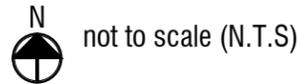


PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

VICINITY MAP ::



I. LEGAL DESCRIPTION ::

LOTS 1 THRU 224 + 226 BLK 1 FOOTHILLS SUB + PARCELS D, E, F, G + H FORMERLY #05-223-10-001 THRU 229 and LOTS 1 THRU 213 BLK 2 FOOTHILLS SUB + PARCELS A, B, C + J FORMERLY #05-224-30-001 THRU 216.

II. INTRODUCTION ::

The primary purpose of this PUD is to allow this property to develop in a manner that aligns with NeighborWorks Southern Colorado (NWSoco) Vision and Urban Design Concept Plan for Pikes Peak Park Neighborhood. This site is currently designated as R-8 with a small portion designated as B-3. This PUD establishes a set of land uses, street sections, and development guides intended to create a walkable, mixed residential community with neighborhood serving retail primarily located at the intersection of 24th Street and a future north/south street.

This PUD will allow the site to develop in a logical, efficient manner that integrates with the surrounding land use and provide mixed-income affordable housing, attract services and increase the self-sufficiency of the organization through earned income opportunities.

III. PROJECT NARRATIVE ::

Pikes Peak Park is envisioned to become a horizontally mixed-use and mixed-income community that co-locates permanently affordable housing with access to childcare, healthcare services, food access services, small grocery/farmers market, restaurants, offices, and cultural facilities, among other uses, to support a walkable, ten-minute neighborhood.

Through community engagement, diverse expertise and the right partnerships; the Pikes Peak Park Neighborhood is a critical first step that will positively impact the entire west side of Pueblo community by linking diverse developments together, raising home values, connecting people to

nature, amenities and each other, and ultimately become more integrated into the City. This project aims to provide 'proof-of-concept' for community design in Pueblo and become a catalyst for public and private investment for the westside of Pueblo, creating a community with significant housing available for low-moderate income families otherwise locked out of home ownership.

IV. GUIDING PRINCIPLES ::

- Provide a range of **Affordable and Attainable housing** products that caters to a variety of income levels and family sizes.
- Create a distinct neighborhood that includes a variety of open spaces, nodes, destinations and third places, connected by a web of links that will encourage human interaction necessary to develop the personal bonds that grows a strong **Community and Culture** and inclusive social network.
- Create a **Sense of place**, through urban design, landscape and built form, that is authentic to Pueblo, future residents, and the communities' time and place in the world.
- Create a **Healthy and Vibrant** community that values a balanced lifestyle by enabling active living, increased mobility, reduced stress, and social interaction.
- Create a **Connected** network of streets and open spaces systems that links the Pikes Peak Park neighborhood to the surrounding community.
- Pikes Peak Park strives to be a social, economic and environmentally **Resilient Community**. This starts with creating a cohesive and interconnected master plan that co-locates a variety of complimentary uses with-in walking and cycling distance from one another as a means to decrease reliance on the automobile.

V. PUD ZONE DISTRICT APPLICATION AMENDMENT PROCESS ::

The Pikes Peak Park Metro District #1 Board shall have the sole authority to initiate amendments to the PUD. Any amendment to this PUD shall be subject to the City of Pueblo amendment process per PMC section 17-8-8 (a), as amended.

VI. PUD SITE PLAN APPROVAL PROCESS ::

- PUD Site Plan for Multi-family and Commercial development submittals shall include all information required by applicable sections of the Pueblo Municipal Code and Site Development Plan Checklist, and meet the intent of this PUD.
- PUD Site Plans and Site Plan Amendments for single-family detached and single-family attached projects developed on individual lots will be administratively reviewed and approved by the City in accordance with the PUD. Site Plan Amendments may be filed, processed and scheduled concurrently for staff review if required.

VII. DESIGN GUIDELINES ::

In order to implement the vision for Pikes Peak Park, private Architectural and Site Design Standard and Guidelines (D.S.G.) will be prepared to guide the overall look, feel and character of the neighborhood. These will be administered by the Design Review Board.

Private Design Standard and Guidelines will supplement the Development Guide established by this PUD and shall be in lieu of Sec. 17-4-11 Residential Placement Standards, and any subsequent revisions, as identified by the Pueblo Municipal Code.

The Pikes Peak Park Metro District #1 Board will appoint five (5) Board Members to the Design Review Board (DRB). Three (3) members shall constitute a quorum. All DRB members shall be real estate or design professionals. The Director of Planning and Community Development may appoint a 6th DRB member. This member is an ex officio member who does not have voting rights.

The DRB will have the responsibility of reviewing, approving, approving with conditions, or denying all site plans, architecture, landscape plans, lighting plans, signage plans and signs, for all physical improvements to individual Lots or Blocks based upon PUD criteria and Pikes Peak Park Design Standard and Guidelines. The DRB will meet with applicants in a timely manner and will provide written comments, conditions and approvals in writing to the Applicant and the Director of Planning and Community Development. Any PUD site plan amendment shall require a DRB letter of recommendation of approval before the final approval from P&Z or Technical Advisory Committee.

Site Plans may be submitted to the DRB and City of Pueblo concurrently. Architectural building plans may be submitted to the Building Department concurrently with DRB review. Any changes made to civil or architectural construction documents subsequent to final DRB approval shall be submitted to DRB for review. Upon DRB approval, the DRB will provide an approval letter to the City of Pueblo. Upon receipt of the approval letter, the City of Pueblo will administratively review Site Development Plans for individual Lots using the City of Pueblo's review process provided that the requirements of the PUD have been met. DRB approval and Metro District authorization is required prior for final City Site Plan approval and issuance of building permits.

PAGE INDEX ::

| | |
|----------|------------------------------------|
| PAGE 1: | COVER SHEET AND INTRODUCTION |
| PAGE 2: | CONTEXT MAPS AND ZONING |
| PAGE 3: | LAND USE PLAN |
| PAGE 4: | CIRCULATION |
| PAGE 5: | PARK AND TRAIL PLAN |
| PAGE 6: | PERMITTED / RESTRICTED USES |
| PAGE 7: | DEVELOPMENT GUIDE |
| PAGE 8: | DEVELOPMENT GUIDE |
| PAGE 9: | DEVELOPMENT GUIDE |
| PAGE 10: | SINGLE-FAMILY LOT CONFIGURATIONS |
| PAGE 11: | STREET SECTIONS / DESIGN STANDARDS |
| PAGE 12: | STREET SECTIONS / INTERSECTION |
| PAGE 13: | VARIANCES |

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

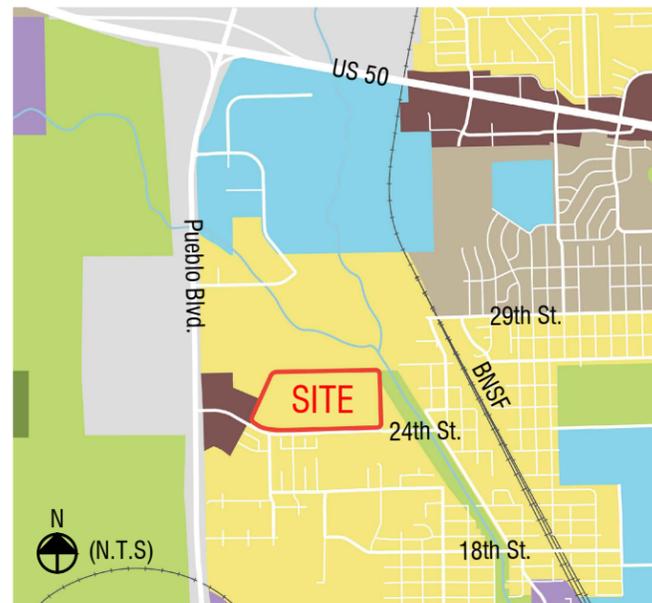
| | | |
|-------------------------------------|--------------------|-----------------|
| TITLE: COVER SHEET AND INTRODUCTION | | |
| SCALE: N.T.S. | DRAWN BY: S.C. | PAGE 1 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

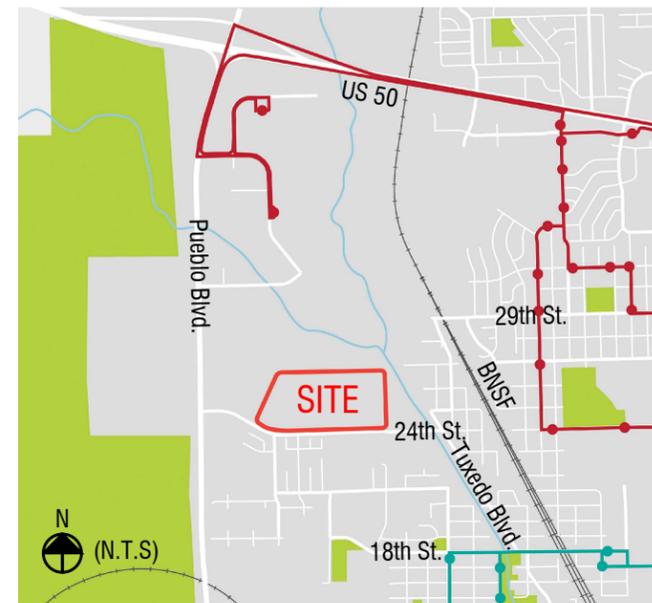
ZONING CONTEXT::



The site is bordered by 24th Street, and low density existing residential to the South. No other development is adjacent to the site. Future open space corridor expansion along the Wild Horse Creek is planned to the east per Pueblo's Comprehensive plan, 2002.

- Arterial commercial
- Institutional mixed-use
- Suburban residential
- Light industry
- Urban residential
- Park and open space

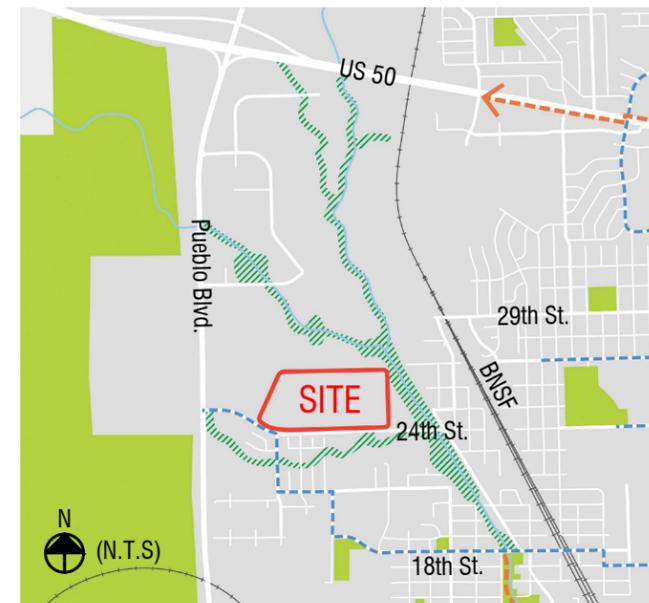
PUBLIC TRANSPORTATION CONTEXT::



There are two bus routes that access the west side of Pueblo. The applicant will work with the city to extend one or both bus routes to the site.

- Route 3
- Route 8

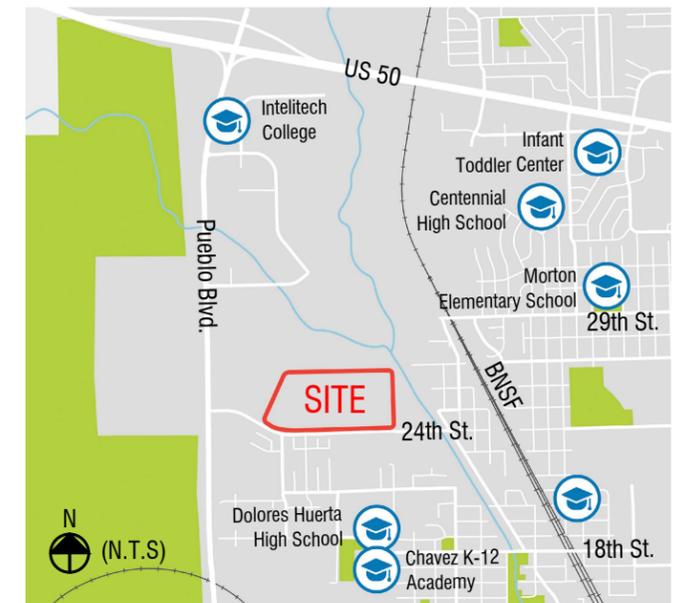
OPEN SPACE AND BIKE NETWORK CONTEXT::



The site is located directly west of Wild Horse Creek which will provide access to future regional trails. Pikes Peak Park open space and street network will be designed to allow for safe, comfortable bicycle and pedestrian connections that connect to future open space facilities as planned by the City of Pueblo.

- Multi-use trail
- Bike route
- Future open space corridor

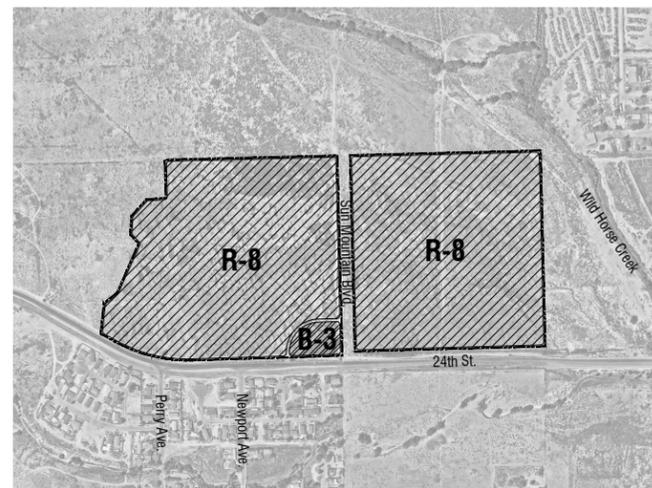
SCHOOLS CONTEXT::



Currently, the designated schools for this area are Morton Elementary School, Centennial High School. Chavez Huerta Charter School is a convenient walking and bicycle distance for residents. Work with school district to allow for preferred enrollment status for Pikes Peak Park children.

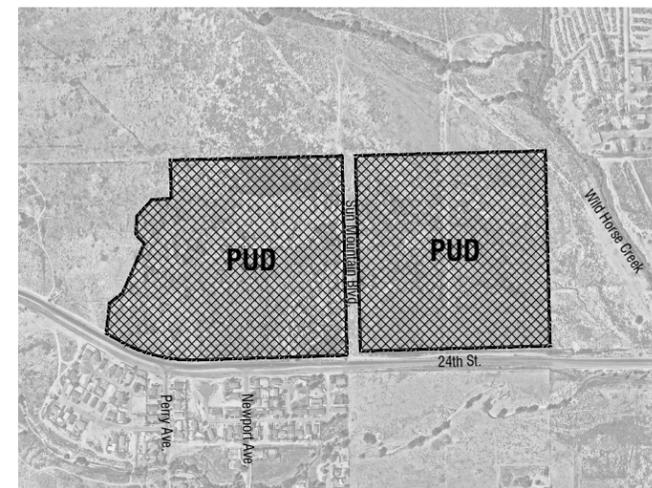
EXISTING ZONING ::

R-8 zoning exists on the majority of site, and B-3 exists at the corner of 24th St. and Sun Mountain Blvd.



PROPOSED ZONING ::

PUD zoning on the entire site.



CIVITAS 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---------------------------------------|---------------------------|------------------------|
| TITLE: <i>CONTEXT MAPS AND ZONING</i> | | |
| SCALE: <i>N.T.S</i> | DRAWN BY: <i>S.C.</i> | PAGE 2 OF 13 |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

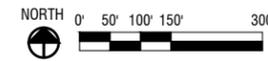
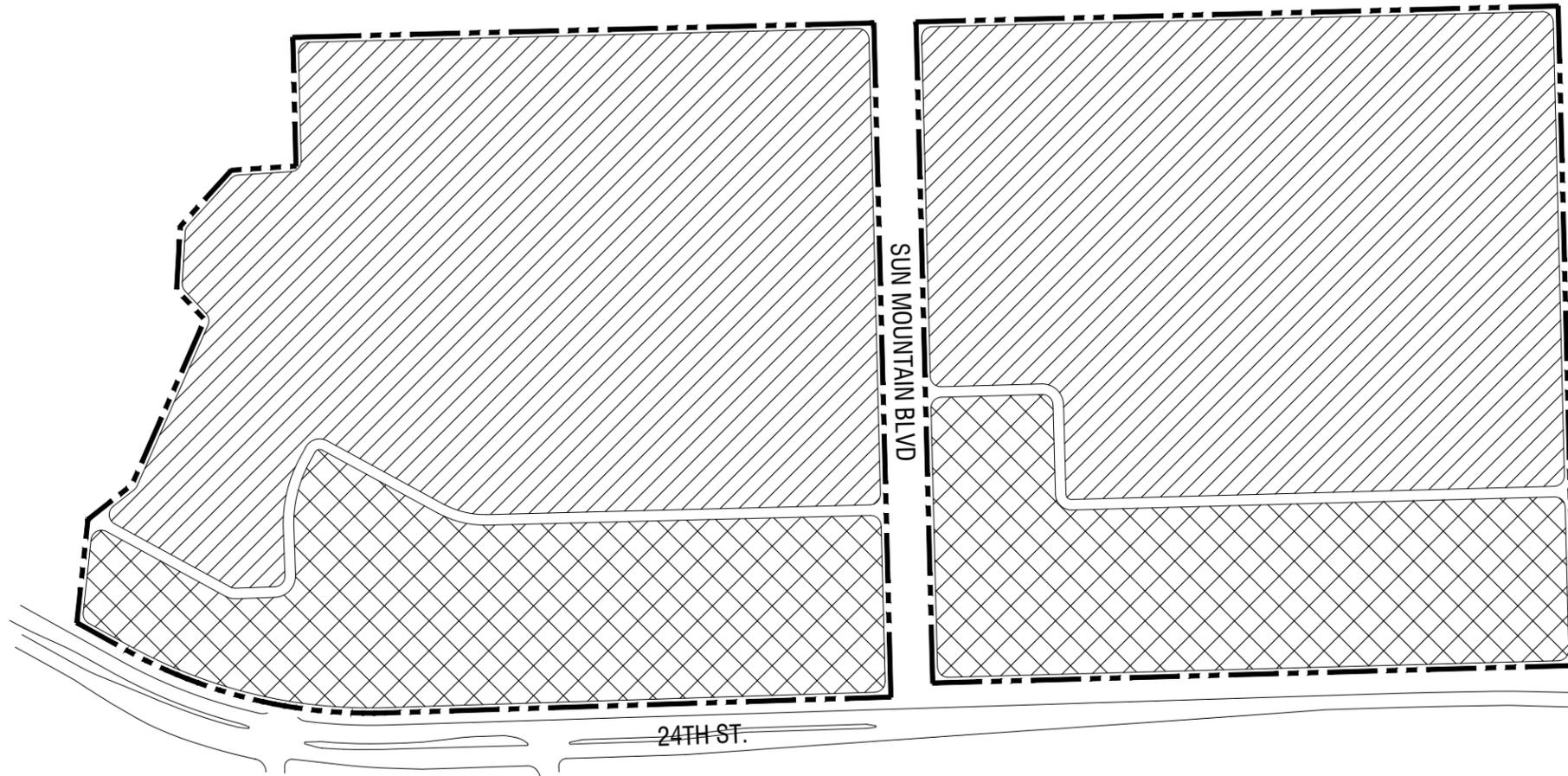
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

SUMMARY LAND USE TABLE ::

| Land Use | Land Area | | Max. Gross Density (du/ac) | Max. Dwelling Units (du) | Max. Commercial /Community area (sq.ft.) |
|--|--------------|------------|----------------------------|--------------------------|--|
| | Acres | % | | | |
|  Residential | 51.61 | 70 | 12 | 619 | 8,000 |
|  Commercial Mixed-Use | 22.32 | 30 | 20 | 446 | 80,000 |
| Total | 73.93 | 100 | 14 | 1,065 | 88,000 |

* Fire station does not count towards maximum commercial square footage count.



