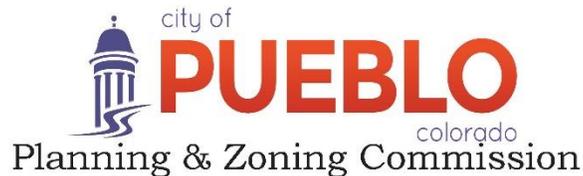


Mike Castellucci
Chair

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.

1. **Z-21-22:** Rezoning a parcel of land, 26.86 acres, located immediately east of Pueblo Blvd and north of Westview Drive, from R-4, Mixed Residential District to R-6, Multiple Residential and Commercial District for the purposes of developing a recreational vehicle park.

Staff Report by Wade Broadhead.

BACKGROUND AND ANALYSIS:

The subject property was annexed into the City in 1973 with the Arkansas River Annexation. Portions of parcel 5522300002 are being rezoned to R-6 to allow the construction of a recreational vehicle park. A recreational vehicle park is a use by review in a R-6 and will require the approval of a special use permit approved by the Zoning Board of Appeals prior to a recreational vehicle park to begin operations.

STAFF REVIEW AND FINDINGS:

The subject property is a large parcel containing unplatted land as well as vacated rights of way and derelict lots from the Saunders Subdivision. The rezoning site landscape is characterized mainly by open desert scrub situated east of Pueblo Boulevard and south of 24th street. The City inherited the Saunders Subdivision which was platted in the County but never developed when this property was annexed. Rights of way including 22nd street were vacated by ordinance in 1957 but the lots remained. The applicant is proposing the development of an RV park. Access, utilities, and development standards will be addressed during the recreational vehicle park special use permit review at the Zoning Board of Appeals. Recreational Vehicle Parks are strictly regulated by Pueblo Municipal Code, Sec 17-4-51(d)(9), (b) a detailed staff review will occur during the subdivision review process to accommodate all development considerations.

The R-6 allows a wide range of housing, restaurant, retail, and office uses by right which are compatible with a large parcel that fronts a very busy state highway and future major intersection due north. There is ample space for various types of development with room for buffering the residential uses to the east and south. The rezoning accommodates the prior zone district uses while allowing flexibility to private owners going forward as the West Side neighborhoods grows and expands.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The project is located in a desert scrub prairie located directly east of Pueblo Boulevard and south of 24th street.

❑ **Neighborhood Compatibility:**

North	B-3, empty prairie and R-8 manufactured homes
East	A-4, R-8 Manufactured homes and single-family homes on larger lots
South	R-3, Duplex development
West	Honor Farm Open Space

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.” According to Pueblo Municipal Code Section 15-4-51(a)(9) states that the purpose of the R-6 Zone District is designed to retain and provide areas of mixed residence, commercial use and accommodations for transients. While much of the urban residential designation is aimed at small-scale single-family development the Comprehensive Plan does mention that “Community-scale commercial zoning will be appropriate at intersections of two collector roads or of a collector and an arterial road”. 24th Street and Pueblo Boulevard are major roads where commercial and mixed-use zoning is appropriate. The R-6 allows a wide range of housing and commercial uses at a neighborhood and community scale to comply with the Urban Residential designation. This property is zoned appropriately and will facilitate compliance with the future land use category of the Pueblo Regional Comprehensive Plan.

Staff has determined that the proposed rezoning is consistent with the comprehensive plan designation.

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. Staff is working with the representative to refine the legal description before it goes to City Council.**

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 a recreational vehicle park on the site after a subdivision and special use permit review.**

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 but will be provided for the special use review and subdivision, and commercial site plan review.**

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

- Comments **The applicant indicated that redevelopment may begin in late 2022 or 2023 after the subdivision and special use permit are approved**

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.**

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

- Minimum lot size and area:

- The R-6 Zone District requires a minimum of 3000 square foot of lot area for single family.
 - The proposed area will be 28 acres and has over a hundred feet of frontage on 24th Street. The existing site has been reviewed and it complies with the minimum lot area and width for the proposed zone district.
- Lot coverage:
- The R-6 Zone District allows a maximum lot coverage of 50%.
 - Staff will check for lot coverage at the time of building permits for the home and any accessory buildings.

