Site Plan conforms to the concepts of the approved PUD zone district and meets the Design Standards and Guidelines for PUDs adopted by City Council.**
Staff Analysis of Finding #1

Staff has determined that the proposed Site Plan generally conforms to the concepts of the Development Guide.

2. **Areas designated as recreation, parks and open space are accessible, available and usable for the purpose to which they are intended.**
Staff Analysis of Finding #2

Areas for recreation, parks and open space are accessible, available and usable. All residential structures will front a common green space for passive recreation and pedestrian circulation. A playground is located approximately 600-feet from the furthest residential structure.

3. **The continued use, maintenance, protection and development of all parks, recreation, open space and common areas are assured. The City Attorney's office shall, in writing to the Planning and Zoning Commission, attest that the proposed covenants, restrictions, conveyances, special agreements, homeowner association contracts and other documents will secure continued use maintenance, protection and development of all park, recreation, open space and common areas.**
Staff Analysis of Finding #3

The continued use, maintenance, protection and development of all common areas will be provided by the Housing Authority of Pueblo.

4. **Proper notification to adjacent property owners within three hundred (300) feet of the exterior boundary of the PUD Site Plan has been sent and the required public hearing has been held.**
Staff Analysis of Finding #4

Notice has been sent by the Department of Planning & Community Development to surrounding property owners and the public hearing will be held during a regularly scheduled Planning and Zoning Commission meeting.

QUESTIONS OF STAFF:

Cheryl Spinuzzi – Is there access from the back doors to their parking? Ms. Odom indicated that all units would have back doors that access a back patio areas and trash receptacles.

Mike Castellucci – Was anything worked regarding the small windows in the middle of the structures. Ms. Odom indicated that the windows above the showers which did not allow for larger windows, so they either could leave them as is or remove them all together.

HEARING: Amy Hurting-Smith, HGF Architects was sworn in and testified on behalf of the applicant. There is a back door through the kitchen area in the units with the living rooms facing and accessing the greenery area. Castellucci asked there is reason for the variation of style with this phase compared to the other phases. Ms. Hurting-Smith indicated that each investor likes to have their own style to know which buildings they are investing. Mr. Castellucci asked if they looked into how to modify the small windows in the shower areas with other treatments? Ms. Hurting-Smith indicated they were using a modern style of architecture that have different styles of windows incorporated into the modern design.

MOTION: Motion to approve PUD 22-01 to City Council with the one staff condition and standard conditions was made by Bailey, second by Aznar.

MOTION PASSED 7-0

3. **V-22-02: Vacation:** Vacate a 16' by 105' long portion of an unimproved public alley in the Wiley and Chamberlin Subdivision, Block 362.

Staff Report by Wade Broadhead

BACKGROUND:

The applicant is proposing to vacate the remaining alley (1,111 sq ft) in Block 362 of the Wiley and Chamberlin Subdivision. After the vacation of the alley the applicant will rearrange the vacated alley area with existing lots to form a new building parcel. The proposed alley right of way runs from west to east and dead ends into the right-of-way for Portland Avenue and provides no access to any properties other than the applicants. This vacation will create a more buildable parcel and eliminate residual slivers of land.

The purpose of this vacation request is to create a new single lot for the commercial development of a business site. The applicant has already submitted the lot line rearrangement application pending this action and has been working with staff on the development of this property. Staff did not receive any comments or objections to the applications from any city department or utilities.

Applicable Regulations:

Sec. 12-5-1 through 6 of the Pueblo Municipal Code (PMC) concerning vacations of streets, alleys, etc.

Recommended Action:

The Subdivision Review Committee recommends that the Easement Vacation be recommended for **APPROVAL**.

QUESTIONS OF STAFF:

Cheryl Spinuzzi – Once the alley is vacated does the City deed title? Md. Broadhead responded that the applicant has submitted a lot line rearrangement that will vacate the easement and adjust the existing property boundaries of their ownership.

Sara Martinez – Is this property within the newly established urban renewal district on the east side? Mr. Hobson responded that this property is south of 4th Street along Portland Street and is not within the new urban renewal area.

HEARING: Nathaniel Evans, 904 S. Ogden, applicant, was sworn in and testified on behalf of the application. Ms. Martinez asked what type of commercial will be developed. Mr. Evans responded that the property will be used for a retail marijuana cultivation facility.