LEGEND ::

-  PUD BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL MIXED-USE

NOTE ::

1. Residential use is characterized by primarily single family attached (duplex, triplex, fourplex, rowhomes and townhomes), single family detached housing with variety of product mix including single-family green court cluster.
2. The intent of commercial mixed-use planning area is to allow for denser multifamily, vertically mixed-use multifamily, restaurant and neighborhood serving retail to develop along 24th Street. Single-family attached are allowed where transitioning from a denser multifamily development to single-family residential area.

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|----------------------|--------------------|-----------------|
| TITLE: LAND USE PLAN | | |
| SCALE: 1"=300' | DRAWN BY: S.C. | PAGE 3 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

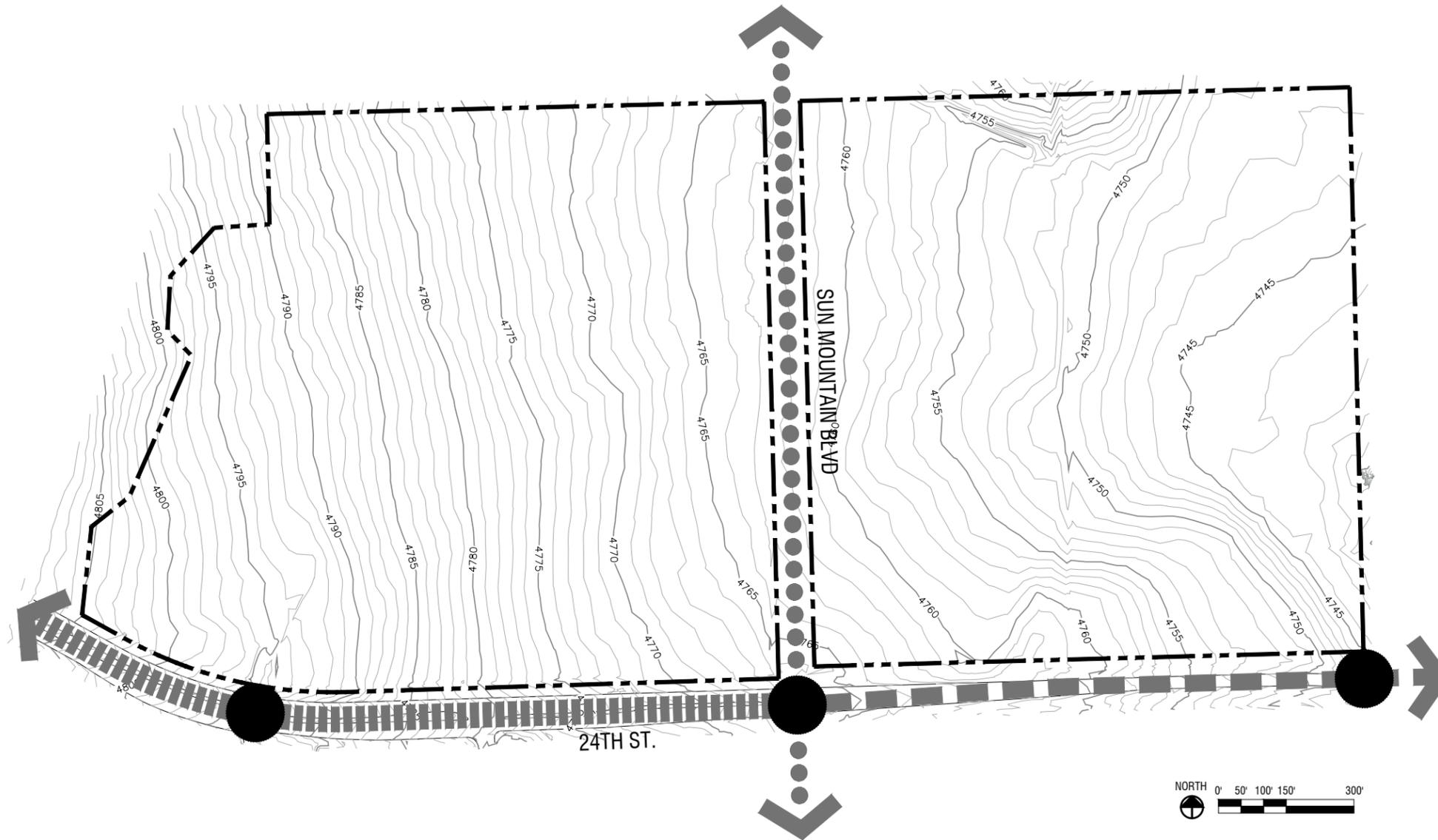
PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

NOTE ::

1. The eastern portion of 24th St. is currently a 2 lane street and may be expanded to a four-lane street in the future by the City of Pueblo. The developer will coordinate planning efforts with the City.
2. Final location of intersections will be determined by the Plat.



LEGEND ::

- | | | | |
|---|-------------------------------|---|---------------|
|  | PUD BOUNDARY |  | MAJOR CONTOUR |
|  | EXISTING 24TH STREET (4 LANE) |  | MINOR CONTOUR |
|  | EXISTING 24TH STREET (2 LANE) | | |
|  | SUN MOUNTAIN BLVD | | |
|  | FULL MOVEMENT INTERSECTION | | |

| | | | |
|---|--|--------------------|----------------|
|  1200 Bannock St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438 | | TITLE: CIRCULATION | |
| | | SCALE: 1"=300' | DRAWN BY: S.C. |
| DATE: 3-14-22 | | CHECKED BY: C.W.P. | |
| | | JOB NO. 2-20-32 | |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

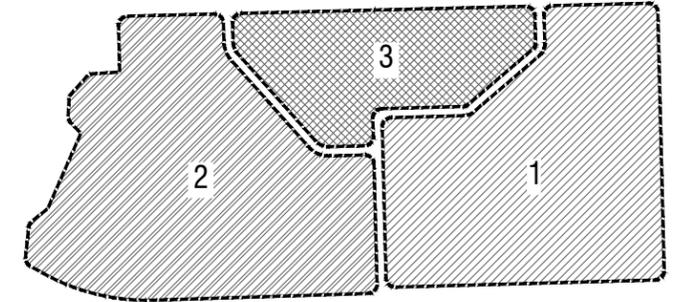
NOTE ::

1. The intent of the park and trail plan is to provide a network of space that connect neighborhoods to the regional open space corridors, and preserve view corridors to the Pikes Peak and Green Horn Mountain.
2. A minimum of 8% of the land area shall be dedicated to the Metro District for use as parks and recreational facilities per the PMC section 12-4-7(e). Parks and recreational facilities will be developed, owned and maintained by the Metro District.

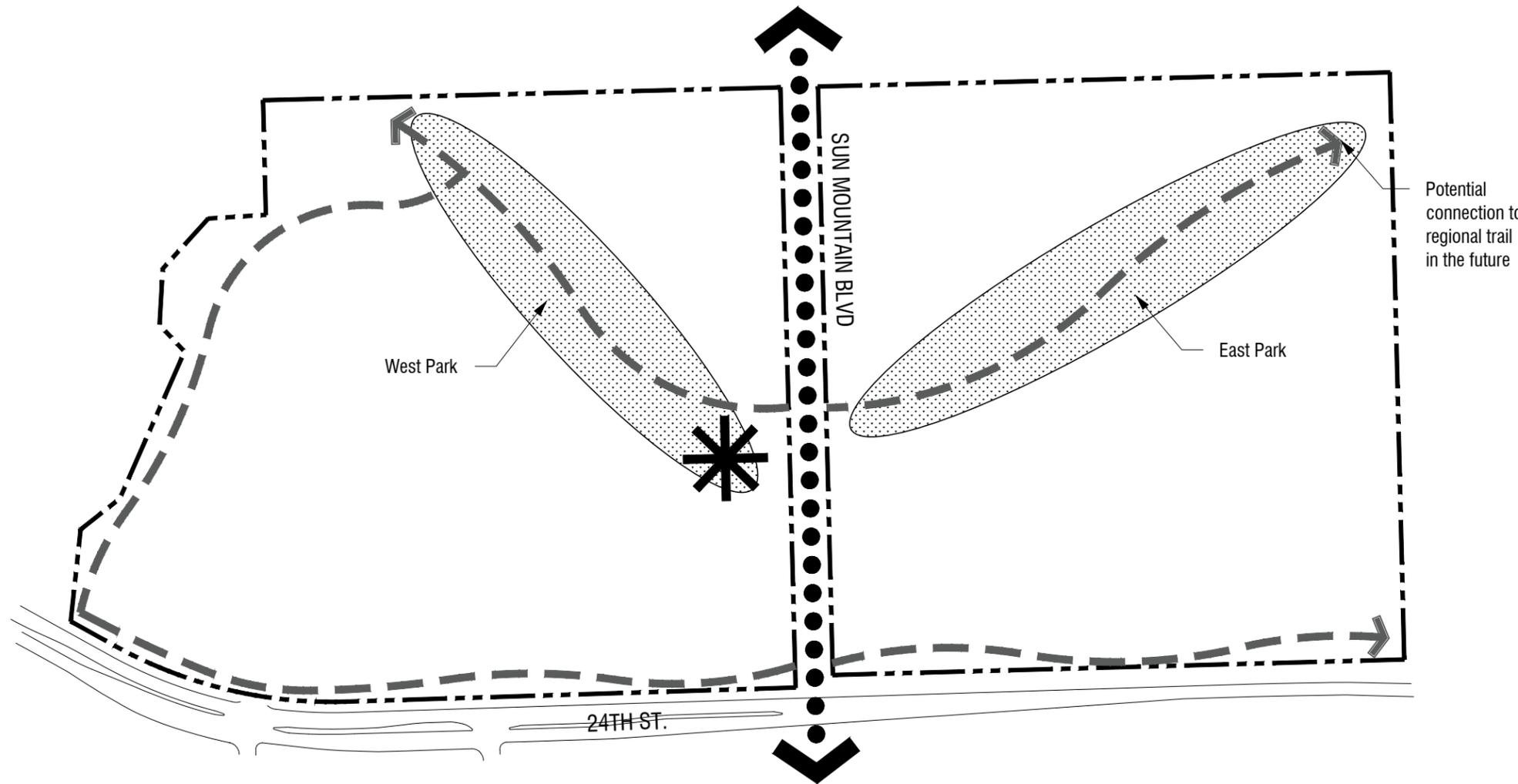
PHASING ::

1. Southern part of Sun Mountain Blvd and South-east portion of site.
2. South-west portion of site.
3. Northern part of Sun Mountain Blvd and Northern portion of site.

Keymap



* East Park will be constructed as part of Phase 1, and West Park will be constructed as Part of Phase 2.



LEGEND ::

- PUD BOUNDARY
- POTENTIAL LOCATION OF PARK AND OPEN SPACE
- POTENTIAL MULTI-USE TRAIL
- BICYCLE LANE OR OFF-STREET BICYCLE FACILITY
- POTENTIAL LOCATION FOR CENTRAL GATHERING AREA

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|-----------------------------------|---------------------------|------------------------|
| TITLE: <i>PARK AND TRAIL PLAN</i> | | |
| SCALE: <i>1"=300'</i> | DRAWN BY: <i>S.C.</i> | PAGE <i>5 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

RESIDENTIAL PLANNING AREA ::

Residential use is characterized by primarily single family attached (duplex, triplex, fourplex, rowhomes and townhomes), single family detached housing with variety of product mix including single-family green court cluster.

A. Uses by Right

- Accessory Dwelling Unit
- Accessory Uses
 - Drainage facilities
 - Outdoor exercise
 - Temporary art installations
- Child Care Home
- Co-housing, Common house
- Community Center
- Community garden
- Home, elderly
- Home, foster
- Manufactured Home
- Parking lot solar array
- Parks, Trails, Open Space
- Residence, Single Family Detached - alley and front loaded
- Residence, Single-Family Green Court Cluster
- Residence, Paired Housing (duplex) - alley and front loaded
- Residence, Three and Four family - alley and front loaded
- Residence, Townhouse - alley loaded
- Roof mount solar array

B. Conditional Uses

A conditional use may be permitted if certain minimum conditions, contained in the applicable City Ordinances are satisfied as determined by the DRB and the Land Use Administrator. The DRB is required to send a letter of recommendation to the Land Use Administrator.

- Food trucks
 - a. Shall comply with conditions in the applicable City Ordinances.
 - b. Limited to public right-of-way adjacent public parks, community center and other ground floor commercial.
- Home based business
- Mobile food unit
- Model home
- Temporary farmers/art/craft market
 - a. Limited to public right-of-way adjacent public parks, community center and other ground floor commercial.

C. Restricted Uses

- All uses not expressly permitted as use by right or conditional use.
- Short term rental through third party applications.

COMMERCIAL MIXED-USE PLANNING AREA ::

The intent of this planning area is to allow for denser multifamily, vertically mixed-use multifamily, restaurant and neighborhood serving retail to develop along 24th Street. Single-family attached are allowed where transitioning from a denser multifamily development to single-family residential area.

A. Uses by Right

- Accessory Uses
 - Beer gardens
 - Dining patios
 - Drainage facilities
 - Entertainment district
 - Food Trucks
 - Home based business
 - Ice cream stand
 - Outdoor exercise
 - Temporary art installations
- Adult day service center
- Art Gallery
- Bar/Tavern
- Brewery/Cidery
- Childcare Center
- Community Center
- Community garden
- Dog care facility
- Hotel
- Library
- Municipal buildings
- Neighborhood serving commercial
 - art gallery
 - beauty salon/barber shop
 - butcher
 - convenience store
 - dry cleaner
 - financial institution
 - laundromat
 - personal and professional service
 - pet grooming
- Office, general
- Office, medical
- Office, professional
- Parking Lot
- Parking lot solar canopy
- Parking Structure
- Parks, Trails, Open Space
- Pharmacy
- Religious institution
- Restaurant (sit-down, fast casual)
- Roof mount solar array
- Residential, Multifamily (includes mixed-use, co-housing, age-targeted, age-restricted, market rated, and affordable).
- Residence, Paired Housing (duplex) - alley and front loaded
- Residence, Three and Four family - alley and front loaded
- Residence, Townhouse - alley loaded
- Schools, public and private
- Health club, less than 3,200 sq.ft of gross floor area
- Temporary farmers/art/craft market
- Urban agriculture

B. Conditional Uses

A conditional use may be permitted if certain minimum conditions, contained in the applicable City Ordinances are satisfied as determined by the DRB and the Land Use Administrator. The DRB is required to send a letter of recommendation to the Land Use Administrator.

- Health club
- Mobile food unit
- Model home
- Rental shop, general

C. Restricted Uses

- All uses not expressly permitted as use by right or conditional use.
- Short term rental through third party applications.

DEFINITIONS ::

- Accessory Dwelling Unit: An accessory dwelling unit (ADU) is a secondary dwelling unit on a single-family residential lot, and generally situated above a detached garage. ADU shall be owned and maintained under the same ownership of the primary structure.
- Co-housing, Common House: Co-housing is a community intentionally designed with common areas surrounded by private homes. Common House generally include a large kitchen, lounges, meeting rooms, recreation facilities, library, workshops, or childcare. Common areas are owned and maintained by community members.
- Food trucks: A non-permanent food truck or food cart that operates at a fixed location for a period of time.
- Pet grooming: An establishment engaged in a business of grooming of a domestic animal, including bathing, cutting of hair, trimming of nails, but does not include any associated outdoor kennel, veterinary service, breeding, boarding and overnight accommodation.
- Residence, Single-Family Green Court Cluster: Four or more single-family homes are arranged with front doors or porches facing a common green space with an alley for garage access. The Common green space is designed to provide amenities for adjacent homes, and encouraging pedestrian connectivity to a neighborhood.
- Temporary farmers/art/craft market: Temporary market is an event that operates at a fixed location for a periodic sale of goods no more than 14 consecutive days. Temporary market does not include regularly scheduled events. These are limited to public parks, community center, and festival street.
- Urban agriculture: Generally involved in low-impact farming methods such as professionally managed garden hydroponics, vertical farms, and rooftops used for crop production.

| | | |
|---|---|------------------------|
|  | 1200 Bannock St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438 | |
| TITLE: <i>PERMITTED / RESTRICTED USES</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>6 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
2nd submittal: November 30, 2021
3rd submittal: December 23, 2021
4th submittal: February 14, 2022
5th submittal: March 14, 2022

VIII. DEVELOPMENT GUIDE ::

A. STREETS, ACCESS AND SIGNALIZATION

24th Street is the only existing street and is located along the southern edge of the site. It is currently a 4-lane road along the western portion of the site and a 2-lane road along the eastern portion. It is understood that the eastern portion may be expanded to a four-lane street in the future by the City of Pueblo. The developer will coordinate planning efforts with the City. 24th Street is a front door to the neighborhood for residents. A 10' wide ADA-accessible detached multi-use trail or path will be designed and built by individual multi-family developer within the R.O.W along north side of 24th Street providing a bicycle and pedestrian connection from the neighborhoods to a future Wild Horse Creek regional trail. Multifamily and commercial buildings should be located in designated parcels along 24th Street to create an urban edge and identity for the neighborhood. Parking lots along 24th St. should be screened from view with landscape. Small, pocket parks associated with multifamily should connect to the regional trail along 24th Street.

Sun Mountain Blvd with +/- 80' wide R.O.W. bi-sects the site. It is characterized by well-designed pedestrian zones with wide sidewalks, landscape zone, on-street parking, and bicycle facilities. The installation of curb extensions(bump-outs) are allowed at intersections to facilitate speed calming as well as safety for pedestrian crossing. Buildings should front the street with primary facade and primary pedestrian entries. Where ground floor retail is anticipated, shallow setbacks may be used to allow for outdoor patio and storefront space. Commercial buildings along these streets should be designed with facade articulation and ground floor transparency in order to create a human scale street environment. Surface parking should not be located between buildings and the street.

Neighborhood Local Streets characterize residential districts and create a walkable network of streets and blocks that are connected to the open space network. The streets include sidewalks, landscape zone with street trees, and on-street parking on both sides of street. There will be three full movement access points to W. 24th St. as indicated in Circulation plan, page 4.