Zone District performance standards:

- **Multifamily Residential Standards, Section 17-4-4, (c), of the Pueblo Municipal Code: Standards will be implemented at the time of development.**
- **Recreational Park performance Standards, section 170451(d),(9), of the Pueblo Municipal Code: Standards will be implemented at the time of development.**

REFERRAL AGENCIES AND COMMENTS:

- City Public Works-All lots, blocks. Streets, vacated streets, etc. must be shown in this exhibit. The legal description must also reference the existing lots within the Saunders Subdivision. Joe Martellaro, 2/17/2022.

RECOMMENDED ACTION:

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

1. **Provide an amended legal description, based on the redlined “Butcher Exhibit for 24th Street and Pueblo Blvd.,” February 17, 2022, Joe Martellaro, Associate Engineer II.**
2. **Provided an amended Zoning Map Exhibit, based on the redlined “Butcher Exhibit for 24th Street and Pueblo Blvd.,” February 17, 2022, Joe Martellaro, Associate Engineer II.**

All conditions must be met and approved by Planning and Public Works prior to scheduling the rezone for City Council review.

HEARING: Ms. Spinuzzi asked for clarification regarding the cul-de-sac from the residential neighborhood providing access to the park. Mr. Broadhead stated that this will remain a cul-de-sac and will not have a through street. Mr. Castellucci asked for clarification of what else could be built on this lot if the R-6 rezoning goes through. Jim Butcher (1 Judy’s Dream, Pueblo) and Joe Gagliano (7240 Eagleridge Blvd, Pueblo) were sworn in to represent the application. Mr. Butcher stated this is to be an upscale park, catering to traveling public that may stay from a few days to a season. There will not be any units rented on the property, just parking for RVs. Mr. Gagliano stated some cul-de-sacs will need to be evaluated but the intent is that the only access is from 24th St. Ms. Bailey asked if there is a size limitation. Mr. Gagliano stated he is unaware of size limitations, but he is utilizing designs from similar facilities for larger spaces and hookups.

No one else spoke in support of the application.

Tiffany Grainger (Ridgeview Place) was sworn in and spoke in opposition of the application. Ms. Grainger stated that residential is a greater need than an RV park. RV park is not best suited for neighborhood and Pueblo in general. Even though the RV park claims to be upscale there could be increased crime which would be a detriment to the neighborhood. There could be unwanted clientele that is disruptive to the neighborhood. Ms. Grainger also stated that notices may not have been received by all residences and there may be more opposition down the road. No one else spoke in opposition.

Randy Thurston (102 S. Union) was sworn in and spoke on behalf of the applicant. Mr. Thurston stated there are a lot of new homes and apartments being built in Pueblo. What is needed in Pueblo is RV parking for EVRAZ and solar contractors who travel in RVs. Canon City is opening an RV park with 100 spaces. This will be a quality, first class, RV park with amenities and parks. Marijuana restrictions and RV year manufactured restrictions will be in place. Ms. Martinez asked why this parcel was chosen. Mr. Thurston stated it has easy access off the Blvd, close to reservoir, RV parks need major roadways for access. Also, the proposed extension of 24th to Pueblo West would create an ideal location for the community. Mr. Avalos stated this is not a mobile home park, the stay in an RV Park is temporary and not permanent in nature. Ms. Spinuzzi seconded these statements stating that her experience is that these parks are well maintained and would not bring in any additional crime.

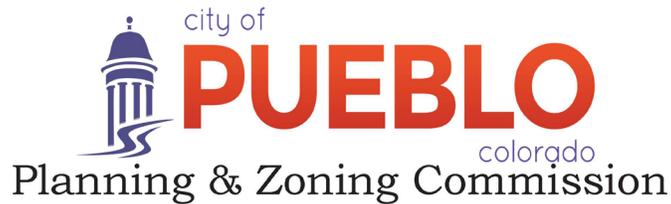
MOTION: Motion to recommend approval of Z-21-22 with staff conditions to City Council was made by Bailey, second by Pasternak.