No one else spoke in support or opposition for the application.

MOTION: Motion to recommend approval of V-22-02 to City Council was made by Bailey, second by Martinez.

MOTION PASSED 7-0

- 1. Z-22-03: Rezone:** approximately 179.38 acres generally located north of West U.S. Hwy 50 and North Pueblo Blvd. from Pueblo County A-1 and A-3 to City A-1, for not more than a 10-year period

Staff Report by Beritt Odom.

BACKGROUND AND ANALYSIS:

The proposed rezoning is for the entire Wildhorse Crossing Annexation Site 179.38 acres, which was approved by City Council January 21, 2022 (Ordinances 10103 and 10104). The applicant, Mr. Dean, is proposing to zone the property A-1, Agricultural One according to the Annexation Agreement, January 31, 2022. Prior to development of uses, that are not allowed within the A-1 Zone District, the property must be rezoned to a land use classification most nearly corresponding to the land use classification identified in the Pueblo Regional Comprehensive Plan, as amended.

STAFF REVIEW AND FINDINGS:

The 179.38 acre parcel meets the area of the A-1 Zone District.

CHARACTER AND COMPATIBILITY:

Site Character:

The property is currently undeveloped.

Neighborhood Compatibility:

North	County A-1, undeveloped; County A-2, outdoor storage; County PUD, self-storage; and County A-3, undeveloped and contractors' yard
East	County A-1, Agricultural One, undeveloped
South	County A-3, undeveloped; County A-1, undeveloped; and City S-1, CDOT Highway Maintenance Facility.
West	County A-1, undeveloped

Comprehensive Plan Compliance:

Wildhorse Crossing is designated as a Special Development Area by the Pueblo Regional Comprehensive Plan, 2002. Special Development 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. An Overall Development Plan (ODP), establishing a land use plan that includes provisions for a mixture of commercial, office, business park, and multifamily residential uses, was approved by the Planning and Zoning Commission on March 9, 2022. The ODP conforms with the Comprehensive Plan designation of Special Development Area. When applications to establish the uses approved in the ODP land use plan are requested, the property must be rezoned prior to development.

RECOMMENDED ACTION:

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

HEARING: Drew Brice, NorthStar Engineering, representing the applicant, was sworn in and testified on behalf of the application.

No one else testified in support of the application.

Bonifacio Cosyleon, 1700 Wildhorse Road, testified not necessarily against the rezoning but had questions about the project. He wondered whether the applicant had contacted PEDCO to see if there were any incentives that could be provided? Mr. Castellucci indicated that this hearing was to change the zoning of the property and was not within the authority of the board. Mr. Castellucci indicated that any PEDCO incentives be addressed with City Council. Mr. Cosyleon indicated that he felt this development and potential incentives were pertinent to this hearing.

Mr. Cosyleon stated that there are a lot of little steps in the development process and a lot of other entities would like to have more information as to what is going on with this development. Ms. Odom indicated that the planning department could provide Mr. Cosyleon with a copy of the overall development plan that shows the future land uses for the property. Mr. Castellucci indicated that the overall development plan was previously approved by the board when the property was annexed into the City. Mr. Avalos indicated that the annexation was noticed in the newspaper prior to any hearings before the board hearing. Mr. Hobson stated that the overall development plan was reviewed in a previous public hearing held by the board and adjacent property owners were notified of the application and hearing date. Mr. Hobson further stated that according to the City's zoning requirements, a property annexed into the City has to zone the property within 90 days following the annexation into a City zone district. Prior to any subdivision of the property, the area being proposed for development would need to be rezoned from the A-1 district into a compatible zone district that would be heard by this commission, as well as through a public hearing at City Council.

Mr. Cosyleon asked whether the residents in the surrounding area have the ability to question to proposed zoning of the property, even if it is not necessarily positive or negative? Mr. Castellucci added that any zoning changes would be through public hearings with this board and through City Council.

Mr. Cosyleon asked about a timeline for the development and if any of the infrastructure will be completed by the City or if that was solely at the cost of the developer and if impact to adjacent properties to the south and further east toward the railroad are taken into account. Ms. Odom indicated the rezoning requests need to be in accordance with the Pueblo Regional Comprehensive Plan. The current Comprehensive Plan designates this area as a “Special Development Area”, so every property is required to prepare a master plan before any zoning action can happen. She noted that the City will soon be adopting a new Comprehensive Plan and this area will no longer be in a “Special Development Area”, however the land uses have not drastically changed from the current plan.