Neighborhood Design

The design of the neighborhood should consider topography, drainage, water quality, connectivity, and a contemporary housing program. Special care should be taken to create a highly connected neighborhood pattern that includes a variety of housing types and sizes organized around a hierarchy of open spaces. Several design strategies should shape the neighborhood plan; all residences should be located within 1/4 mile of a park or open space; the parks should provide a variety of program elements to encourage use persons of diverse interests and ages that may include: tot lots, picnic and seating areas, outdoor cooking areas, community gardens and flexible lawn space.

The single family residential community is primarily located on the northern two thirds of the site, and multifamily and mixed-use development is located at the southern portion of the site along 24th Street. The residential program should reflect a range of single family home sizes, townhomes, paired homes, and three-four family homes, both alley served and front loaded product.

Public Realm

The public realm should be defined by a network of streets, paseos and green corridors, parks and open space that support a high level of mobility and interconnected neighborhoods. The plan should offer multiple routes or loops for people to walk, run, and bike; to their favorite park, to the mail box, to the regional trail system, to each other's houses and to other neighborhood and community destinations. While the design for the various environments may vary, there should be a thread or 'DNA' that ties them all together to unify the neighborhood. It is foundational to the plan that the Public Realm serve to both create a strong sense of place but it also serves to support a strong community.

B.MULTIFAMILY AND MIXED-USE DESIGN GUIDELINES

Multifamily and Mixed-use Design Guideline is intended to apply to a residential structure or mixed residential with ground floor commercial where individual dwelling units are located above one-another and accessed by a common interior corridor or hallway.

Site Design

Buildings should be located in a manner that contributes to the creation of a pedestrian oriented and walkable community. This is done by fronting buildings close to the property line along streets, open spaces and trails.

- Parking lots shall not be located between a building's primary facade and the street.
- Services including trash and recycling center, loading docks, utility connections, including gas and electric meters, and rooftop mechanical equipment shall be screened from public view.
- Site landscape should be designed in a sustainable manner by selecting low-water planting and species that are adaptable to an arid environment.
- Parking facilities shall be sized with the intent of promoting efficient use of available land resources. The number of parking spaces provided shall be no less than the number prescribed in Section H, "Parking Standards" associated with each respective type of development.
- Shared use parking should be encouraged between nearby complementary land uses that have opposite peak hour demands.

Building Character

Buildings should be designed in a manner that is authentic to their function and time and place in the community. Building facades should be articulated to create human scale and interest. This may be achieved by the following strategies.

- Facade walls should incorporate horizontal relief through projections and recesses to provide visual interest.
- Ground floor facades should have recessed windows, entry areas, awnings or other such features.
- Building facades may use changes in color, texture and material judiciously to provide visual interest. All facades of a building which are visible from public street, park or open space, or paths should incorporate features similar to the front facade.

Resident entries should be protected from weather by overhead roofs or overhangs, or being recessed. First floor residences should have functional porches and front doors that provide direct access to the exterior and connections to the public realm. Balconies having usable space with a minimum average depth of no less than 3 feet are encouraged on upper levels.

Relationship of Buildings to Streets

Primary facade is a facade that faces a street, park or open space. Primary facades should contain a primary building entry and direct sidewalk connection to a public street, plaza, or park. Side entries may be allowed if an entry statement (e.g: patios, arbor, fence, gate, etc.) is provided on the building side facing the street.

Massing, Form and Scale

The following design elements should be considered:

- Entryway design elements and variations should give orientation and character to the building and contribute to the pedestrian orientation of the project by including some or all of the following features: arcades; canopies or porticoes; overhangs; recesses/projections; or special lighting.

- Express facade components in modules and materiality at a human scale that is meaningful to a person passing by on the sidewalk.
- Building height should transition to be scaled to lower height and density in residential areas.
- Architecture should consider its location and function in the overall neighborhood and be designed to emphasize visual focal points and view termini.
- Vertical and horizontal articulation in facade is encouraged through plane breaks, recessed windows and entries, or balconies.
- Multifamily and mixed-use buildings should be articulated with varied architectural features such as bays, balconies, massing changes, or porches that face the adjacent streets, parks, plazas, open areas.
- Each residential unit should have usable exterior open space in the form of balconies or porches.
- Balconies should be designed to be incorporated into the architecture to avoid a "tacked-on" appearance.
- Ground level residential units should have a front door and porch/stoop that provides direct access to a street, park or walkway.
- Stairways shall be conditioned, interior space.

Building Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction and durability.

- Allowable facade material includes stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS), tilt-up concrete panels or other faux facade treatments should be avoided.

Mechanical Equipment

Rooftop mechanical equipment should be screened from view from the ground and from adjacent buildings of comparable height through the use of screen walls and/or parapets.

Treatment of Residential Open Area

Common areas in the multi-family property should be landscaped and include pedestrian connections to adjacent public streets, trails, open spaces and commercial areas. Pedestrian-scale lighting and street furniture should be included.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (b) and (d) of Pueblo Municipal Code.

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

| | | |
|---------------------------------|---------------------------|------------------------|
| TITLE: <i>DEVELOPMENT GUIDE</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>7 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
2nd submittal: November 30, 2021
3rd submittal: December 23, 2021
4th submittal: February 14, 2022
5th submittal: March 14, 2022

C. COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

In addition to the Pueblo Municipal Code (PMC) requirements found in Sections 17-4-46 or 17-4-47 or 17-4-48 for small-scale, medium-scale and large-scale; respectively, commercial performance standards and the PUD shall guide the exterior architectural design within the Pikes Peak Park development. Where section 17-4-47 through Section 17-4-48 conflict with the PUD, the PUD shall govern.

Pedestrian Circulation

The following design guideline should be considered:

- Providing sidewalks and walkways of adequate width to allow groups of people to comfortably pass each other. Sidewalks in commercial areas will be no less than six feet wide and conform to all requirements of the Americans With Disabilities Act (ADA).
- Public lobbies and/or primary entry should connect directly to the pedestrian network.
- Provide pedestrian oriented lighting and shade trees along walkways.

Building Character

Buildings should be designed to provide human scale, interest and variety. Examples of techniques may include:

- Variation in the building form such as recessed or projecting bays;
- Expression of architectural or structural module and detail;
- Diversity of window size, shape or patterns that relate to interior functions;
- Emphasis of building entries through projecting or recessed forms, detail, color, or materials;
- Variations of materiality, material modules, expressed joints and details, surface relief, color, and texture to scale;
- Bay column spacing that subdivides the facade into smaller, more human scaled elements.

Relationship of Buildings to Streets

A primary building entry should face a public street, plaza or park. Buildings that are sited between a street and a surface parking area, for example, should have a pedestrian entrance on both the parking area side for employees to gain access from their cars, and along the public street to provide access for visitors, and pedestrians arriving from transit, on-street parking, adjacent neighborhoods and other buildings.

- The long-side of buildings should be generally parallel with the public street.
- Building entry plazas are allowed, but should not disrupt the public realm design.
- Pedestrian oriented signage that identifies building tenants is allowed near a building entry.
- Building entrances facing parking lots should be coordinated with building service areas to avoid conflicts between pedestrians and service vehicle movements.
- Outdoor storage, trash collection, and loading areas shall be screened, recessed or enclosed.
- Service areas should be located in a manner that they are not visible from adjoining neighborhoods, pedestrianways, streets or customer entrances.
- Service area screening should be accomplished by landscape materials and/or architectural treatments with similar or complementary materials to the primary structures.

Massing, Form / Scale

Building form and massing should be used to frame the public realm and create a pedestrian scale, urban environment.

- One story buildings should be designed with a tall first floor minimum 18' height.

- Varied building form and facade articulation should be used to break up long wall faces.
- Building forms should respond to important gateway locations and view terminal.

Building Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction.

- Allowable facade materials include stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS) and tilt-up concrete panels are not allowed.

Mechanical Equipment

Rooftop mechanical equipment should be screened from view from the ground and from adjacent buildings of comparable height through the use of screen walls and/or parapets.

Open Space

Publicly accessible, privately maintained open space such as plazas, courtyards or outdoor rooms are an important part of the overall open space network. Each development block is encouraged to include some form of outdoor space that is connected to the public realm either directly, or by a publicly accessible walkaway.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (f) of Pueblo Municipal Code.

D. SINGLE FAMILY RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES

Single-Family Residential Development Design Guidelines is intended to apply for variety of product mix including single-family detached, duplex, triplex fourplex, rowhomes and townhomes. These guidelines are in lieu of the PMC Section 17-4-11 Residential Placement Standards.

Architecture Design

Residential architecture at Pikes Peak Park will reinforce and add richness to the urbanist design principles that define its streets, parks and public realm. The developer is committed to providing quality architecture and a range of architectural styles that balance the need to create affordable and attainable housing and create a great neighborhood. Our process involves working directly with builders to develop the right mix of housing designs, products and lots for this site. This is an ongoing process and we will update the City as designs progress.

Residential design at Pikes Peak Park should contribute the fabric of Pueblo's memorable neighborhoods by supporting:

- Best practices in architectural design and construction technology.
- Allowing for a range of affordable and attainable homes.
- Strategic insight into market conditions and consumer preferences.
- A balance of individuality and diversity that reinforces community placemaking.

Porches and Front doors

Special attention should be paid to the role that front porches and front doors play in enlivening the streetscape. Stylistically appropriate front porches or front doors are required for houses with garages accessed from the street(front-loaded) and houses with garages accessed from the alley(rear-loaded).

- Front porch details: Columns, railings and other details should support the architectural style of the house.
- Front doors: Front entry doors should be a prominent design feature.
- Front porch: porch width and depth should be usable and furnishable..
- Wrap-around porches: corner lots, lots adjacent to open space and lots with high visibility are encouraged to have porches that address both the front and side elevations.

Front Loaded Lots (garages accessed from streets)

Special attention should be paid to the architectural design for street-accessed (front-loaded) lots to de-emphasize the garage and driveways.

- Street-facing garage doors should be located behind the "front building line" of the main house.
- Paved on-site parking is required outside of setback.

Building Materials

- Allowable facade materials include stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS) and tilt-up concrete panels are not allowed.

Roof Design

Acceptable roof types are below.

- Sloping roof with a minimum 2 in 12 slope.
- Gable, Hip, Pyramid Hip, Shed, Mansard, Gambrel or Butterfly
- Flat roof.
- Acceptable roof materials are asphalt shingle, slate roofing, tile roofing(concrete, clay), metal standing seam.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (a) and (c.1) of Pueblo Municipal Code.

Trash

The Metro District will work directly with a private trash collection company to establish trash collection protocol for 'Green court residential' products with Private Lanes. Solid waste collection points will be provided within the street right-of-way where dead end alleys or private lanes intersect with public streets. The locations and design will be addressed in the Part 2 phase of the City's Subdivision process.

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

| | | |
|---------------------------------|---------------------------|------------------------|
| TITLE: <i>DEVELOPMENT GUIDE</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>8 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

Accessory Dwelling Units (ADU)

Accessory Dwelling Units shall be allowed over separated parking garages located along private lanes or alleys. The following guidelines apply.

- Only one Accessory Dwelling Unit is allowed on a same lot as a primary dwelling unit.
- Mobile homes, recreational vehicles, sheds and trailers shall not be used as Accessory Dwelling Unit.
- Accessory Dwelling Units shall be owned and maintained under the same ownership of the primary structure.
- An Accessory Dwelling Unit shall not be sold apart from the primary structure.
- Designed in an architectural style compatible with the primary structure.
- Include a covered stair leading to the unit.
- Minimum of 400 square feet floor area, and living area with a clear ceiling height greater than 4 ft minimum, but where more than half of the space is 7 ft or greater.
- An Accessory Dwelling Units will count as dwelling units for the purpose of determining parking requirements. Parking for ADUs must be provided on the same lot with the primary structure and will not be located in a separate "common" parking lot away from the ADU location.

E. LANDSCAPE DESIGN STANDARDS

Intent

The following standards are intended to establish the framework for a low-water, low-maintenance landscape composed of native and adapted plants which provide year-round color and interest. The landscape design shall adhere to Pueblo Municipal Code unless otherwise noted below.

Streetscape

- Trees shall be 2.5" caliper minimum size spaced at 35' maximum O.C. (or an average of one tree per 35 linear feet)
- Shrubs shall be #3 container minimum size spaced at 5' maximum O.C. (or an average of one shrub per 25 square feet)
- Perennials and Ornamental Grasses shall be #1 container minimum size spaced at 48" maximum O.C. (or an average of one plant per 15 square feet)
- Nonliving Landscape Material such as rock mulch, wood mulch, or gravel shall account for no more than 40% of the required landscape area as measured by the following:
 - 5 gal plants cover 25 square feet
 - 3 gal plants cover 9 square feet
 - 1 gal plants cover 3 square feet

Parking Lots

Planting interior to parking lots shall meet or exceed Pueblo Municipal Code as amended.

Surface parking lots shall be set back a minimum of ten feet from the public right-of-way or property line to provide space for a continuous landscape buffer zone. Parking lots shall be visually screened from the public right-of-way, open space, and adjacent property by one or more of the following methods:

- A continuous landscaped buffer zone consisting of an architectural berm between 18" and 36" high with a maximum slope of 3:1 planted with shrubs or drought tolerant grasses planted at a maximum of 3 feet on center in a triangular pattern.

- A continuous landscaped buffer zone that includes a minimum six-foot wide screening layer consisting of shrubs and grasses planted a maximum of 3 feet on center in a triangular pattern with a mature height of at least 36 inch high. Ornamental, tall grasses may be substituted for up to 30% of the shrubs within the screening layer subject to approval by the DRB.

F. RESIDENTIAL LOT STANDARDS

| | Single family Attached/Rear-loaded ⁽¹⁾ | Single family Detached/Rear-loaded, Shallow lot ⁽¹⁾ | Single family Detached/Rear-loaded, Deep lot ⁽¹⁾ | Single family Detached/Front-loaded ⁽¹⁾ | Multi-family Residential |
|--|---|--|---|--|--------------------------|
| Min. Lot area (square feet) | 1,500 | 2,500 | 3,100 | 4,000 | n/a |
| Min. Lot width (feet) | 22 | 35 | 35 | 45 | n/a |
| Max. Coverage of Lot (%) ⁽²⁾ | 75 | 60 | 60 | 50 | n/a |
| Principal Building Setback (feet)⁽³⁾ | | | | | |
| Front Yard (min/max) ⁽⁶⁾ | 15/20 | 15/20 | 15/20 | 15/20 | 15/20 |
| Min. Side Yard | 5 | 5 | 5 | 5 | 20 |
| Min. Rear Yard /from Alley | 5 | 5 | 5 | 15 | 15 |
| Min. Side Yard along a street | 10 | 10 | 10 | 10 | 10 |
| Setback from 24th St. (min/max) | 20 | 20 | 20 | n/a | 20 |
| Garage Setback (feet)⁽³⁾⁽⁴⁾ | | | | | |
| Min. Front | n/a | n/a | n/a | 20 ⁽⁵⁾ | 20 |
| Rear (20' alley/private lane) | 5 ⁽⁸⁾ | 5 ⁽⁸⁾ | 5 ⁽⁸⁾ | n/a | 10 |
| Min. Side Yard | 5 | 5 | 5 | 5 | 20 |
| Min. Side Yard along a street | 10 | 10 | 10 | 10 | 10 |
| Max building height (stories) | | | | | |
| | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 4 ⁽¹⁰⁾ |

- (1) Conceptual lot layouts of each product type are shown on page 10, Single-family Lot Configurations.
- (2) Garage is included in building coverage.
- (3) All setbacks shall be measured from property line.
- (4) The minimum size for a garage with two parking spaces is 22' wide by 22' depth for all single family homes.
- (5) Garage shall be placed minimum of 5' behind principle structure.
- (6) 20' setback along the 24th St, and 15' setback for all other neighborhood street.
- (7) Front porch is allowed to encroach up to 6' into front setback.
- (8) All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.
- (9) Single-family detached and single-family attached residences shall have a maximum building height of three stories, not to exceed 30' measured from the grade plane. Refer to 2015 International Fire Code, Section D105.
- (10) Multifamily, Commercial, or mixed-use buildings shall have maximum building height of four stories and will need to comply with providing the 26' clear zone adjacent to the building to accommodate fire apparatus. Refer to 2015 International Fire Code, Section D105.

G. BULK STANDARD FOR MIXED-USE RESIDENTIAL OR COMMERCIAL

| | |
|---|--------|
| Max. F.A.R. | 0.5 |
| Min. Lot Size | n/a |
| Min. Lot Depth | n/a |
| Min. Lot Frontage | n/a |
| Building Setback (feet) | |
| Setback from 24th St. | 20' |
| Setback from Sun Mountain Blvd (min/max) ⁽¹⁾ | 5'/10' |
| Setback from Park, Plaza or Linear Park (min/max) | 0'/10' |
| Min. Building Height | |
| | 18' |

(1) Amount of setback should be considered in coordination with type of retail space and public realm design to allow potential for outdoor cafe seating or amenity space to create an active streetscape experience.

H. PARKING STANDARDS

| Minimum parking requirement | |
|--------------------------------|---------------|
| Townhouse/Paired homes | 1.0/du |
| Single Family Detached | 2.0/du |
| Accessory Dwelling Units (ADU) | 1.0/du |
| Multi-family Residential | 1.25/du |
| Retail | 5/1,000 gsf |
| Restaurant / Bar | 7.5/1,000 gsf |
| Professional / Medical office | 2.5/1,000 gsf |
| Community Center | 5/1,000 gsf |

(1) Parking calculations for mixed-use development shall be calculated as the sum of minimum parking requirements for each type of proposed use included in the facility(-ies) being constructed.

CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

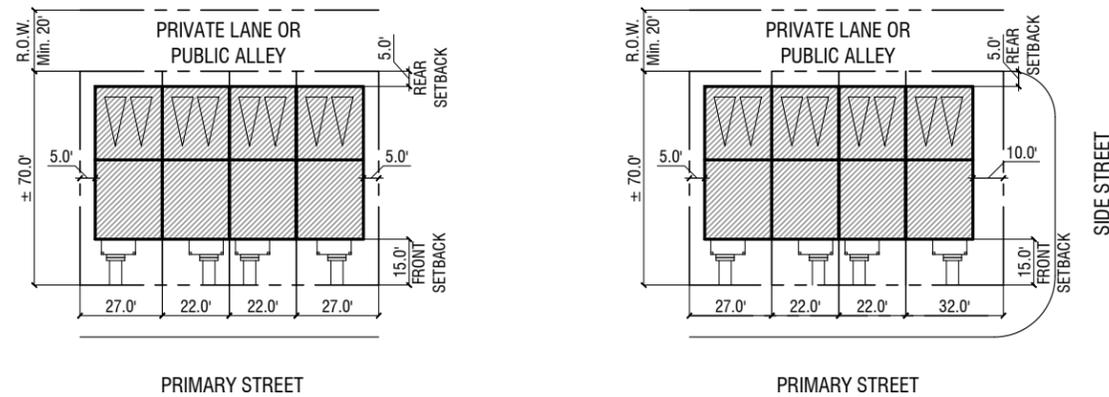
| | | |
|--------------------------|--------------------|-----------------|
| TITLE: DEVELOPMENT GUIDE | | |
| SCALE: | DRAWN BY: S.C. | PAGE: 9 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

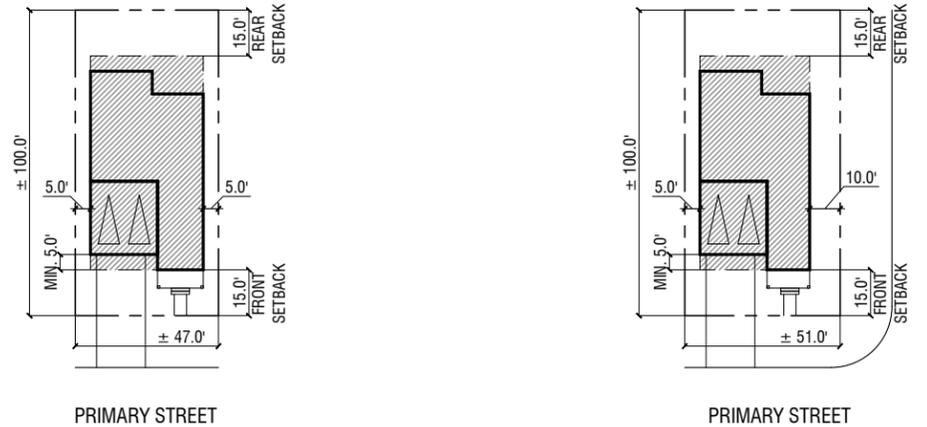
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

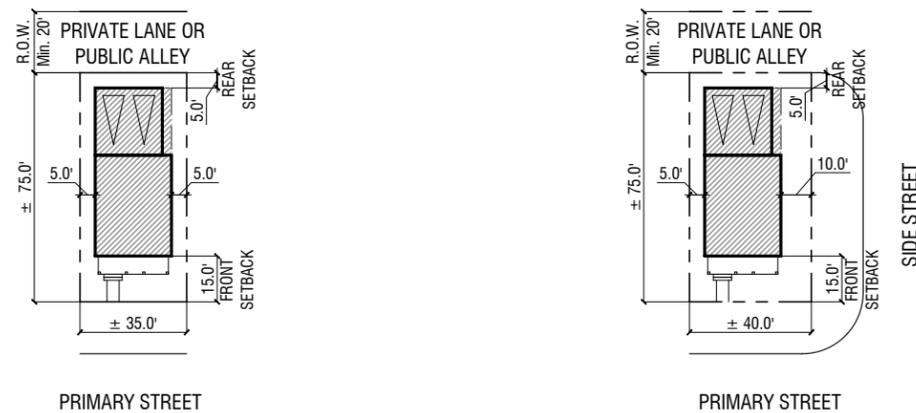
A. SINGLE-FAMILY ATTACHED / REAR-LOADED::



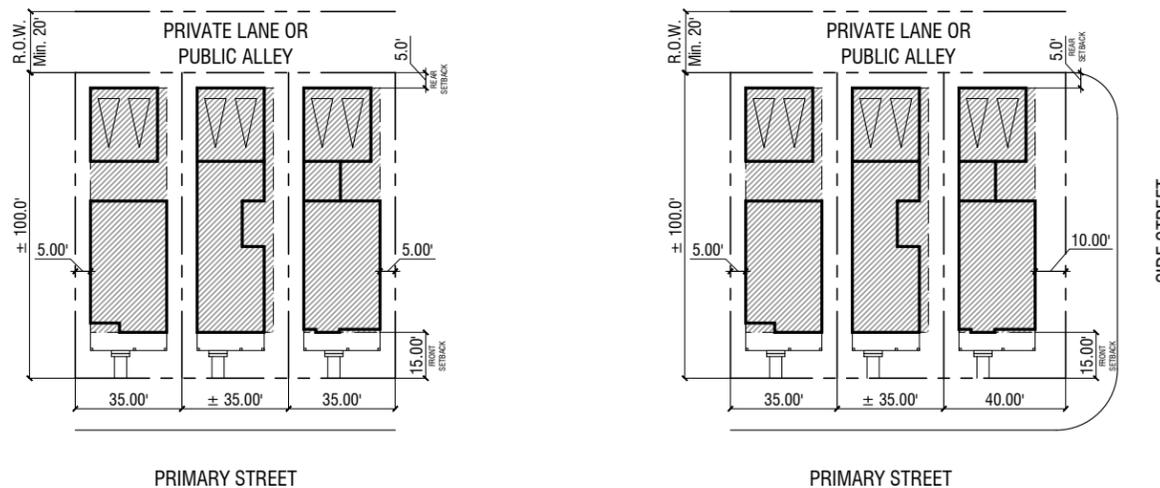
B. SINGLE-FAMILY DETACHED / FRONT-LOADED::



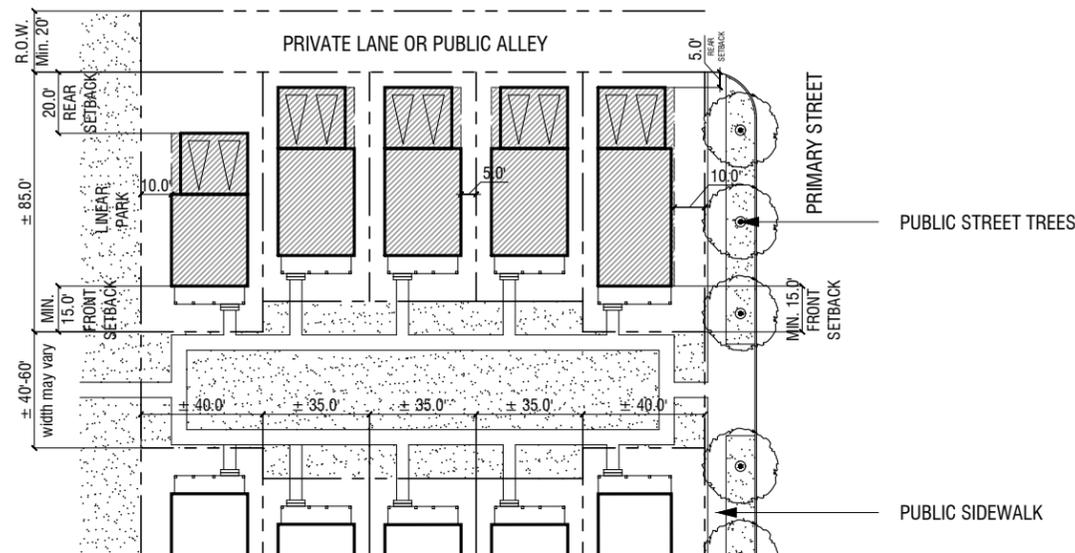
C. SINGLE-FAMILY DETACHED / REAR-LOADED: SHALLOW LOT::



D. SINGLE-FAMILY DETACHED / REAR-LOADED: DEEP LOT::



E. SINGLE-FAMILY DETACHED / REAR-LOADED: GREEN COURT LOT::



LEGEND ::

- PROPERTY LINE
- CONCEPTUAL CURB LINE
- ▨ BUILDABLE AREA
- ◻ DETACHED/ATTACHED GARAGE SPACE

NOTE ::

1. Lot configurations represent minimum lot sizes.
2. Front porch is allowed to encroach up to 6' into front setback.
3. The minimum size for a garage with two parking spaces is 22' wide by 22' depth for all single family homes.
4. Building footprints shown are diagrammatic.
5. All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.

CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---|--------------------|-----------------|
| TITLE: SINGLE-FAMILY LOT CONFIGURATIONS | | |
| SCALE: 1"=60' | DRAWN BY: S.C. | PAGE 10 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

A. SUN MOUNTAIN BLVD ::

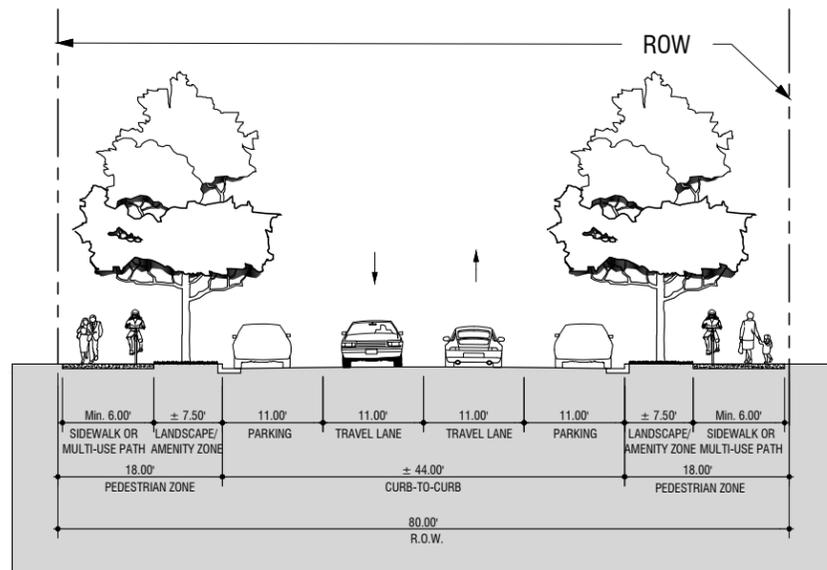
| | |
|----------------------------|---|
| Land Use | Mixed-use, Single-family attached |
| Function | Primary collector roadway within the neighborhood |
| Speed Limits | 25 to 35 mph |
| Roadway Width | 44' |
| ROW | 80' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | Adjacent properties must comply with zone district regulations |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 1,320' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Rear-loaded single family residences can face Sun Mountain Blvd. Driveway access to individual residential lots are not permitted. When additional space is needed to accommodate additional travel or turn lanes, on-street parking may be prohibited. Sun Mountain Blvd cannot dead end and must intersect with other roadways. |

B. NEIGHBORHOOD LOCAL STREET ::

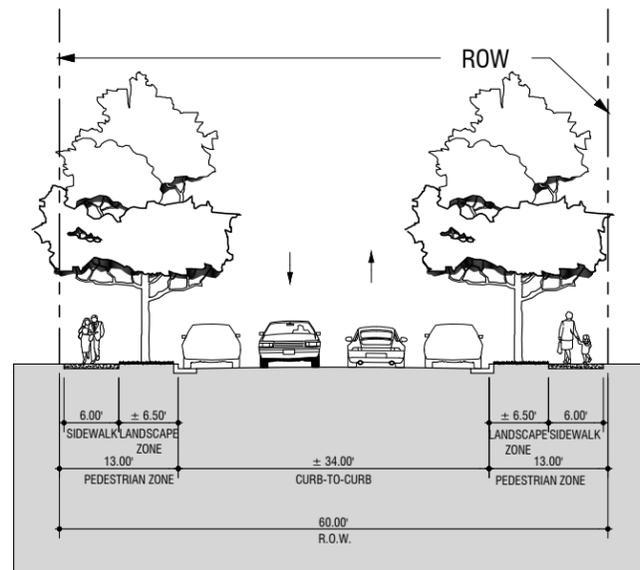
| | |
|----------------------------|--|
| Land Use | Residential |
| Function | Access to and through residential areas |
| Speed Limits | 20 to 25 mph |
| Roadway Width | 34' |
| ROW | 60' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | 2 spaces per platted lot |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 660' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Street may dead end in a cul-de-sac (maximum cul-de-sac length is 660'). |

C. NEIGHBORHOOD PARK STREET ::

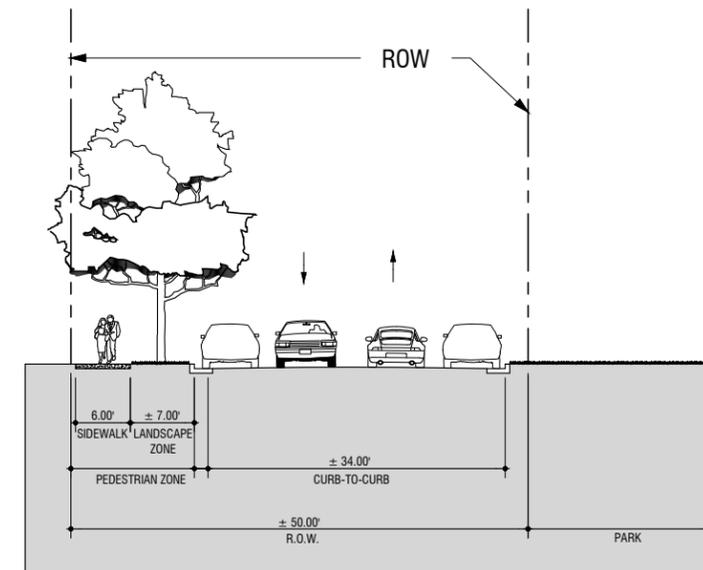
| | |
|----------------------------|--|
| Land Use | Residential |
| Function | Access to and through residential areas |
| Speed Limits | 20 to 25 mph |
| Roadway Width | 34' |
| ROW | 60' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | 2 spaces per platted lot |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 660' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Street may dead end in a cul-de-sac (maximum cul-de-sac length is 660'). Neighborhood Park street to provide sidewalk and landscape zone on one side of street opposite of a park. |



Two travel lanes / On-street parking on both sides of street / Multi-use path on both sides
 Curb extensions allowed at pedestrian crossing in lieu of on-street parking at intersections.
 *see note 1 on this sheet.



Two travel lanes / On-street parking on both sides of street
 *see note 1 on this sheet.



Two travel lanes / On-street parking on both sides of street
 *see notes 1 and 2 on this sheet.

NOTES ::

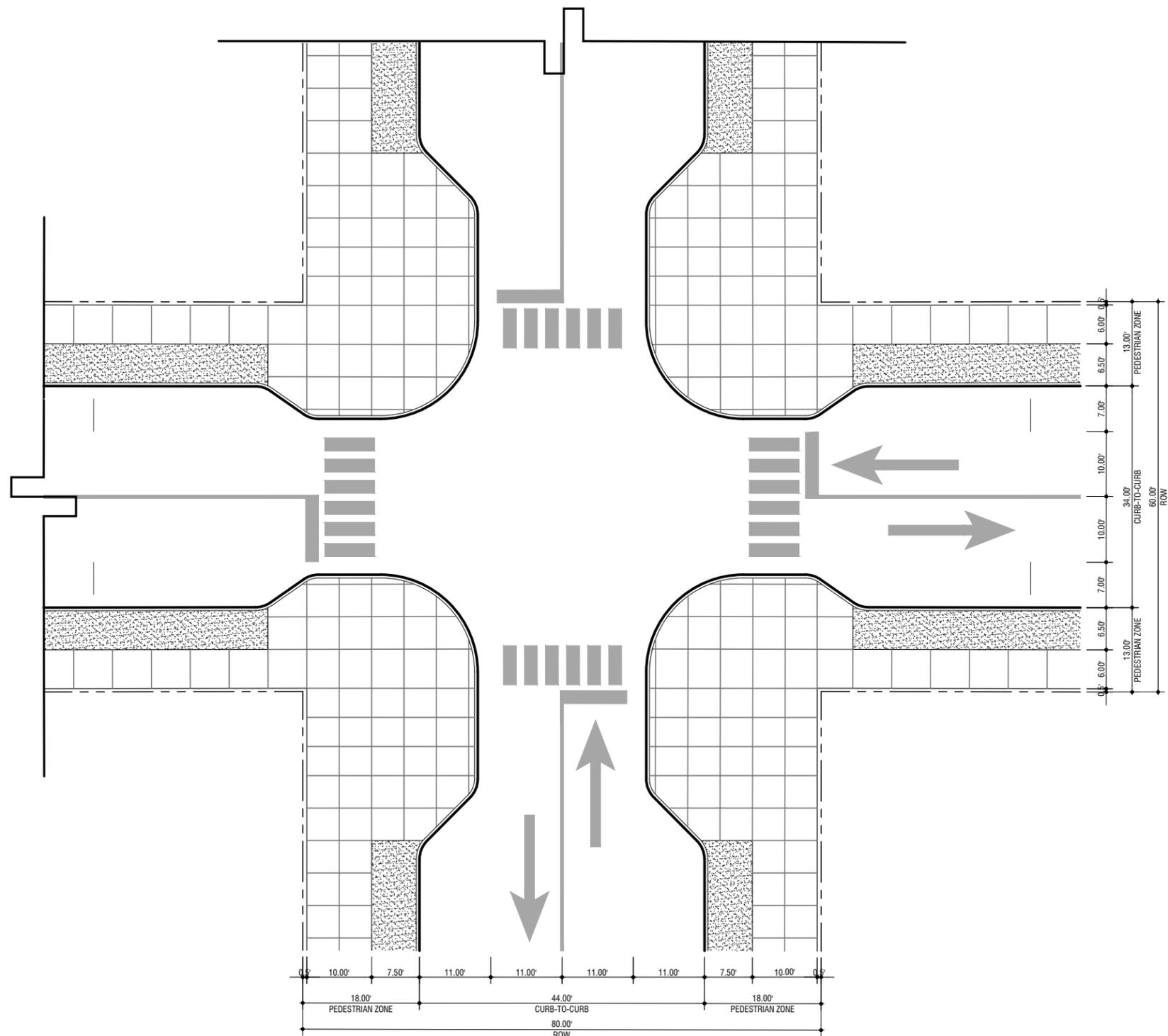
1. All street sections are conceptual. Final design and lane configuration will be determined during the Part 2 phase of the City's Subdivision process.
2. A 50' park street is only allowed adjacent to a linear park. A combined sidewalk/multi-use trail will be located within the park tract in lieu of sidewalk along the street. ADA access to be provided that connects intersection curb ramps to multi-use trail.

| | | |
|---------------|---|-----------------|
| | 1200 Bannock St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438 | |
| | TITLE: STREET SECTIONS / DESIGN STANDARDS | SCALE: 1"=20' |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | PAGE: 11 OF 13 |
| | | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

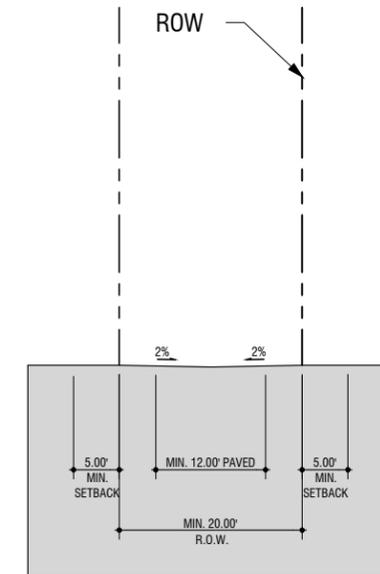
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022



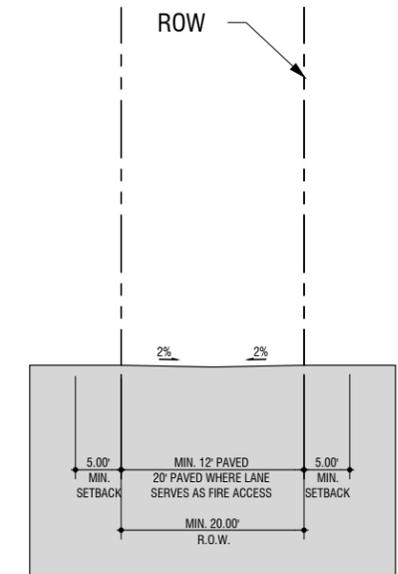
SUN MOUNTAIN BLVD

NEIGHBORHOOD LOCAL STREET



E. PUBLIC ALLEY::

*see note 1 on this sheet.