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-21-22

TO: City of Pueblo, Planning and Zoning Commission
FROM: Wade Broadhead, Senior Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: March 9th, 2022
APPLICANT: Jim Butcher, Amella Surveying and JVG Engineering
PROPERTY OWNER: Jim Butcher
LOCATION: Legal attached, portions of parcel 522300002.
EXISTING ZONE: **R-3, One and Two Family Residential**
R-4, Mixed Residential
B-3, Highway and Arterial Business District
PROPOSED ZONE: R-6, Multiple Residential and Commercial District
CONCURRENT REQUESTS: None

REQUEST:

Applicant is requesting to rezone the southern 26.86 acres of parcel 522300002 from B-3, R-3, and R-4 to R-6 to facilitate the development of a recreational vehicle park.

BACKGROUND AND ANALYSIS:

The subject property was annexed into the City in 1973 with the Arkansas River Annexation. Portions of parcel 5522300002 are being rezoned to R-6 to allow the construction of a recreational vehicle park. A recreational vehicle park is a use by review in a R-6 and will require the approval of a special use permit approved by the Zoning Board of Appeals prior to a recreational vehicle park to begin operations.

STAFF REVIEW AND FINDINGS:

The subject property is a large parcel containing unplatted land as well as vacated rights of way and derelict lots from the Saunders Subdivision. The rezoning site landscape is characterized mainly by open desert scrub situated east of Pueblo Boulevard and south of 24th street. The City inherited the Saunders Subdivision which was platted in the County but never developed when this property was annexed. Rights of way including 22nd street were vacated by ordinance in 1957 but the lots remained. The applicant is proposing the development of an RV park. Access, utilities, and development standards will be addressed during the recreational vehicle park special use permit review at the Zoning Board of Appeals. Recreational Vehicle Parks are strictly regulated by

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- City Public Works-All lots, blocks. Streets, vacated streets, etc. must be shown in this exhibit. The legal description must also reference the existing lots within the Saunders Subdivision. Joe Martellaro, 2/17/2022.
- 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 with the following conditions:**

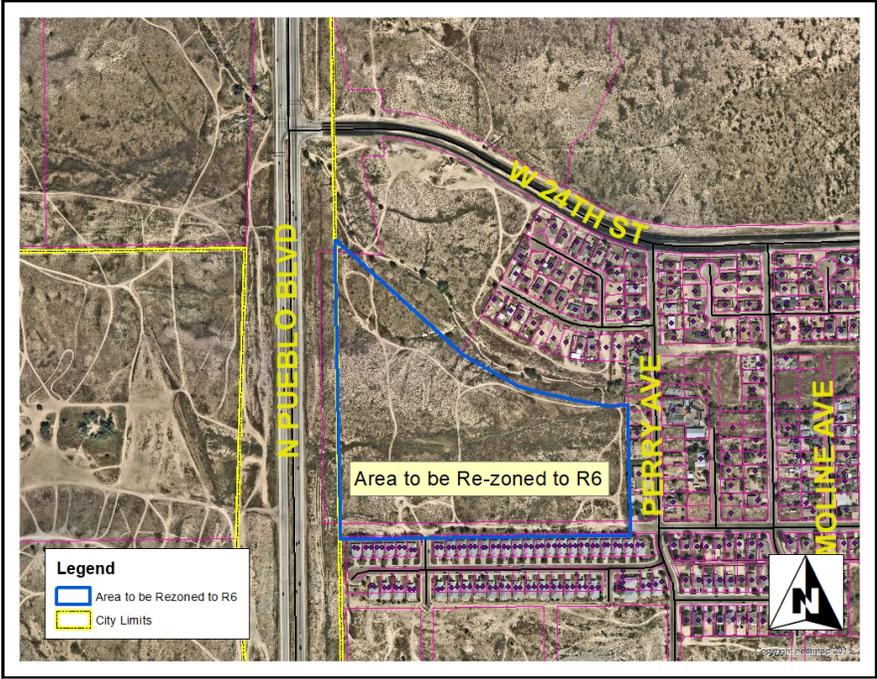
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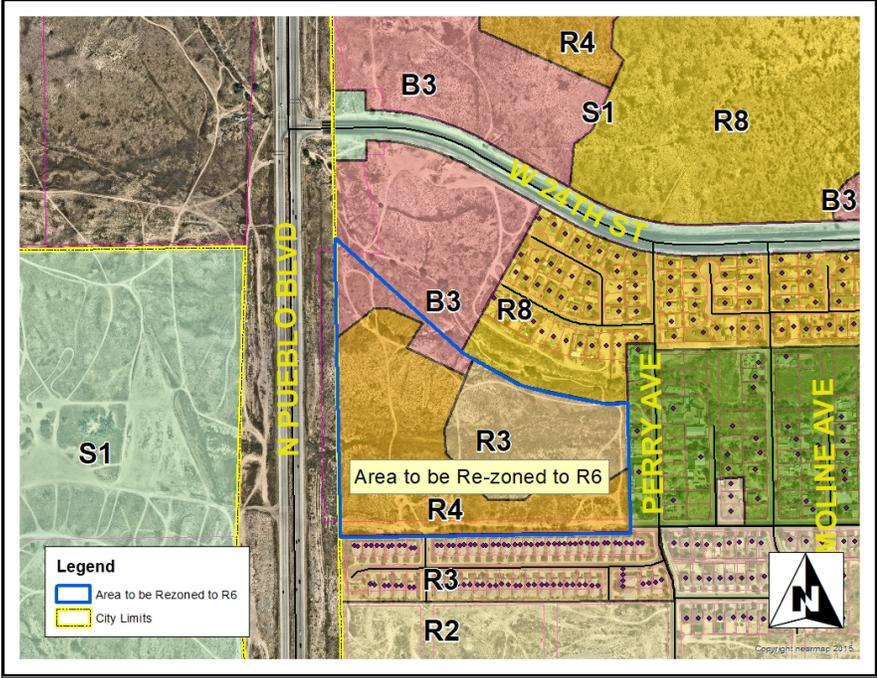
ATTACHMENTS:

- A. **Location Map**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**
- D. **Site Photographs**
- E. **Rezoning Exhibit**
- F. **Application**

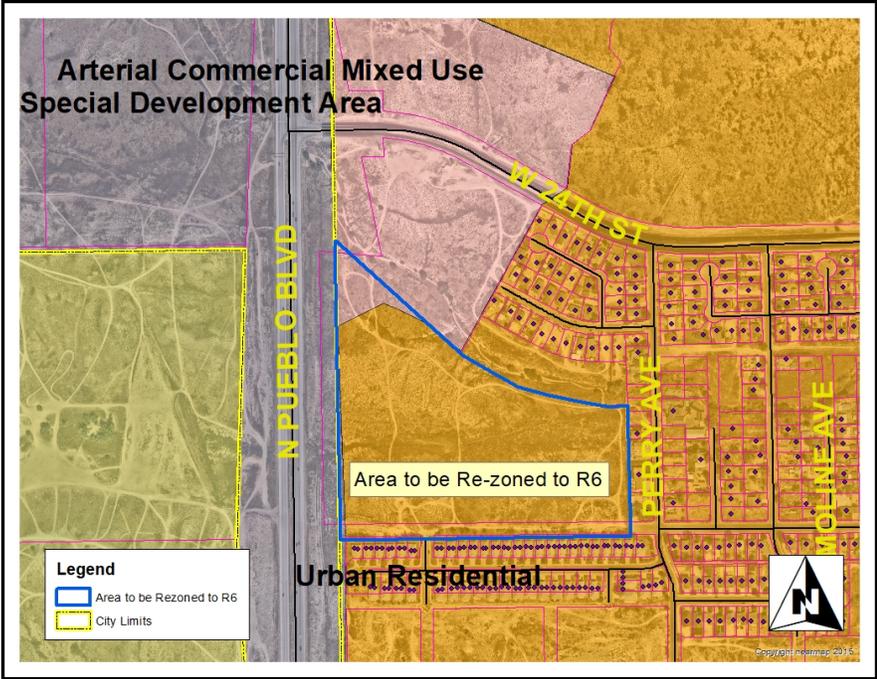
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map

Attachment D. Site Photos



Public Notice Poster



View looking at 22nd street and adjacent development.