No one else testified in regard to this application.

Mr. Brice, responded to the testimony of Mr. Cosyleon by stating that most the information that was being questioned is in the overall development plan, including a traffic plan and all the different segments of the plan will provide him with other information. The property owner will need to subdivide to create the lots prior to development and rezone. He will be able to testify when those additional applications have public hearings.

MOTION: Motion to recommend approval of Z-22-03 to City Council was made by Bailey, second by Avalos.

MOTION PASSED 7-0

NEW/OLD BUSINESS:

None

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Attest:

Mike Castellucci
Chairperson

Scott Hobson
Executive Secretary

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

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Planning & Zoning Commission

Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-03

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

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

DATE: May 11, 2022

SUBJECT: Wildhorse Annexation Zoning

APPLICANT: Warren Dean, Wildhorse Land and Holdings, LLC

PROPERTY OWNER: Same

LOCATION: Generally located north of U.S. Highway 50 West and N. Pueblo Blvd. intersection.

EXISTING ZONE: County A-1

PROPOSED ZONE: City A-1, Agricultural One

CONCURRENT REQUESTS: None

REQUEST:

The property owner, Warren Dean, Manager of Wildhorse Land and Holdings, LLC, is requesting to zone the 179.38-acre Wildhorse Crossing Annexation Site from County A-1 to City A-1, Agricultural One as agreed upon in the Annexation Agreement, Case No. A-20-03 Wildhorse Annexation.

BACKGROUND AND ANALYSIS:

The proposed rezoning is for the entire Wildhorse Crossing Annexation Site 179.38 acres, which was approved by City Council January 21, 2022 (Ordinances 10103 and 10104). The applicant, Mr. Dean, is proposing to zone the property A-1, Agricultural One according to the Annexation Agreement, January 31, 2022. Prior to development of uses, that are not allowed within the A-1 Zone District, the property must be rezoned to a land use classification most nearly corresponding to the land use classification identified in the Pueblo Regional Comprehensive Plan, as amended.

STAFF REVIEW AND FINDINGS:

The 179.38 acre parcel meets the area of the A-1 Zone District.

CHARACTER AND COMPATIBILITY:

□ **Site Character:**

The property is currently undeveloped.

□ **Neighborhood Compatibility:**

- | | |
|-------|---|
| North | County A-1, undeveloped; County A-2, outdoor storage; County PUD, self-storage; and County A-3, undeveloped and contractors' yard |
| East | County A-1, Agricultural One, undeveloped |
| South | County A-3, undeveloped; County A-1, undeveloped; and City S-1, CDOT Highway Maintenance Facility. |
| West | County A-1, undeveloped |

□ **Comprehensive Plan Compliance:**

Wildhorse Crossing is designated as a Special Development Area by the Pueblo Regional Comprehensive Plan, 2002. Special Development 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. An Overall Development Plan (ODP), establishing a land use plan that includes provisions for a mixture of commercial, office, business park, and multifamily residential uses, was approved by the Planning and Zoning Commission on March 9, 2022. The ODP conforms with the Comprehensive Plan designation of Special Development Area. When applications to establish the uses approved in the ODP land use plan are requested, the property must be rezoned prior to development.

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:

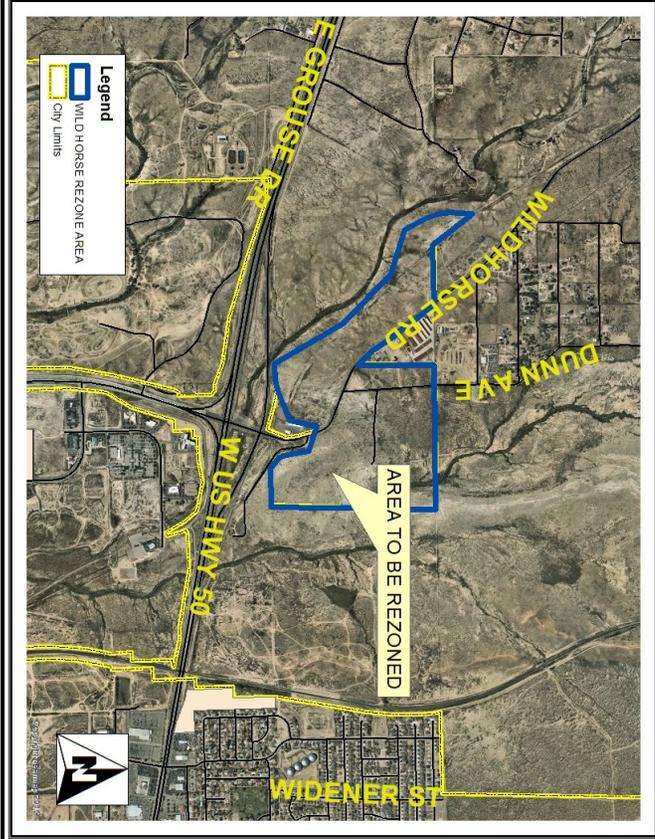
- Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