F. PRIVATE LANE::

*see notes 1 on this sheet.

NOTES ::

1. All street sections are conceptual. Final design and lane configuration will be determined during the Part 2 phase of the City's Subdivision process.
2. All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.

D. CONCEPTUAL SUN MOUNTAIN BLVD AND LOCAL STREET INTERSECTION::

Two travel lanes / On-street parking on both sides of street / Multi-use path on both sides
 *see note 1 on this sheet.

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303.571.0053
 Fax 303.425.0438

| | | |
|---------------------------------------|--------------------|-----------------|
| TITLE: STREET SECTIONS / INTERSECTION | | |
| SCALE: 1"=20' | DRAWN BY: S.C. | PAGE 12 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

Barbara Huber
Fire Chief

Chris Harner
Deputy Fire Chief

Fire Inspectors
Erik Duran
Paul Haley



Fire Department

1551 Bonforte Blvd.
Pueblo, CO 81001
Phone (719) 553-2830
www.pueblo.us/fire

January 14, 2022

Chris Parezo
Principal
Civitas, Inc.
1200 Bannock Street
Denver, CO 80204

RE: Request for Variance to Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads, associated with Pikes Peak Park PUD. [Application Number: Z-21-16]

To Whom it may concern,

A written document and site plan exhibit have been received from Civitas, Inc., dated January 10, 2022. It requests that the Pueblo Fire Department grant a variance of the International Fire Code requirements, as adopted by the Pueblo Municipal Code. Specifically, a variance to not provide the required turnaround options for dead-end access roads that are greater than 150 feet in length for this development.

2015 IFC - Appendix D

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

| TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS | | |
|--|-----------------|--|
| LENGTH (feet) | WIDTH (feet) | TURNAROUNDS REQUIRED |
| 0-150 | 20 | None required |
| 151-500 | 20 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cut-de-sac in accordance with Figure D103.1 |
| 501-750 | 26 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cut-de-sac in accordance with Figure D103.1 |
| Over 750 | | Special approval required |

FIG. 51: 1 foot = 304.8 mm

The Pueblo Fire Department has taken the above indicated documents into consideration as well as the site development, building construction, and proposed occupancy therein. It has been decided to approve the submitted plan and request for variance with the following conditions:

- Approval for eliminating the required turnaround options for fire apparatus access roads exceeding 150 feet will only occur this one instance for this development. Specifically, the following roadways:
 - Fire apparatus access road [Parcel "E"] for Blocks 7 & 8 exceeds 150 ft (approx. 180 ft)



ACCREDITED SINCE 2008 - COMMISSION ON FIRE ACCREDITATION INTERNATIONAL



Page 1 of 2

Barbara Huber
Fire Chief

Chris Harner
Deputy Fire Chief

Fire Inspectors
Erik Duran
Paul Haley



Fire Department

1551 Bonforte Blvd.
Pueblo, CO 81001
Phone (719) 553-2830
www.pueblo.us/fire

- Fire apparatus access road [Parcel "G"] for Blocks 9 & 10 exceeds 150 ft (approx. 80 ft)
 - Fire apparatus access road [Parcel "K"] for Blocks 14 & 15 exceeds 150 ft (approx. 190 ft)
- Any future plan submittals for this development shall include roadways designed to meet the requirements within *Appendix D: Fire Apparatus Access Roads* of the International Fire Code (2015 edition or newer) as written and adopted.

Sincerely,

Barbara Huber
Fire Chief
Pueblo City Fire Department



ACCREDITED SINCE 2008 - COMMISSION ON FIRE ACCREDITATION INTERNATIONAL



Page 2 of 2

January 10, 2022

Barbara Huber
Fire Chief
Pueblo Fire Department

Re: **Exhibit for Fire Access / Public Alley**
Application Number: Z-21-16

Dear Ms. Huber,

Thank you again for you and your team's time discussing the vision for Pikes Peak Park and taking the time to educate our team about your specific needs regarding fire access and safety. One of our priorities is to create an affordable and inclusive neighborhood that prioritizes the health and wellbeing of residents. Fire safety and access is paramount to this goal.

Our design has several 'Green-Courts' which involve clustering small lot single family homes around a common 'green-court' or small park. As such, these homes do not front traditional public rights-of-way or streets. Garages are located at the rear of the home and accessed by a public alley. We believe that the access turn around required by D103.4 for fire access lanes greater than 150' will negatively impact our public park design and add additional costs to these affordable homes.

We are writing to request a variance to Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. Specifically, we are requesting a variance for the required turnaround for dead-end access roads that are greater than 150'. We believe we have developed creative solutions that will fulfil Pueblo Fire Departments' access requirements while maintaining the overarching design intent for the Pikes Peak Park Neighborhood. These design elements are as follows.

- Structures that do not front on a traditional public right-of-way or street will be serviced by a 20' wide paved public alley which will also serve as a fire access lane for the first 150' of the alley.
- Garages will be set-back 5' from the edge of the alley/fire access lane.
- All points of the structure on the last lot at the end of the 150' fire access lane will be reachable within the required 150' hose pull length.
- Fire hydrants will be located within 400' of the last structure, along the fire access route.

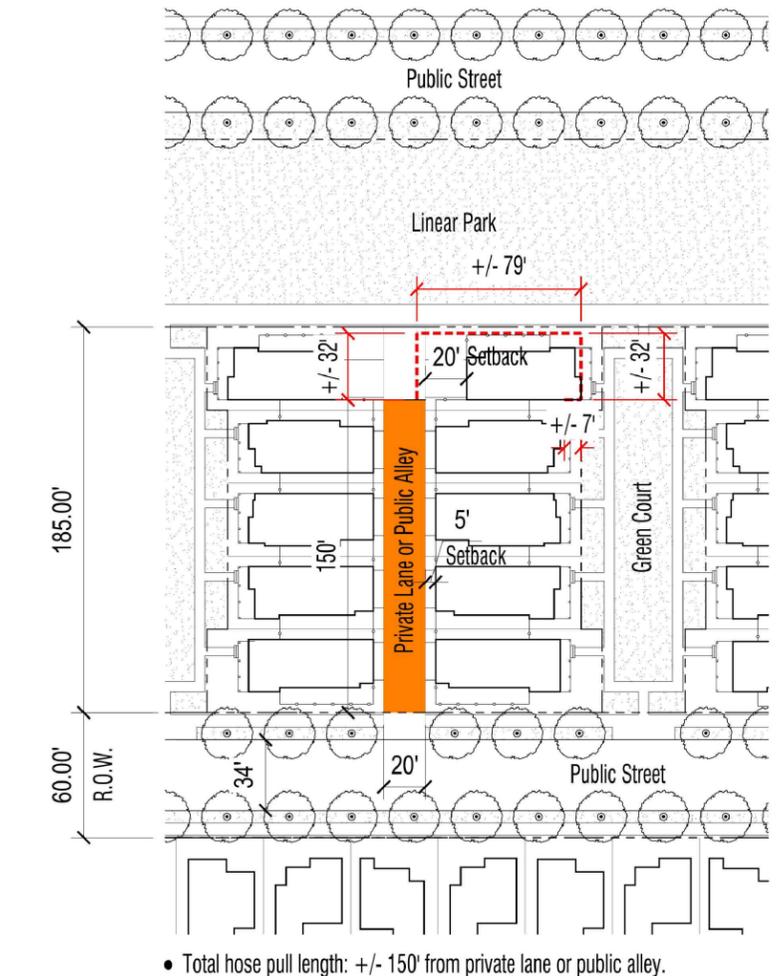
Please see the Fire Access Exhibit attached that diagrams the points above. We appreciate your willingness to review this variance request. Please feel free to reach out with any further questions.

Sincerely,

Chris Parezo
Principal

CIVITAS

303.571.0053
CIVITASINC.COM
1200 BANNOCK ST.
DENVER, CO



SCALE: 1"=60'

PIKES PEAK PARK | Fire Access Exhibit



1/10/2022

CIVITAS

CIVITAS

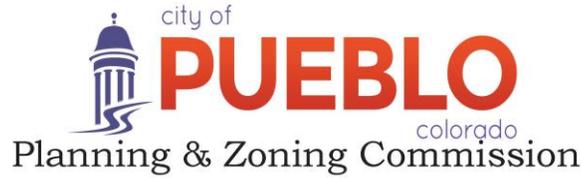
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

| | | |
|-------------------------|---------------------------|-------------------------|
| TITLE: VARIANCES | | |
| SCALE: | DRAWN BY: S.C. | PAGE 13 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

V

***MINUTES OF PLANNING AND ZONING COMMISSION PUBLIC HEARING AND
WORKSESSION***

City of Pueblo, Colorado

Wednesday, March 23, 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 3:39 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, Christopher Pasternak, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: Alexandra Aznar

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Danielle Baxter, Planner; Andrew Hayes, Public Works Director, Melanie Turner, Transportation Engineer.

APPROVAL OF AGENDA

A Motion was made by Spinuzzi to approve the agenda, Seconded by Bailey.

Motion passed 6-0, Aznar Absent

PUBLIC MEETING AND ACTION

Regular Agenda

1a. Z-21-16 Rezoning: Pikes Peak Park PUD Development Guide.

Staff report Beritt Odom, Principal Planner

BACKGROUND:

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

Per the Planned Unit Development Zone District Regulations, a development guide has been submitted which contains information as required by Section 17-8-6, of the Pueblo Municipal Code.

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

Residential Development Standards:

Pikes Peak Park proposes six types of residential development, multifamily, and accessory dwelling units:

1. Single-family attached;
2. Single-family detached, rear-loaded, shallow lot;
3. Single-family detached rear-loaded, deep lot;
4. Single-family detached front loaded;
5. Multifamily with three or more units; and
6. Accessory dwelling units

Single-Family Attached

The smallest proposed lots, 20-foot width and a total area of 1,400 square feet, must be developed with attached single-family homes and be rear-loaded (garage or surface parking for the home will be provided adjacent to the rear lot line). Single-family attached homes allow a maximum lot coverage of 75-percent, minimum 15-foot front yard setbacks, minimum 10-foot side-yard setbacks adjacent to a public right-of-way; 5-foot side-yard setbacks when not adjacent

to a public right-of-way; and five-foot rear-yard setback. All single-family attached structures must provide one on-site parking space per dwelling unit.

Single-Family Detached Rear-Loaded Shallow and Deep Lots

Yard and bulk standards for single-family detached, rear-loaded shallow and deep lots are the same. Single-family detached structures on 35-foot-wide lots allow 60-percent lot coverage, require a minimum front-yard setback of 15-feet, five-foot side-yard setback; 10-foot side-yard setback, adjacent to a public right-of-way; and a 5-foot rear-yard setback. Single-family detached structures located on 35-foot-wide lots may face a “green-court” and are accessed by a 20-foot wide dead-end “alley,” adjacent to the rear lot line. All structures have a maximum height of two-stories. All detached single-family dwelling units must provide two on-site parking spaces, covered, or uncovered, per dwelling unit.

Single-Family Detached Front-Loaded

Lots with a minimum width of 45-feet are front-loaded from the street and allow for 50-percent lot coverage. Setbacks on 45-foot-wide lots include a minimum 15-foot front-yard setback, 5-foot side-yard setback, 10-foot side yard setback adjacent to a street; and a 15-foot rear-yard setback for the principal structure. All dwelling units must provide two on-site parking spaces, covered, or uncovered, per dwelling unit. All structures have a maximum height of two-stories.

Multifamily (three or more units)

Multifamily residential standards include a 20-foot front-yard setback, 20-foot side-yard setback for the principal structure, 10-foot side-yard setback for garages, and a 10-foot rear-yard setback. The maximum height for multifamily residential structures is three stories. Each multifamily residential structure, to include mixed-use structures must provide 1.25 on-site parking spaces per dwelling unit.

Accessory Dwelling Units

Accessory dwelling units, (ADU) are allowed “over separated parking garages located along private lanes or alleys,” and must be developed according to guidelines established by the PUD development guide. The guidelines state that the ADU cannot be sold separately from the principal structure, must be architecturally compatible with the principal structure, have a minimum living area of 400 square feet, meet a minimum ceiling height, and have a covered stair landing. Mobile homes, recreational vehicles/trailers, and sheds may not serve as an ADU. All ADU structures must have one on-site parking space per unit.

All residential development must follow development design guidelines established by the PUD that require, specific building materials, and front porches (on single-family developments). The PUD states that residential development will allow a mixture of housing designs and should follow best practices in architectural design and construction technology; however, specifics of design are not provided within the PUD.

Fire Station/Schools:

The proposed PUD includes provisions for the development of a fire station along the western boundary of the development. No new school sites are proposed for the development, the PUD states that the Chavez-Huerta Preparatory Academy is conveniently located within walking distance of Pikes Peak Park and “work with school district to allow for preferred enrollment status for Pikes Peak Park children.” It is unclear who is responsible for working with Chavez-Huerta and whether “preferred enrollment” is a possibility.

Land Uses:

The Pikes Peak Park lists land uses for the two designated planning areas, the Residential Planning Area, and the Commercial Mixed-Use Planning Area. The Residential Planning Area is located within the northern portion of the site, east and west of Sun Mountain Blvd. The Commercial Mixed-Use Planning Area is located adjacent to W. 24th Street, east and west of Sun Mountain Blvd.

Proposed land uses within the Residential Planning Area include permitted, conditional, and restricted uses. The PUD states that conditional uses must meet applicable conditions contained within the City Municipal Ordinances as determined by the Design Review Board and the Land Use Administrator. The PUD further states that the Design Review Board is required to send a letter of recommendation to the Land Use Administrator recommending approval.

Permitted uses within the Residential Planning Area generally include, single-family residential, paired housing (duplexes), co-housing, community center, parking lot solar array, triplex, fourplex, townhomes, childcare homes, and accessory dwelling units. The conditional uses include, bed and breakfast homes and inns, childcare center, food trucks, home based business, mobile food unit. Restricted uses include short-term, 3rd party rentals and uses not expressly permitted or allowed by conditional use permit.

Permitted uses within the Commercial Mixed-Use Planning Area generally include retail, service, office, multifamily residential and mixed-use (multifamily residential and commercial uses located within the same structure). Permitted and conditional uses within the Commercial Mixed-Use Planning Areas, follow the same approval process as those within the Residential Planning Area. Restricted uses include short-term, 3rd party rentals and uses not expressly permitted or allowed by conditional use permit.

Development Design Guidelines:

The PUD Development Guide includes general architectural requirements for multifamily and mixed-use structures, commercial, and single-family residential development.

Design Guidelines for Multifamily, mixed-use, and commercial design guidelines include the following provisions:

1. Site Design-regulations pertaining to the location of parking lots, screening of mechanical and service functions, and landscaping.
2. Building Character-regulations for projections and recesses, windows, entries, awnings, color, texture, materials, etc.
3. Relationship of Buildings to Street-regulations encouraging the entry of structures to be oriented to the street (with the exception of residential units that front a green-space).
4. Massing, Form/Scale-requirements for façade articulation.
5. Signage-multifamily and mixed use must follow the R-5 and R-6 sign regulations for non-commercial development. Signage for commercial development must follow the R-5 and R-6 non-residential sign standards.
6. Open Space-multifamily, mixed use, and commercial development must have common landscaped outdoor space that generally includes pedestrian connections, lighting, street furniture.

Design Guidelines for Single-Family Residential Development:

1. Architectural Design-provisions for quality architecture and a range of architectural styles while insuring attainable housing.
2. Porches and Front Doors-requirements for columns, railings, and other details; encouragement of wrap-around porches.
3. Front Loaded Lots (garages accessed from streets)-encouragement for garage doors to be stepped back and paved on-site parking.
4. Building Materials-regulations pertaining to allowable materials (stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels), where material changes may occur, and the prohibition of vinyl, EIFS and tilt up concrete panels.
5. Roof Design-allowance of sloping, gable, hip, pyramid hip, mansard, gambrel/butterfly, or flat; materials consisting of asphalt shingle, slate, tile, or metal.

Landscaping:

All landscaping will conform to the municipal code, Section 17-4-7, with the additional requirements related to plant size, coverage calculations and low water/maintenance plantings.

Signs:

Signs for multifamily residential and mixed-use development will follow the Pueblo Municipal Code regulations for residential and non-residential uses in the R-6, Multiple-residential and Commercial District. Signs for commercial development will follow the Pueblo Municipal Code regulations for commercial zone districts (B-1, B-2, B-3, B-4, B-P...). Signs for single family residential will follow the Pueblo Municipal Code regulations for residential signs.

Park:

The Pikes Peak Park PUD Development Guide states that a minimum of eight percent of the land area, in a residential subdivision, is dedicated for use as parks and recreational facilities according to section 12-4-7, (e), of the Pueblo Municipal Code. According to the PUD, park land will be dedicated to the Metro District and be developed and maintained by the Metro District. Section 12-4-7, (e), also allows the subdivider to make a cash payment in lieu of land dedication. According to the Municipal Code, the cash payment is made to the City.

Street and Alley/Private Drive Standards:

Pikes Peak Park PUD includes standards for three types of street development, Future Neighborhood Connector Street, Neighborhood Local Street, and Neighborhood Park Street.

1. Neighborhood Connector Street provides three to five additional feet in sidewalk width and greater emergency access than the City's standard Neighborhood Collector roadway classification.
2. Neighborhood Local Street provides two additional feet of roadway width and one additional foot in sidewalk width compared to the City's standard Neighborhood Local Street.
3. Neighborhood Park Street is similar to the Neighborhood Local Street and the City's standard Neighborhood Local Street with the exception that the sidewalk and landscape zone may be located on one side of the street opposite of a park.

Pikes Peak Park also allows for single-family attached and detached homes to be accessed from a public alley or private lane. Both the alley and private lane have a 20-foot width, the alley requires a 12-foot-wide paved surface, and the lane requires the full width to be paved. The Pikes Peak Park, Filing No. 1 Subdivision proposes multiple instances of residential structures being

accessed only from a private lane with a dead end and no provisions for vehicle turn arounds; therefore, the residential lots located at the end of a dead-end alley must provide a 20-foot setback to allow vehicles to turn around and exit the alley or lane without backing into traffic. The City of Pueblo Fire Department granted a variance to the vehicle turn-around requirements for Parcels E, G, and K of the Pikes Peak Park, Filing No. 1 Subdivision. Future residential development accessed by alleys or private lanes will have to provide a turnaround or request additional variances from the Fire Code.

Refuse Collection:

The Pikes Peak Park PUD Development guide states that the Pikes Peak Park Metro District will work directly with a private trash collection company to establish trash collection protocol for “Green court residential products with Private Lanes”. The PUD states further that solid waste collection points will be provided within the street right-of-way where dead end alleys or private lanes intersect with public streets. This will reduce congestion within the narrow private lanes and prevent trash trucks from backing into the right of way.