Overview of the property from the south looking north.



Development is in the background.

February 18, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **James Butcher** for the approval of the following application(s):

Z-21-22 A rezoning of portions of unsubdivided land (legal on file at 211 E. D. St) generally located immediately east of Pueblo Boulevard, north of Westview Drive from, R-4, Mixed Residential District, to Multiple Residential and Commercial District (R-6) for the purposes of developing a recreational vehicle (RV) park.

The Planning and Zoning Commission meeting will be held on March 9th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston)) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers). 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
Wade Broadhead, Senior Planner
(719) 553-2280

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Scott Hobson, Director
Planning & Community Development
Wade Broadhead, Senior Planner
(719) 553-2280

CASE NUMBER Z-21-22

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, A PORTION OF PARCEL 0522300002 24TH & PUEBLO BLVD 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 located at A PORTION OF PARCEL 0522300002 24TH & PUEBLO BLVD, 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	OwnerStree	OwnerCity	Ownε	OwnerZip
BUTCHER JAMES H	1 JUDYS DREAM LN	PUEBLO	CO	81005-8703
HEIER TIM P/HEIER MICHELLE	1011 SONOMA CIR UNIT A	LONGMONT	CO	80504-1732
LISCOTT CUSTOM HOMES LTD	1160 CAPRICE DR STE A	CASTLE ROCK	CO	80109-1501
ARGUELLO JUANITA/ARGUELLO CARLOS	2201 PERRY AVE	PUEBLO	CO	81003-3820
VALDEZ EMILIO PETE/VALDEZ LAWRENC + MO	2202 PERRY AVE	PUEBLO	CO	81003-3821
MOORE STEVEN A/MOORE JOYCE K + MOORE	2207 PERRY AVE	PUEBLO	CO	81003-3820
VARGAS STELLA D + RASCHKA ALEX + GONZALE	2209 OTIS AVE	PUEBLO	CO	81003-3814
BUTLER PAULA J	2213 PERRY AVE	PUEBLO	CO	81003-3820
HIGGINS RICHARD D/HIGGINS ANDREA	2216 PERRY AVE	PUEBLO	CO	81003-3821
WRIGHT RAYMOND L + WRIGHT RAYMOND L J	2223 PERRY AVE	PUEBLO	CO	81003-3820
TAYLOR WILLIAM C JR + TAYLOR NIKKI	3042 W 22ND ST	PUEBLO	CO	81003-3860
REEVES JESSICA JEAN	3044 W 22ND ST	PUEBLO	CO	81003-3860
GONZALES GARY	3047 CANDICE LN	PUEBLO	CO	81003-3863
MARTINEZ ROBERT/MARTINEZ ALICIA	3110 HERRICK PL	PUEBLO	CO	81003-3838
SOTO FELIPE PLANCARTE	3112 HERRICK PL	PUEBLO	CO	81003-3838
FLORES JOHN PETE /FLORES MARTA L + C/O JC	3120 HERRICK PL	PUEBLO	CO	81003-3838
GUTIERREZ DE SANTIAGO SUSANA + ARELLANO	3122 HERRICK PL	PUEBLO	CO	81003-3838
FAIR REBECCA E	3124 HERRICK PL	PUEBLO	CO	81003-3838
SANDOVAL RALPH ALBERT + SANDOVAL ALBER	3220 FALCON RIDGE RD	DIAMOND BAR	CA	91765-3819
WEST VALLEY ESTATES LLC	8901 PARAMOUNT CT NE	ALBUQUERQUE	NM	87122-3001
MATTY GEORGE TR/MATTY CHRISTINE T	9 W MORRIS DR	QUEEN VALLEY	AZ	85118-9723
BAKER GEORGE WAYNE	PO BOX 1216	WESTCLIFFE	CO	81252-1216
CLAYTON STREET PROPERTIES LLC	PO BOX 2868	CORRALES	NM	87048-2868
42 VILLAGE AT PUEBLO LP + 51 VILLAGE AT PUE	PO BOX 37	OAKDALE	CA	95361-0037