ATTACHMENTS:

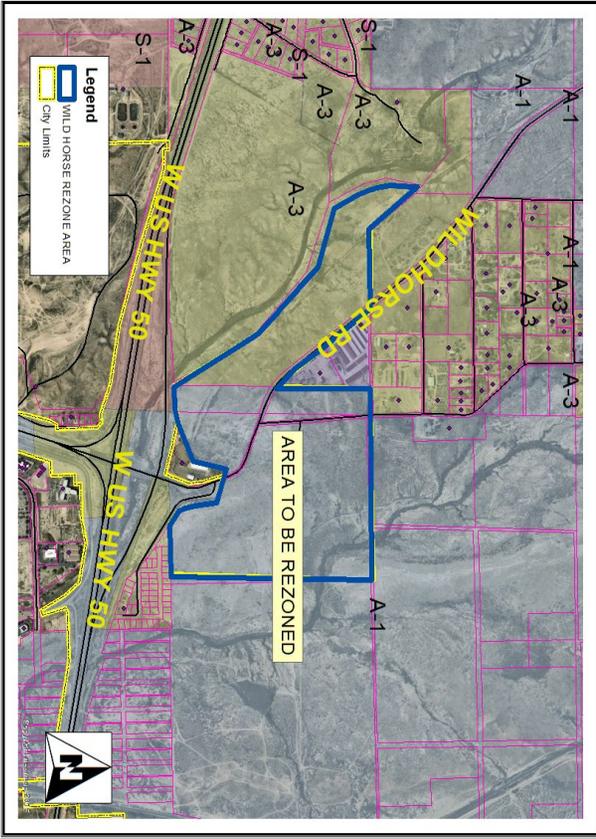
- A. **Aerial Map**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Rezoning Exhibit**
- E. **Application**

ATTACHMENTS:

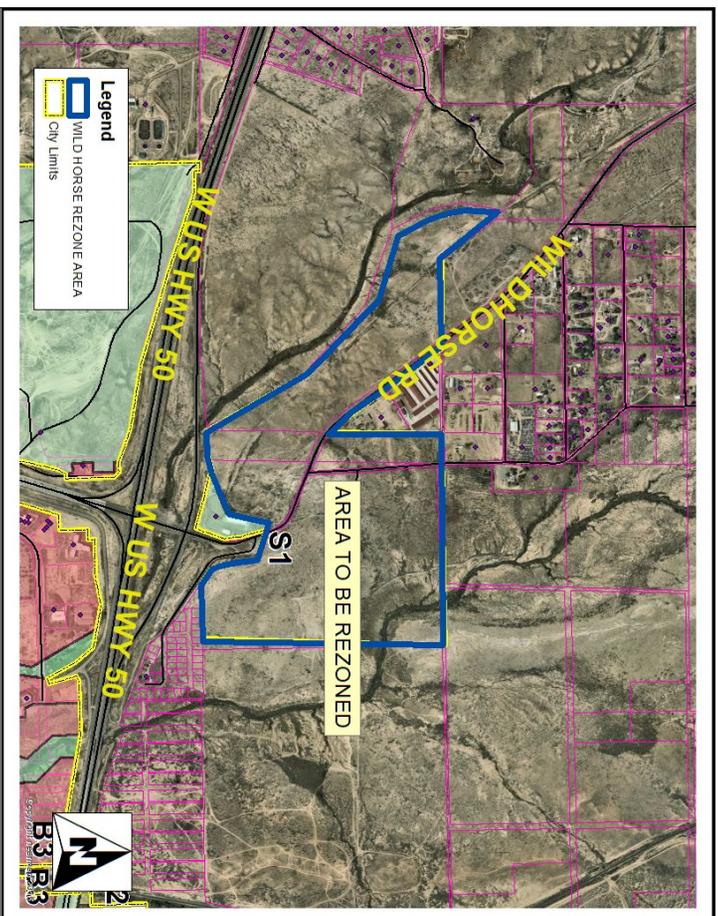
Attachment A:



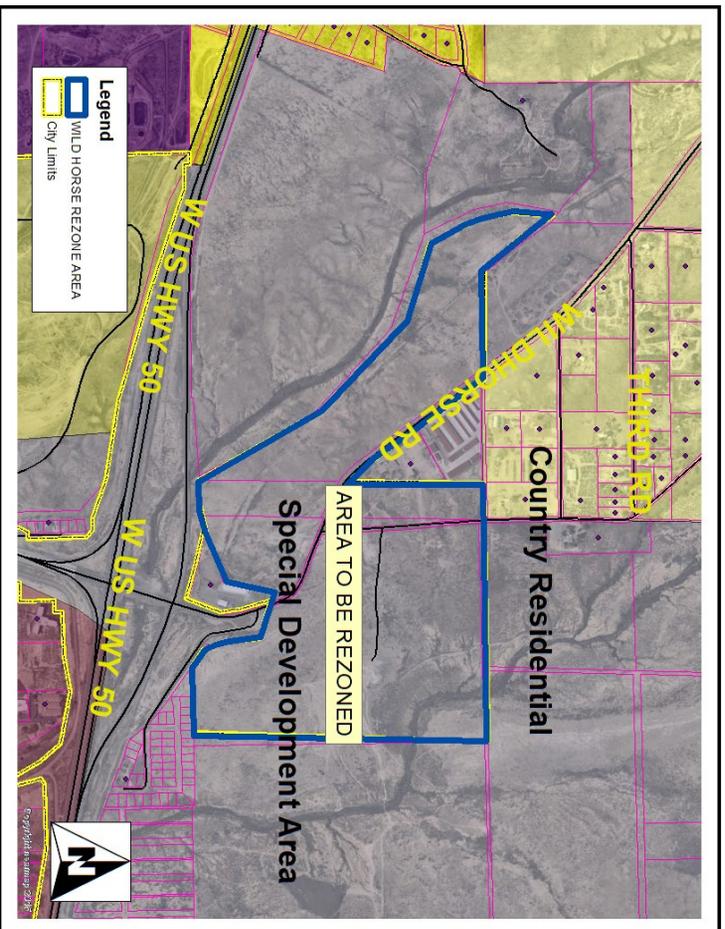
Aerial Photograph of Rezone Site



County Zoning Map



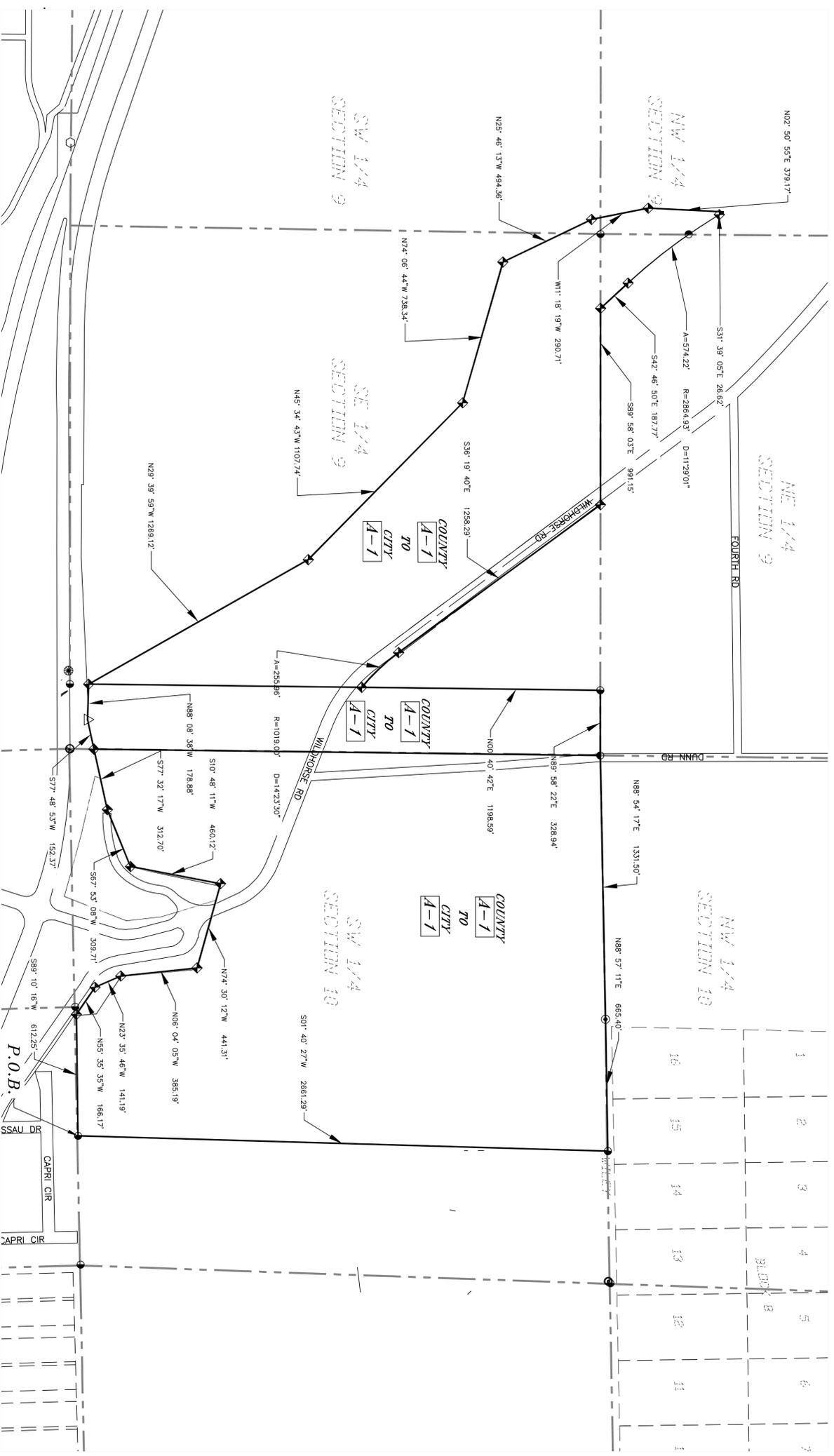
City Zoning Map



Comprehensive Plan Map

EXHIBIT B ZONING EXHIBIT

A PORTION OF THE SE 1/4 OF THE NW 1/4, A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A PORTION OF THE E 1/2 OF SECTION 9 AND A PORTION OF THE W 1/2 OF THE SW 1/4, A PORTION OF THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M. IN THE COUNTY OF PUEBLO, STATE OF COLORADO.



LEGEND

— PROPOSED ZONING BOUNDARY

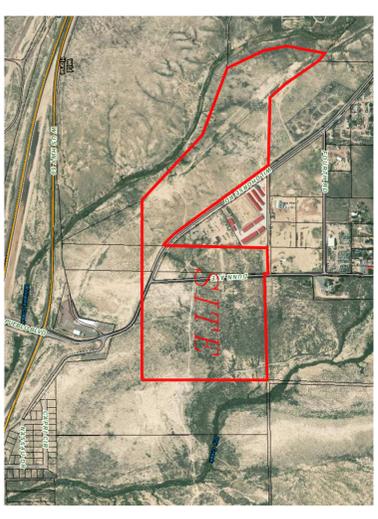
COUNTY A-1 EXISTING ZONING

CITY T0 PROPOSED ZONING



BASIS OF BEARINGS

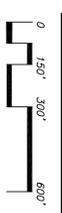
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NORTHSTAR ENGINEERING AND SURVEYING, INC.

SCALE: 1" = 300'



JN 18 044 00



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: WARREN DEAN

Company: WILDHORSE LAND AND HOLDINGS LLC

Address: PO BOX 64140, COLORADO SPRINGS, CO

Phone: () 719-440-1722

Zip: 80962
Email: WARREN@WHD22.COM

Applicant

Name: SAME AS PROPERTY OWNER

Company:

Address:

Zip:

Phone: ()

Email:

Person or Firm Representing (If Different From) Owner or Applicant

Name: DREW BRICE

Company: NORTHSTAR ENGINEERING AND SURVEYING, INC

Address: 111 E. 5TH ST.