Parking:

Pikes Peak Park proposes reduced parking standards for multifamily residential, retail, restaurant/bar, professional/medical office, and community center uses. The reduction is intended to be no more than 50-percent of what the Municipal Code requires. However, the parking standard for Restaurant/Bar does not meet the 50-percent of municipal code standard. Staff recommends a condition of the PUD approval that the parking space requirement for restaurant/bar be increased by 1.5 spaces totaling 7.5 spaces per 1,000 gross square feet of seating area. The applicant justifies the parking reduction, by stating that the Pikes Peak Park Development is a mixed-use and mixed-income community that co-locates permanently affordable housing with access to services and goods within a “walkable, ten-minute neighborhood.” Parking requirements for single-family residential structures is higher than the municipal code because the PUD allows residences to have reduced front-yard setbacks and lot widths; therefore, each residence is limited in its capacity to park vehicles. All single-family residences must provide two off-street parking spaces as opposed to one.

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

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

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

Staff Analysis of Finding #1

The proposed Pikes Peak Park PUD Development guide allows for high density residential and a comingling of commercial uses that serve the neighborhood. Adjacent residential development to the south consists of manufactured homes of an average density between 4-7 units per acre. Development further to the south along Westview Drive is approximately 5.4 units per acre. Development Commercial uses within the PUD are restricted to the areas north of W. 24th Street and on either side of the future Sun Mountain Blvd. A detailed listing of the

specific land uses, which are allowed by right and by conditional review, are found in the Development Guide.

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

Staff Analysis of Finding #2

The proposed Pikes Peak Park includes a mixture of residential and commercial uses. Residential uses include single-family detached, single-family attached, multifamily residential and mixed use residential. The PUD allows a maximum of 1,065 dwelling units, with a total density of 13.48 units per acre, which is much higher than the maximum density of 7 units per acre as recommended by the Comprehensive Plan amended in 2014. The proposed Pueblo Regional Comprehensive Plan, 2022, also designates the subject site as Urban Neighborhood but allows for densities between 6-16 units per acre. Proposed commercial uses are located adjacent to W. 24th Street and Sun Mountain Blvd. West 24th Street is a Principal Arterial, and the future Sun Mountain Blvd is classified as a Minor Arterial, which conforms to the Comprehensive Plan.

The proposed Pikes Peak Park PUD Development Guide is consistent with the provisions for neighborhood commercial servicing the surrounding residential neighborhood. The proposed density within the PUD is significantly higher than what is stated as an appropriate density within the current Comprehensive Plan, but the proposed density is within the range proposed in the 2022 Comprehensive Plan that has been recommended for approval by the Planning & Zoning Commission.

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

Staff Analysis of Finding #3

According to the Pikes Peak Park PUD Development Guide the proposed development will provide a range of “affordable and attainable housing products.” The development will also include ample open space and trail corridors for residents to enjoy. The intent of the parks and trails is to provide a network of space that connect neighborhoods to the regional open space corridors and preserve view corridors. Finally, the southern portion of the development will allow for commercial development to service the residents of the community. All of the aforementioned uses are compatible with the Urban Residential Comprehensive Plan Designation.

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

Staff Analysis of Finding #4

The proposed mixed-use neighborhood is not anticipated to deprive neighboring property owners of any reasonable use of their property.

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

Staff Analysis of Finding #5

All of the land area is within the City of Pueblo and proper notice has been sent by the Department of Land Use Administration to surrounding property owners and the public hearing is scheduled with the Planning and Zoning Commission and posted appropriately.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED** with conditions. Documents addressing the following conditions must be submitted for review and approval by Planning Department staff prior to recommending the PUD amendment to City Council for approval:

1. Provide a full legal description of the rezoning area in a digital word document.
2. Amend Restaurant/Bar parking requirement to “7.5/1,000 gsf” to meet, the agreed upon, 50-percent of Municipal Code parking standards in the Pikes Peak Park PUD (p. 9, Section H. Parking Standards).
3. Amend, Section A, p. 11, “Function” to read, “Primary collector roadway within the neighborhood.”

Commissioner Castellucci, asked how many 20-foot lots are located in the proposed Pikes Peak Park Subdivision, Filing No. 1? Beritt Odom explained that the minimum 22-foot lots are reserved for single-family attached residences (townhomes) and are located south of Tahosa Lane and north of Chavanaux Lane on the proposed subdivision. Castellucci asked approximately how many 22-foot lots will be located in this subdivision? Odom stated close to 20-percent of the lots will be the smaller 22-foot lots. Castellucci asked how a two-car garage would fit on these lots and the maximum height to achieve the intended density. Odom stated that the maximum height for single-family is two-stories or 30-feet.

Spinuzzi asked if Parcel Q would be green space. Odom stated that Parcel Q is reserved for future development and that the commission should inquire with the applicant what the interim plans are for the parcel.

Bailey asked if the 20-90 lots would have side easements? Castellucci stated that they are attached townhomes. Each home is accessed from an alley and that is where the green space is that sits adjacent. Odom stated that she is not sure that they sit adjacent to greens space and to inquire with the applicant.

Castellucci asked Andrew Hayes, Public Works Director, asked about the narrow roadways and limited parking. Hayes stated that Public Works and Transportation worked with the applicant to mitigate some circulation and parking concerns. Hayes stated that there are some functional concerns related to dead end alleys fronting green space. Concerns stem from the possibility of large vehicles backing out of the private lanes such as delivery and garbage trucks with limited sight distance. Compromise is to provide garbage collection points at the ends of alleys to limit daily activity in the private lanes. The PUD also includes provisions for the Metropolitan District to contract with a single-service solid waste provider to limit daily activities in the private lanes.

The Fire Department provided a variance to allow the dead-ends with a length of over 150-feet. Sun Mountain classification, a mixed-use collector on the transportation plan. Three lane facility with parking on both sides and a center turn lane. The City and NeighborWorks have agreed upon a striping plan for Sun Mountain, that will allow it to stay two lanes until traffic increases warrant changes in striping and parking. Melanie Turner stated that the applicants requested a 30-foot roadway width; however, the City and NeighborWorks compromised on a 34-foot roadway width to seven-feet of parking on both sides of the road. Public Works will continue to work with the applicant to ensure livability of the neighborhood through the Part II subdivision phase.

HEARING:

Ashleigh Winans, NeighborWorks of Southern Colorado, 1241 E. Routt; Tamara Pleshek, NeighborWorks of Southern Colorado; applicants and Mike Cuppy, NorthStar Engineering, representing the applicants testified in favor of the rezoning request.

Castellucci asked Mike Cuppy why high density single-family on small lots was chosen as the preferred development in this area? How will the delivery trucks and parking be accommodated? Ashleigh Winans stated that NeighborWorks hired Civitas to develop the PUD and partner with NorthStar Engineering and Surveying to complete the vacation and subdivision request. Winans stated that the proposed Pikes Peak Park is modeled after the Painted Prairie Community in Aurora. Civitas Master Planned Painted Prairie, which won the National Neighborhood of the Year for the subdivision. They are pairing the small lot single-family development with shared equity, which is a new way to look at affordability. The smaller lots require less infrastructure costs. The Metro District shares the equity in the homes. The housing crisis has spurred innovative ways to develop housing. NeighborWorks has raised over \$5 million in private money to develop the Pikes Peak Park community. Horizontal infrastructure costs are less with single-family residences on small lots. Winans went on to state that NeighborWorks has significant experience with development, they are currently developing Cruz Court on the westside with 24 new homes.

Castellucci expressed concerns that the small lot development with reduced parking availability may not appreciate in a similar fashion to other residential developments within the City. Winans stated that future phases of residential development within Pikes Peak Park will include more traditional single-family development at market rate on larger lots. This will attract a mix of incomes into the neighborhood. Parcel Q will include front-loaded single-family residential development. Castellucci is concerned if there is a crisis similar to 2007, the loans on the homes may be more than they are worth, and the homes will fall into foreclosure leading to blight. Tamara Plesck stated, shared equity takes extreme measures with deed restrictions and consulted with leading experts on deed restrictions to make sure the program will not fail. NeighborWorks also has mitigating measures to help prevent foreclosure for individual homeowners. The Metro District will prevent blight.

The Planning Commission and NeighborWorks continue the discussion on shared equity and affordable housing.

Castellucci asked if the PUD rezoning is coupled with the subdivision. Scott Hobson stated that the rezoning and subdivision are separate.

Mike Cuppy stated that the initial plat covers the southeast corners of the property. The big lots will allow apartment development, which transitions to the townhomes, then small lot residential

(cluster) development fronting the green court, which saves on infrastructure costs. Finally, there will be traditional single-family on larger lots. The purpose was to include all housing types within the first subdivision filing. The PUD allows flexibility for housing types and design, it does not mean that all development will be very dense on small lots. If the small lots and townhomes do not sell the lots may be rearranged to create larger lots and larger homes. The PUD allows flexibility. Castellucci stated that he understands the intent of the walkable neighborhood; however, there are not enough opportunities for employment within walking distance of the neighborhood, therefore people will be driving cars. Discussion regarding the number of cars that homeowners may have followed.

Avalos stated that he likes the mixed income shared equity approach. He asked about the construction of the homes, will the homes have back doors, garages. Tamara stated that the houses will have back doors and garages. Avalos stated that previous affordable housing projects did not work well along Pueblo Blvd. Avalos stated that he anticipates the shared equity model will have a positive affect on home ownership and housing in Pueblo.

Spinuzzi asked if there will be regulations to limit the number of unrelated individuals living in a single-family residence. Tamara stated that the deed restrictions will limit the number of unrelated individuals living in a single-family residence.

Martinez asked if other communities with small lot single-family development have issues with EMR and solid waste accessing the communities? NeighborWorks and NorthStar stated that they were not aware of issues. Tamar stated that they visited Painted Prairie, and Central Park, neither one, seemed to have parking issues. Sarah asked if there would be public transportation service to the Pikes Peak Park development. Tamara stated that they have met with transportation, and they hope to have public transportation service in the community. Martinez asked how much the metro district fee would be? Ashleigh stated that it would be between \$75 and \$90 per lot, they are hoping that it will be less than mortgage insurance. Martinez asked if the Pikes Peak Park might be a future Urban Renewal District. Ashleigh stated that they are aware of the opportunity, but they have not explored the district yet.

Castellucci asked if the PUD contains regulations for Accessory Dwelling Units. Beritt Odom read the PUD Accessory Dwelling Unit regulations to the commission. Odom stated that the PUD will most likely be interpreted that the ADU is only located above the garage. The PUD states that both the principal structure and ADU have to be under single ownership; however, it does not prevent both units from being rented. The way the PUD is written it is unlikely that they will be allowed on front-loaded traditional single-family homes. The deed restrictions will not allow the principal structure from renting the unit. Additional ADU discussion followed.

No one spoke in support or opposition of this case.

COMMISSION ACTION:

Motion to **APPROVE** Z-21-16 with staff conditions made by Bailey, second by Avalos.

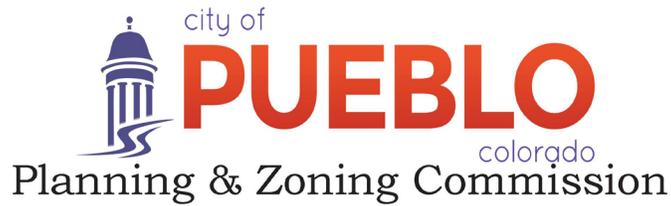
MOTION:

MOTION PASSED 5-1 (Castellucci dissenting, Aznar Absent)

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-21-16

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 23, 2022
SUBJECT: Pikes Peak Park Planned Unit Development
APPLICANT: Ashleigh Winans, NeighborWorks of Southern Colorado
PROPERTY OWNER: Neighborhood Housing Services, DBA NeighborWorks of Southern Colorado
LOCATION: Generally located north of W. 24th Street and east N. Pueblo Blvd.
EXISTING ZONE: R-8, Manufactured Home Residential District and B-3, Highway and Arterial Business District.
PROPOSED ZONE: Pikes Peak Park Planned Unit Development
CONCURRENT REQUESTS: S-21-12 Pikes Peak Park Filing No. 1
V-21-04 Foothills Subdivision Street and Easement Vacation

REQUEST:

The applicant is requesting to rezone 73.93 79.01 acres to Pikes Peak Park PUD to facilitate a mixed-use community offering diverse residential housing options and commercial services for residents. The site is located east of N. Pueblo Blvd, north of W. 24th Street and is currently subdivided and zoned for manufactured home and commercial uses.

STAFF REVIEW AND BACKGROUND:

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

Analysis of the Pikes Peak Park Planned Unit Development:

Per the Planned Unit Development Zone District Regulations, a development guide has been submitted which contains information as required by Section 17-8-6, of the Pueblo Municipal Code.

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

Residential Development Standards:

Pikes Peak Park proposes six types of residential development, multifamily, and accessory dwelling units:

1. Single-family attached;
2. Single-family detached, rear-loaded, shallow lot;
3. Single-family detached rear-loaded, deep lot;
4. Single-family detached front loaded;
5. Multifamily with three or more units; and
6. Accessory dwelling units

Single-Family Attached

The smallest proposed lots, 20-foot width and a total area of 1,400 square feet, must be developed with attached single-family homes and be rear-loaded (garage or surface parking for the home will be provided adjacent to the rear lot line). Single-family attached homes allow a maximum lot coverage of 75-percent, minimum 15-foot front yard setbacks, minimum 10-foot side-yard setbacks adjacent to a public right-of-way; 5-foot side-yard setbacks when not adjacent to a public right-of-way; and five-foot rear-yard setback.. All single-family attached structures must provide one on-site parking space per dwelling unit.

Single-Family Detached Rear-Loaded Shallow and Deep Lots

Yard and bulk standards for single-family detached, rear-loaded shallow and deep lots are the same. Single-family detached structures on 35-foot-wide lots allow 60-percent lot coverage, require a minimum front-yard setback of 15-feet, five-foot side-yard setback; 10-foot side-yard setback, adjacent to a public right-of-way; and a 5-foot rear-yard setback. Single-family detached structures located on 35-foot-wide lots may face a “green-court” and are accessed by a 20-foot wide dead-end “alley,” adjacent to the rear lot line. All structures have a maximum height of two-stories. All detached single-family dwelling units must provide two on site parking spaces, covered or uncovered, per dwelling unit.

Single-Family Detached Front-Loaded

Lots with a minimum width of 45-feet are front-loaded from the street and allow for 50-percent lot coverage. Setbacks on 45-foot-wide lots include a minimum 15-foot front-yard setback, 5-foot side-yard setback, 10-foot side yard setback adjacent to a street; and a 15-foot rear-yard setback for the principal structure. All dwelling units must provide two on-site parking spaces, covered or uncovered, per dwelling unit. All structures have a maximum height of two-stories.

Multifamily (three or more units)

Multifamily residential standards include a 20-foot front-yard setback, 20-foot side-yard setback for the principal structure, 10-foot side-yard setback for garages, and a 10-foot rear-yard setback. The maximum height for multifamily residential structures is three stories. Each multifamily residential structure, to include mixed-use structures must provide 1.25 on-site parking spaces per dwelling unit.

Accessory Dwelling Units

Accessory dwelling units, (ADU) are allowed “over separated parking garages located along private lanes or alleys,” and must be developed according to guidelines established by the PUD development guide. The guidelines state that the ADU cannot be sold separately from the principal structure, must be architecturally compatible with the principal structure, have a minimum living area of 400 square feet, meet a minimum ceiling height, and have a covered stair landing. Mobile homes, recreational vehicles/trailers, and sheds may not serve as an ADU. All ADU structures must have one on-site parking space per unit.

All residential development must follow development design guidelines established by the PUD that require, specific building materials, and front porches (on single-family developments). The PUD states that residential development will allow a mixture of housing designs and should follow best practices in architectural design and construction technology; however, specifics of design are not provided within the PUD.

Fire Station/Schools:

The proposed PUD includes provisions for the development of a fire station along the western boundary of the development. No new school sites are proposed for the development, the PUD states that the Chavez-Huerta Preparatory Academy is conveniently located within walking distance of Pikes Peak Park and “work with school district to allow for preferred enrollment status for Pikes Peak Park children.” It is unclear who is responsible for working with Chavez-Huerta and whether “preferred enrollment” is a possibility.

Land Uses:

The Pikes Peak Park lists land uses for the two designated planning areas, the Residential Planning Area and the Commercial Mixed-Use Planning Area. The Residential Planning Area is located within the northern portion of the site, east and west of Sun Mountain Blvd. The Commercial Mixed-Use Planning Area is located adjacent to W. 24th Street, east and west of Sun Mountain Blvd.

Proposed land uses within the Residential Planning Area include permitted, conditional, and restricted uses. The PUD states that conditional uses must meet applicable conditions contained within the City Municipal Ordinances as determined by the Design Review Board and the Land Use Administrator. The PUD further states that the Design Review Board is required to send a letter of recommendation to the Land Use Administrator recommending approval.

Permitted uses within the Residential Planning Area generally include, single-family residential, paired housing (duplexes), co-housing, community center, parking lot solar array, triplex, fourplex, townhomes, childcare homes, and accessory dwelling units. The conditional uses include, bed and breakfast homes and inns, childcare center, food trucks, home based business, mobile food unit. Restricted uses include short-term, 3rd party rentals and uses not expressly permitted or allowed by conditional use permit.

Permitted uses within the Commercial Mixed-Use Planning Area generally include retail, service, office, multifamily residential and mixed-use (multifamily residential and commercial uses located within the same structure). Permitted and conditional uses within the Commercial Mixed-Use Planning Areas, follow the same

approval process as those within the Residential Planning Area. Restricted uses include short-term, 3rd party rentals and uses not expressly permitted or allowed by conditional use permit.

Development Design Guidelines:

The PUD Development Guide includes general architectural requirements for multifamily and mixed-use structures, commercial, and single-family residential development.

Design Guidelines for Multifamily, mixed-use, and commercial design guidelines include the following provisions:

1. Site Design-regulations pertaining to the location of parking lots, screening of mechanical and service functions, and landscaping.
2. Building Character-regulations for projections and recesses, windows, entries, awnings, color, texture, materials, etc.
3. Relationship of Buildings to Street-regulations encouraging the entry of structures to be oriented to the street (with the exception of residential units that front a green-space).
4. Massing, Form/Scale-requirements for façade articulation.
5. Signage-multifamily and mixed use must follow the R-5 and R-6 sign regulations for non-commercial development. Signage for commercial development must follow the R-5 and R-6 non-residential sign standards.
6. Open Space-multifamily, mixed use, and commercial development must have common landscaped outdoor space that generally includes pedestrian connections, lighting, street furniture.

Design Guidelines for Single-Family Residential Development:

1. Architectural Design-provisions for quality architecture and a range of architectural styles while insuring attainable housing.
2. Porches and Front Doors-requirements for columns, railings and other details; encouragement of wrap-around porches.
3. Front Loaded Lots (garages accessed from streets)-encouragement for garage doors to be stepped back and paved on-site parking.
4. Building Materials-regulations pertaining to allowable materials (stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels), where material changes may occur, and the prohibition of vinyl, EIFS and tilt up concrete panels.
5. Roof Design-allowance of sloping, gable, hip, pyramid hip, mansard, gambrel/butterfly, or flat; materials consisting of asphalt shingle, slate, tile, or metal.

Landscaping:

All landscaping will conform to the municipal code, Section 17-4-7, with the additional requirements related to plant size, coverage calculations and low water/maintenance plantings.