Zip: 81003

Phone: () 719-544-6823

Email: DBRICE@NORTHSTAR.CO.COM

The applicant will be the primary contact unless otherwise noted.

Project Location: North of Highway 50 along Wildhorse Road
(address or general description)

Parcel# 510000003, 509000013, 509000005

Legal Description: See Attached

Subdivision: N/A

Acreage: 179.38

Existing Zone District: A-1 COUNTY

Proposed Zone District: A-1 CITY

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.

The property has been annexed into the city. The zoning needs to be changed from A-1 County to A-1 City

Description of area surrounding proposed development:

The majority of the land surrounding the property is undeveloped. There are a couple businesses to the north of the property.

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.

Since this property is changing from A-1 county to A-1 city as part of the annexation, there is no change in use or tentative site plan at this time. The property will be rezoned at a different time if need to accomade future use.

- 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: Early 2022

Estimated date for completion of project: Early 2022

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

The applicant has already successfully annexed the land and submitted a master plan, along with all associated fees and is moving forward with development of the site.

- 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		



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- 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:	Will Chase Land and Holdings LLC
Signature:	<i>[Handwritten Signature]</i>
Applicant, if different from Property Owner	Mayor
Print Name:	
Signature:	
	Date: 2/9/22
	Date:

April 26, 2022

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Warren Dean, Wildhorse Land and Holdings, LLC** for approval of the following application:

Z-22-03 Rezoning: Wildhorse: approximately 179.38 acres generally located north of West U.S. Hwy 50 and North Pueblo Blvd. from Pueblo County A-1 and A-3 to City A-1, for not more than a 10-year period.

The Planning and Zoning Commission meeting will be held on May 11, 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=WUdhaHVGbmlkRHRCUHNlZmpPWG1YdD09>. Meeting ID: 927 1786 7722. Passcode: 195462. Telephone: 1 346 248 7799 US (Houston). 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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CASE NUMBER Z-22-03

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 located at WILDHORSE, 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.

4-25-22

(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 located at WILDHOSE, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

4-25-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

Owner	OwnerStreet	OwnerCity	Own	OwnerZip
METZ JAMES D	10 BIRMINGHAM CT	HIGHLANDS R/ CO	CO	80130-3943
PUEBLO WEST METRO DISTRICT	109 E INDUSTRIAL BLVD	PUEBLO WEST CO	CO	81007-1404
PIERCE CRAIG/PIERCE JUDY	12352 MEADOWLARK LN	BROOMFIELD CO	CO	80021-4199
GUTHRIE EMERY	12410 OLD PUEBLO RD	FOUNTAIN CO	CO	80817-3545
STEVENS FLOYD L	1480 4TH RD	PUEBLO CO	CO	81007-1037
BYERLY + COSYLEON INC	1700 WILDHORSE RD	PUEBLO WEST CO	CO	81007-1023
COUNTY OF PUEBLO C/O BOARD OF 215 W 10TH ST		PUEBLO CO	CO	81003-2945
SMITH INA J/SMITH JOHN R	222 DUNN RD	PUEBLO WEST CO	CO	81007-1036
KERR LINDA	2321 DOGWOOD CIR	LOUISVILLE CO	CO	80027-1177
MONTTEE NORMAN C/MONTTEE KAI 238 WILDHORSE RD		PUEBLO CO	CO	81007-1025
COLORADO DEPARTMENT OF TRAN 4201 E ARKANSAS AVE		DENVER CO	CO	80222-3406
WILDHORSE PROPERTIES LLC	421 E INDUSTRIAL BLVD	PUEBLO WEST CO	CO	81007-1415
PIERCE MARY	500 MOHAWK DR #501	BOULDER CO	CO	80303
PEAK VIEW BUSINESS CAMPUS LLC	511 W 29TH ST SUITE A	PUEBLO CO	CO	81008-1128
STECKMAN RODNEY S	7784 W STATE HWY 96	PUEBLO CO	CO	81005-9781
W L ENTERPRISES LTD	PO BOX 11677	PUEBLO CO	CO	81001-0677
WILDHORSE LAND + HOLDINGS LLC PO BOX 64140		COLORADO SP CO	CO	80962-4140
HARRISON CATHY + NIBERT KRISTE PO BOX 7672		PUEBLO WEST CO	CO	81007-0672