Signs:

Signs for multifamily residential and mixed-use development will follow the Pueblo Municipal Code regulations for residential and non-residential uses in the R-6, Multiple-residential and Commercial District. Signs for commercial development will follow the Pueblo Municipal Code regulations for commercial zone districts (B-1, B-2, B-3, B-4, B-P...). Signs for single family residential will follow the Pueblo Municipal Code regulations for residential signs.

Park:

The Pikes Peak Park PUD Development Guide states that a minimum of eight percent of the land area, in a residential subdivision, is dedicated for use as parks and recreational facilities according to section 12-4-7, (e), of the Pueblo Municipal Code. According to the PUD, park land will be dedicated to the Metro District and be developed and maintained by the Metro District. Section 12-4-7, (e), also allows the subdivider to make a cash payment in lieu of land dedication. According to the Municipal Code, the cash payment is made to the City.

Street and Alley/Private Drive Standards:

Pikes Peak Park PUD includes standards for three types of street development, Future Neighborhood Connector Street, Neighborhood Local Street, and Neighborhood Park Street.

1. Neighborhood Connector Street provides three to five additional feet in sidewalk width and greater emergency access than the City's standard Neighborhood Collector roadway classification.
2. Neighborhood Local Street provides two additional feet of roadway width and one additional foot in sidewalk width compared to the City's standard Neighborhood Local Street.
3. Neighborhood Park Street is similar to the Neighborhood Local Street and the City's standard Neighborhood Local Street with the exception that the sidewalk and landscape zone may be located on one side of the street opposite of a park.

Pikes Peak Park also allows for single-family attached and detached homes to be accessed from a public alley or private lane. Both the alley and private lane have a 20-foot width, the alley requires a 12-foot-wide paved surface and the lane requires the full width to be paved. The Pikes Peak Park, Filing No. 1 Subdivision proposes multiple instances of residential structures being accessed only from a private lane with a dead end and no provisions for vehicle turn arounds; therefore, the residential lots located at the end of a dead-end alley must provide a 20-foot setback to allow vehicles to turn around and exit the alley or lane without backing into traffic. The City of Pueblo Fire Department granted a variance to the vehicle turn-around requirements for Parcels E, G, and K of the Pikes Peak Park, Filing No. 1 Subdivision. Future residential development accessed by alleys or private lanes will have to provide a turnaround or request additional variances from the Fire Code.

Refuse Collection:

The Pikes Peak Park PUD Development guide states that the Pikes Peak Park Metro District will work directly with a private trash collection company to establish trash collection protocol for "Green court residential products with Private Lanes". The PUD states further that solid waste collection points will be provided within the street right-of-way where dead end alleys or private lanes intersect with public streets. This will reduce congestion within the narrow private lanes and prevent trash trucks from backing into the right of way.

Parking:

Pikes Peak Park proposes reduced parking standards for multifamily residential, retail, restaurant/bar, professional/medical office and community center uses. The reduction is intended to be no more than 50-percent of what the Municipal Code requires. However, the parking standard for Restaurant/Bar does not meet the 50-percent of municipal code standard. Staff recommends a condition of the PUD approval that the parking space requirement for restaurant/bar be increased by 1.5 spaces totaling 7.5 spaces per 1,000 gross square feet of seating area. The applicant justifies the parking reduction, by stating that the Pikes Peak Park Development is a mixed-use and mixed-income community that co-locates permanently affordable housing with access to services and goods within a "walkable, ten-minute neighborhood." Parking requirements for single-family residential structures is higher than the municipal code because the PUD allows residences to have reduced

front-yard setbacks and lot widths; therefore, each residence is limited in its capacity to park vehicles. All single-family residences must provide two off-street parking spaces as opposed to one.

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The property is currently vacant, undeveloped land, with native grasses.

❑ **Neighborhood Compatibility:**

- North • A-1, County Agricultural One, undeveloped
- East • R-2, Single-Family Residential, undeveloped
- South • R-8, Manufactured Home Residential, manufactured homes
• A-2, Agricultural Two District, undeveloped
- West • R-4, Mixed Residential District, undeveloped
• B-3, Highway and Arterial Business District

❑ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.” The Pueblo Comprehensive Plan states that *Urban Residential* neighborhoods are found predominantly within the city limits of Pueblo and the urbanizing areas in the City’s immediate periphery. These neighborhoods have a mixture of housing types and neighborhood commercial services. The Comprehensive Plan states further that “zoning for duplexes, garden apartments and small office buildings may be allowed along collector and arterial roads.” According to the Comprehensive Plan, densities within the Urban Neighborhoods are generally 4-7 units per acre.

The proposed Pikes Peak Park includes a mixture of residential and commercial uses. Residential uses include single-family detached, single-family attached, multifamily residential and mixed use residential. The PUD allows a maximum of 1,065 dwelling units, with a total density of 13.48 units per acre, which is much higher than the maximum density of 7 units per acre as recommended by the Comprehensive Plan. The proposed Pueblo Regional Comprehensive Plan, 2022, also designates the subject site as Urban Neighborhood but allows for densities between 6-16 units per acre. Proposed commercial uses are located adjacent to W. 24th Street and Sun Mountain Blvd. West 24th Street is a Principal Arterial, and the future Sun Mountain Blvd is classified as a Minor Arterial, which conforms to the Comprehensive Plan.

The proposed Pikes Peak Park PUD Development Guide is consistent with the provisions for neighborhood commercial servicing the surrounding residential neighborhood. The proposed density within the PUD is significantly higher than what is stated as an appropriate density within the current Comprehensive Plan, but the proposed density is within the range proposed in the 2022 Comprehensive Plan that has been recommended for approval by the Planning & Zoning Commission. The Urban Neighborhood future land use classification in the proposed 2022 Comprehensive Plan applies to centrally-located neighborhoods in the City of Pueblo, but may also apply to newer neighborhoods with a mix of housing types and/or a traditional neighborhood character.

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

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

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

Staff Analysis of Finding #1

The proposed Pikes Peak Park PUD Development guide allows for high density residential and a comingling of commercial uses that serve the neighborhood. Adjacent residential development to the south consists of manufactured homes of an average density between 4-7 units per acre. Development further to the south along Westview Drive is approximately 5.4 units per acre. Development Commercial uses within the PUD are restricted to the areas north of W. 24th Street and on either side of the future Sun Mountain Blvd. A detailed listing of the specific land uses, which are allowed by right and by conditional review, are found in the Development Guide.

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

Staff Analysis of Finding #2

The proposed Pikes Peak Park includes a mixture of residential and commercial uses. Residential uses include single-family detached, single-family attached, multifamily residential and mixed use residential. The PUD allows a maximum of 1,065 dwelling units, with a total density of 13.48 units per acre, which is much higher than the maximum density of 7 units per acre as recommended by the Comprehensive Plan amended in 2014. The proposed Pueblo Regional Comprehensive Plan, 2022, also designates the subject site as Urban Neighborhood but allows for densities between 6-16 units per acre. Proposed commercial uses are located adjacent to W. 24th Street and Sun Mountain Blvd. West 24th Street is a Principal Arterial, and the future Sun Mountain Blvd is classified as a Minor Arterial, which conforms to the Comprehensive Plan.

The proposed Pikes Peak Park PUD Development Guide is consistent with the provisions for neighborhood commercial servicing the surrounding residential neighborhood. The proposed density within the PUD is significantly higher than what is stated as an appropriate density within the current Comprehensive Plan, but the proposed density is within the range proposed in the 2022 Comprehensive Plan that has been recommended for approval by the Planning & Zoning Commission.

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

Staff Analysis of Finding #3

According to the Pikes Peak Park PUD Development Guide the proposed development will provide a range of “affordable and attainable housing products.” The development will also include ample open space and trail corridors for residents to enjoy. The intent of the parks and

trails is to provide a network of space that connect neighborhoods to the regional open space corridors and preserve view corridors. Finally, the southern portion of the development will allow for commercial development to service the residents of the community. All of the aforementioned uses are compatible with the Urban Residential Comprehensive Plan Designation.

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

Staff Analysis of Finding #4

The proposed mixed-use neighborhood is not anticipated to deprive neighboring property owners of any reasonable use of their property.

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

Staff Analysis of Finding #5

All of the land area is within the City of Pueblo and proper notice has been sent by the Department of Land Use Administration to surrounding property owners and the public hearing is scheduled with the Planning and Zoning Commission and posted appropriately.

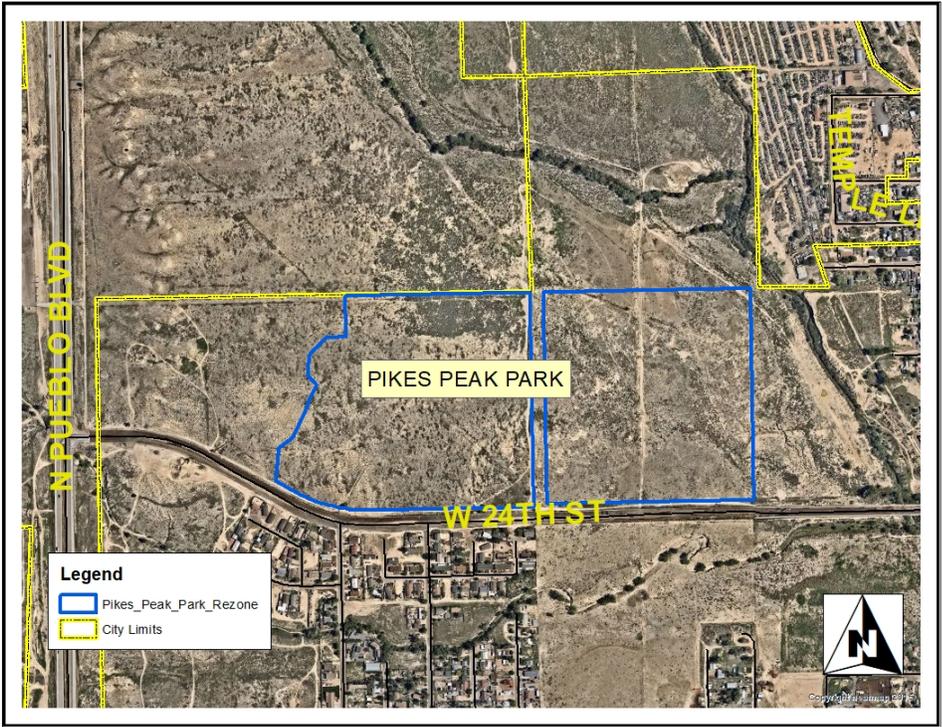
RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED** with conditions. Documents addressing the following conditions must be submitted for review and approval by Planning Department staff prior to recommending the PUD amendment to City Council for approval:

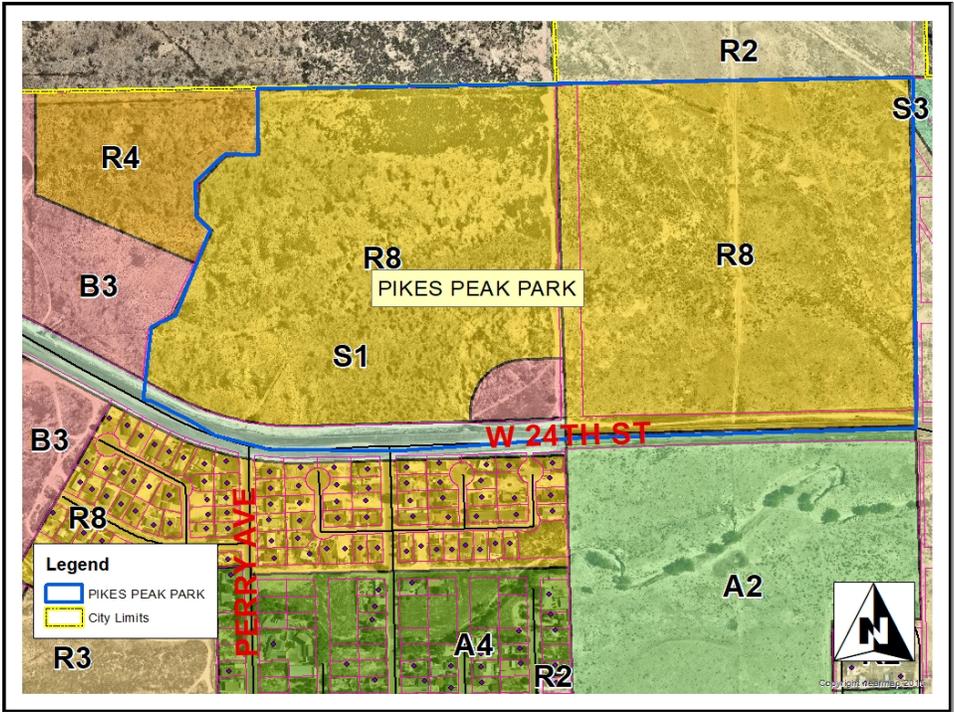
1. Provide a full legal description of the rezoning area in a digital word document.
2. Amend Restaurant/Bar parking requirement to “7.5/1,000 gsf” to meet, the agreed upon, 50-percent of Municipal Code parking standards in the Pikes Peak Park PUD (p. 9, Section H. Parking Standards).
3. Amend, Section A, p. 11, “Function” to read, “Primary collector roadway within the neighborhood.”

ATTACHMENTS:

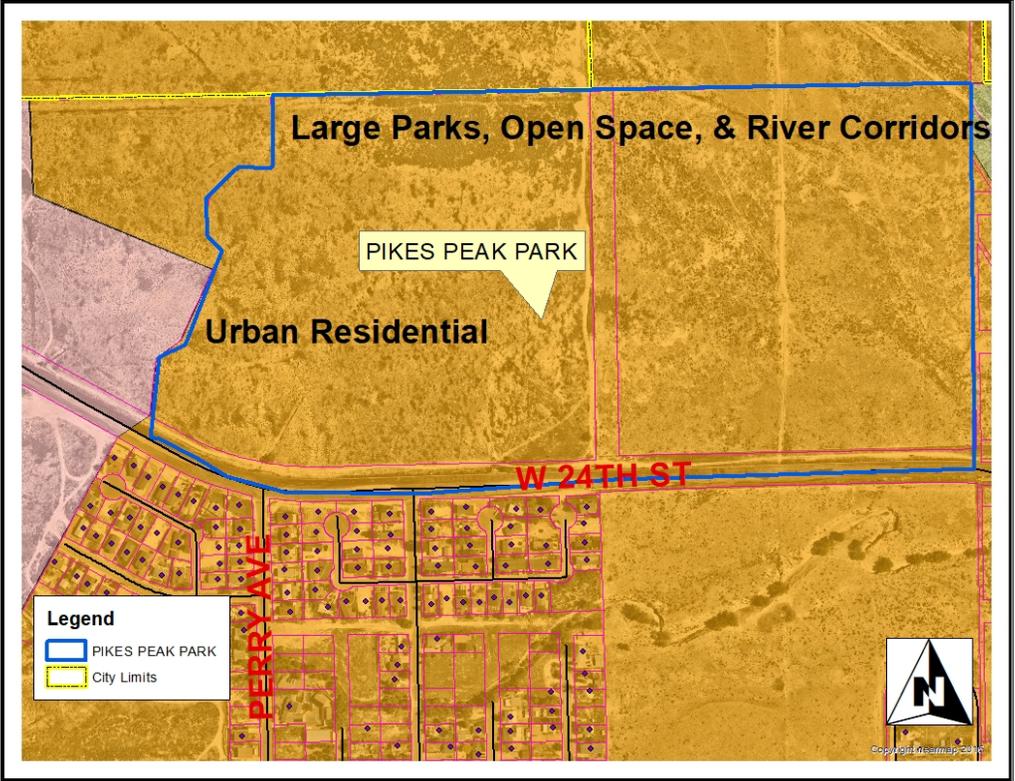
- A. Aerial Map
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Site Photograph
- E. Application
- F. Development Guide



Aerial Map



Zoning Map



Comprehensive Plan Map



Pikes Peak Park looking north from W. 24th Street



Public Hearing Notice Posters and Site Photographs



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: Ashleigh Winans | |
| Company: NeighborWorks of Southern Colorado | |
| Address: 1241 E Routt Ave, Pueblo, CO | Zip: 81004 |
| Phone: () (719) 544-8078 | Email: awinans@nwsoco.org |
| Applicant | |
| Name: Same as above | |
| 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 |
| <i>The applicant will be the primary contact unless otherwise noted.</i> | |
| Project Location: North of 24th st, West of Wildhorse Creek and East of Pueblo Blvd. (address or general description) | |
| Parcel# 0522430217, 0522310230 | |
| Legal Description: See Attached | |
| Subdivision: Foothills Subdivision | Acreage: 75.0 |
| Existing Zone District: City R-8 and B-3 | Proposed Zone District: City PUD |
| | |

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 purpose of the application is to rezone the two parcels into PUD to permit the development of the site.

Description of area surrounding proposed development:

To the north, west, and east is undeveloped property. To the south is 24th st; on the other side of 24th st. is a mix of undeveloped property and residential properties.

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.

This development will be primarily be a mix of single family and multi-family. There will also be a limited amount of retail zoned as mixed use. This type of development is consistent with the other existing development in the adjacent area.

- 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: Spring 2022

Estimated date for completion of project: 2031

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

Neighborworks is economically responsible and capable of accomplishing this development. Neighborworks has worked on many different projects in Pueblo throughout their history.

- 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 |

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:

Ashleigh Winans, as CEO of NeighborWorks So. Colorado

Signature:

Ashleigh Winans

Date:

9/7/2021

Applicant, if different from Property Owner

Print Name:

Signature:

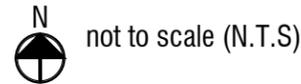
Date:

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

VICINITY MAP ::



I. LEGAL DESCRIPTION ::

LOTS 1 THRU 224 + 226 BLK 1 FOOTHILLS SUB + PARCELS D, E, F, G + H FORMERLY #05-223-10-001 THRU 229 and LOTS 1 THRU 213 BLK 2 FOOTHILLS SUB + PARCELS A, B, C + J FORMERLY #05-224-30-001 THRU 216.

II. INTRODUCTION ::

The primary purpose of this PUD is to allow this property to develop in a manner that aligns with NeighborWorks Southern Colorado (NWSoco) Vision and Urban Design Concept Plan for Pikes Peak Park Neighborhood. This site is currently designated as R-8 with a small portion designated as B-3. This PUD establishes a set of land uses, street sections, and development guides intended to create a walkable, mixed residential community with neighborhood serving retail primarily located at the intersection of 24th Street and a future north/south street.

This PUD will allow the site to develop in a logical, efficient manner that integrates with the surrounding land use and provide mixed-income affordable housing, attract services and increase the self-sufficiency of the organization through earned income opportunities.

III. PROJECT NARRATIVE ::

Pikes Peak Park is envisioned to become a horizontally mixed-use and mixed-income community that co-locates permanently affordable housing with access to childcare, healthcare services, food access services, small grocery/farmers market, restaurants, offices, and cultural facilities, among other uses, to support a walkable, ten-minute neighborhood.

Through community engagement, diverse expertise and the right partnerships; the Pikes Peak Park Neighborhood is a critical first step that will positively impact the entire west side of Pueblo community by linking diverse developments together, raising home values, connecting people to

nature, amenities and each other, and ultimately become more integrated into the City. This project aims to provide 'proof-of-concept' for community design in Pueblo and become a catalyst for public and private investment for the westside of Pueblo, creating a community with significant housing available for low-moderate income families otherwise locked out of home ownership.

IV. GUIDING PRINCIPLES ::

- Provide a range of **Affordable and Attainable housing** products that caters to a variety of income levels and family sizes.
- Create a distinct neighborhood that includes a variety of open spaces, nodes, destinations and third places, connected by a web of links that will encourage human interaction necessary to develop the personal bonds that grows a strong **Community and Culture** and inclusive social network.
- Create a **Sense of place**, through urban design, landscape and built form, that is authentic to Pueblo, future residents, and the communities' time and place in the world.
- Create a **Healthy and Vibrant** community that values a balanced lifestyle by enabling active living, increased mobility, reduced stress, and social interaction.
- Create a **Connected** network of streets and open spaces systems that links the Pikes Peak Park neighborhood to the surrounding community.
- Pikes Peak Park strives to be a social, economic and environmentally **Resilient Community**. This starts with creating a cohesive and interconnected master plan that co-locates a variety of complimentary uses with-in walking and cycling distance from one another as a means to decrease reliance on the automobile.

V. PUD ZONE DISTRICT APPLICATION AMENDMENT PROCESS ::

The Pikes Peak Park Metro District #1 Board shall have the sole authority to initiate amendments to the PUD. Any amendment to this PUD shall be subject to the City of Pueblo amendment process per PMC section 17-8-8 (a), as amended.

VI. PUD SITE PLAN APPROVAL PROCESS ::

- PUD Site Plan for Multi-family and Commercial development submittals shall include all information required by applicable sections of the Pueblo Municipal Code and Site Development Plan Checklist, and meet the intent of this PUD.
- PUD Site Plans and Site Plan Amendments for single-family detached and single-family attached projects developed on individual lots will be administratively reviewed and approved by the City in accordance with the PUD. Site Plan Amendments may be filed, processed and scheduled concurrently for staff review if required.

VII. DESIGN GUIDELINES ::

In order to implement the vision for Pikes Peak Park, private Architectural and Site Design Standard and Guidelines (D.S.G.) will be prepared to guide the overall look, feel and character of the neighborhood. These will be administered by the Design Review Board.

Private Design Standard and Guidelines will supplement the Development Guide established by this PUD and shall be in lieu of Sec. 17-4-11 Residential Placement Standards, and any subsequent revisions, as identified by the Pueblo Municipal Code.

The Pikes Peak Park Metro District #1 Board will appoint five (5) Board Members to the Design Review Board (DRB). Three (3) members shall constitute a quorum. All DRB members shall be real estate or design professionals. The Director of Planning and Community Development may appoint a 6th DRB member. This member is an ex officio member who does not have voting rights.

The DRB will have the responsibility of reviewing, approving, approving with conditions, or denying all site plans, architecture, landscape plans, lighting plans, signage plans and signs, for all physical improvements to individual Lots or Blocks based upon PUD criteria and Pikes Peak Park Design Standard and Guidelines. The DRB will meet with applicants in a timely manner and will provide written comments, conditions and approvals in writing to the Applicant and the Director of Planning and Community Development. Any PUD site plan amendment shall require a DRB letter of recommendation of approval before the final approval from P&Z or Technical Advisory Committee.

Site Plans may be submitted to the DRB and City of Pueblo concurrently. Architectural building plans may be submitted to the Building Department concurrently with DRB review. Any changes made to civil or architectural construction documents subsequent to final DRB approval shall be submitted to DRB for review. Upon DRB approval, the DRB will provide an approval letter to the City of Pueblo. Upon receipt of the approval letter, the City of Pueblo will administratively review Site Development Plans for individual Lots using the City of Pueblo's review process provided that the requirements of the PUD have been met. DRB approval and Metro District authorization is required prior for final City Site Plan approval and issuance of building permits.

PAGE INDEX ::

| | |
|----------|------------------------------------|
| PAGE 1: | COVER SHEET AND INTRODUCTION |
| PAGE 2: | CONTEXT MAPS AND ZONING |
| PAGE 3: | LAND USE PLAN |
| PAGE 4: | CIRCULATION |
| PAGE 5: | PARK AND TRAIL PLAN |
| PAGE 6: | PERMITTED / RESTRICTED USES |
| PAGE 7: | DEVELOPMENT GUIDE |
| PAGE 8: | DEVELOPMENT GUIDE |
| PAGE 9: | DEVELOPMENT GUIDE |
| PAGE 10: | SINGLE-FAMILY LOT CONFIGURATIONS |
| PAGE 11: | STREET SECTIONS / DESIGN STANDARDS |
| PAGE 12: | STREET SECTIONS / INTERSECTION |
| PAGE 13: | VARIANCES |

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

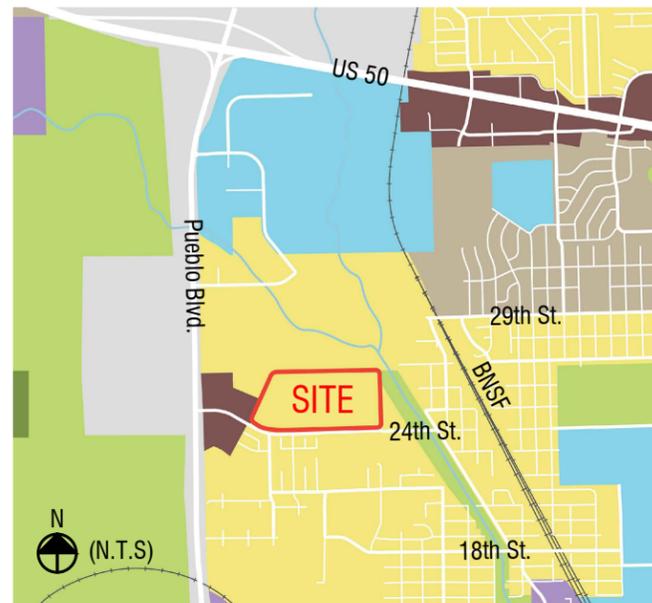
| | | |
|-------------------------------------|--------------------|-----------------|
| TITLE: COVER SHEET AND INTRODUCTION | | |
| SCALE: N.T.S. | DRAWN BY: S.C. | PAGE 1 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

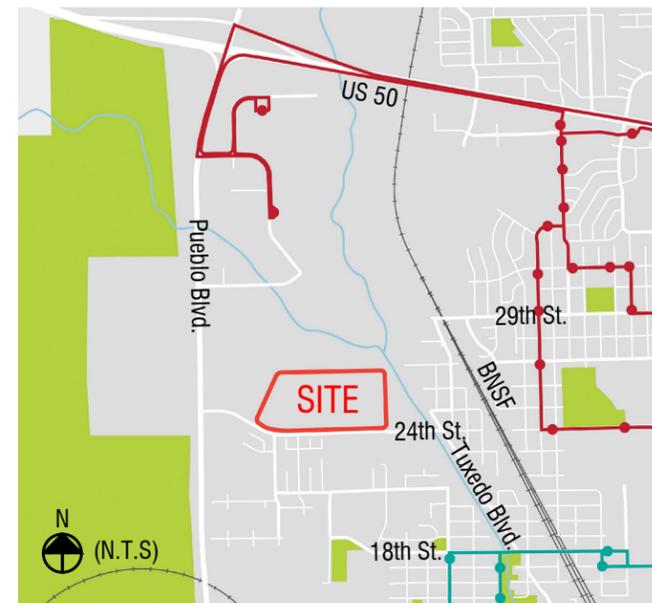
ZONING CONTEXT::



The site is bordered by 24th Street, and low density existing residential to the South. No other development is adjacent to the site. Future open space corridor expansion along the Wild Horse Creek is planned to the east per Pueblo's Comprehensive plan, 2002.

- Arterial commercial
- Institutional mixed-use
- Suburban residential
- Light industry
- Urban residential
- Park and open space

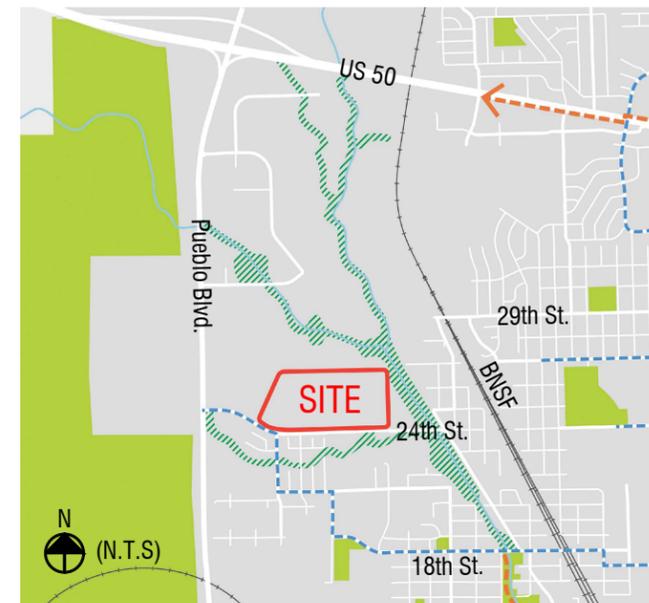
PUBLIC TRANSPORTATION CONTEXT::



There are two bus routes that access the west side of Pueblo. The applicant will work with the city to extend one or both bus routes to the site.

- Route 3
- Route 8

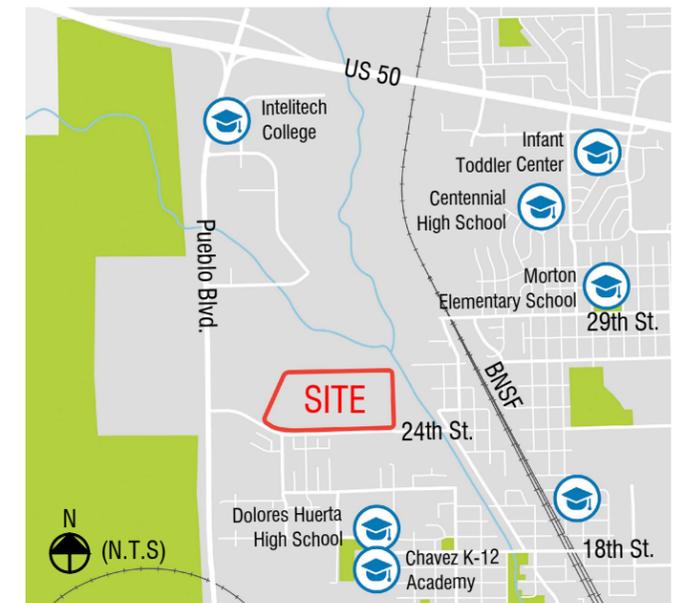
OPEN SPACE AND BIKE NETWORK CONTEXT::



The site is located directly west of Wild Horse Creek which will provide access to future regional trails. Pikes Peak Park open space and street network will be designed to allow for safe, comfortable bicycle and pedestrian connections that connect to future open space facilities as planned by the City of Pueblo.

- Multi-use trail
- Bike route
- Future open space corridor

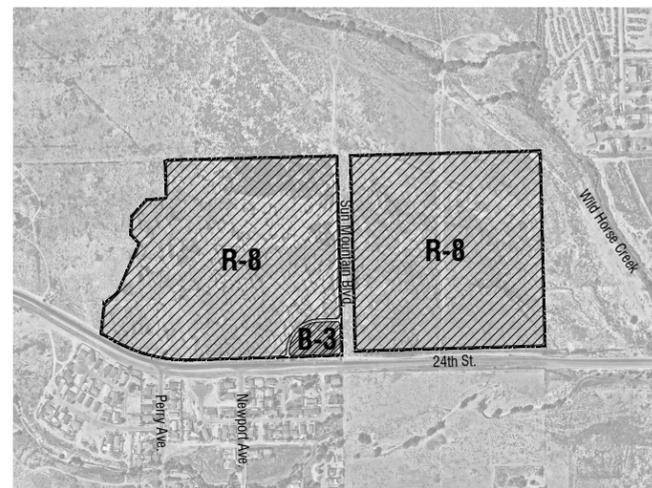
SCHOOLS CONTEXT::



Currently, the designated schools for this area are Morton Elementary School, Centennial High School. Chavez Huerta Charter School is a convenient walking and bicycle distance for residents. Work with school district to allow for preferred enrollment status for Pikes Peak Park children.

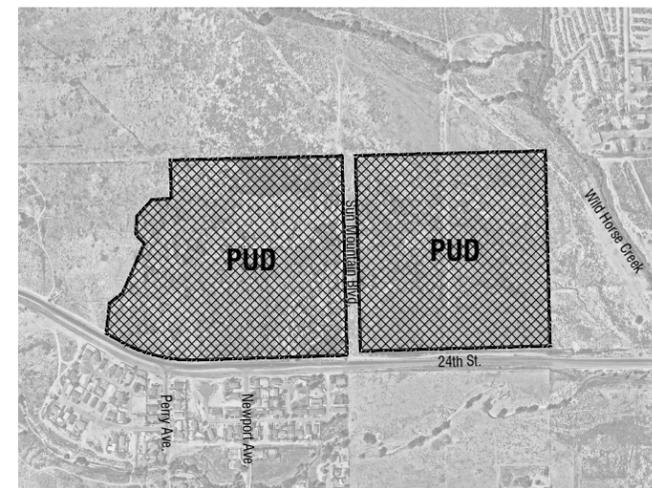
EXISTING ZONING ::

R-8 zoning exists on the majority of site, and B-3 exists at the corner of 24th St. and Sun Mountain Blvd.



PROPOSED ZONING ::

PUD zoning on the entire site.



CIVITAS 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---------------------------------------|---------------------------|------------------------|
| TITLE: <i>CONTEXT MAPS AND ZONING</i> | | |
| SCALE: <i>N.T.S</i> | DRAWN BY: <i>S.C.</i> | PAGE: <i>2 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

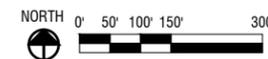
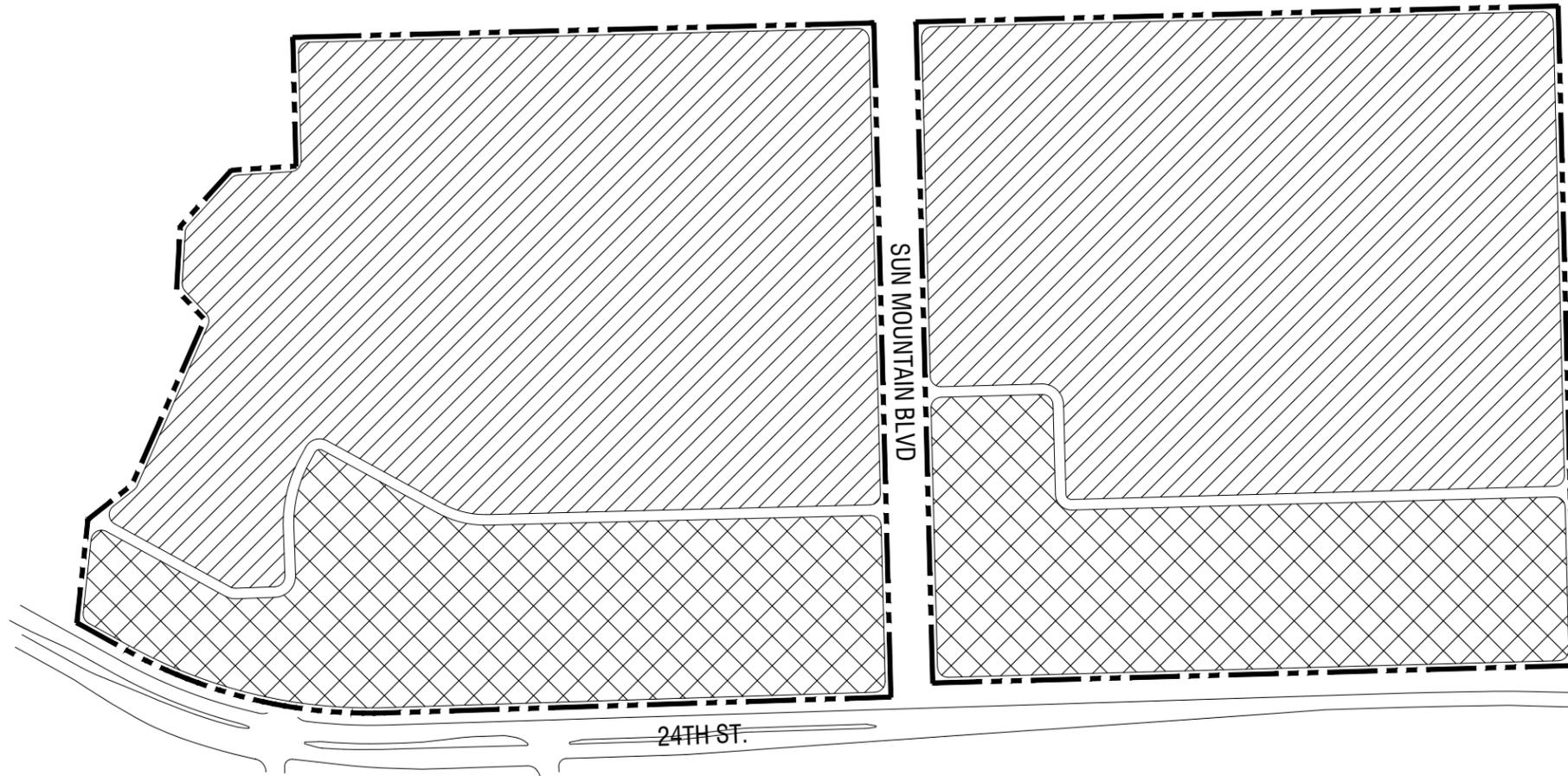
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

SUMMARY LAND USE TABLE ::

| Land Use | Land Area | | Max. Gross Density (du/ac) | Max. Dwelling Units (du) | Max. Commercial /Community area (sq.ft.) |
|--|--------------|------------|----------------------------|--------------------------|--|
| | Acres | % | | | |
|  Residential | 51.61 | 70 | 12 | 619 | 8,000 |
|  Commercial Mixed-Use | 22.32 | 30 | 20 | 446 | 80,000 |
| Total | 73.93 | 100 | 14 | 1,065 | 88,000 |

* Fire station does not count towards maximum commercial square footage count.



LEGEND ::

-  PUD BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL MIXED-USE

NOTE ::

1. Residential use is characterized by primarily single family attached (duplex, triplex, fourplex, rowhomes and townhomes), single family detached housing with variety of product mix including single-family green court cluster.
2. The intent of commercial mixed-use planning area is to allow for denser multifamily, vertically mixed-use multifamily, restaurant and neighborhood serving retail to develop along 24th Street. Single-family attached are allowed where transitioning from a denser multifamily development to single-family residential area.

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|----------------------|--------------------|-----------------|
| TITLE: LAND USE PLAN | | |
| SCALE: 1"=300' | DRAWN BY: S.C. | PAGE 3 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

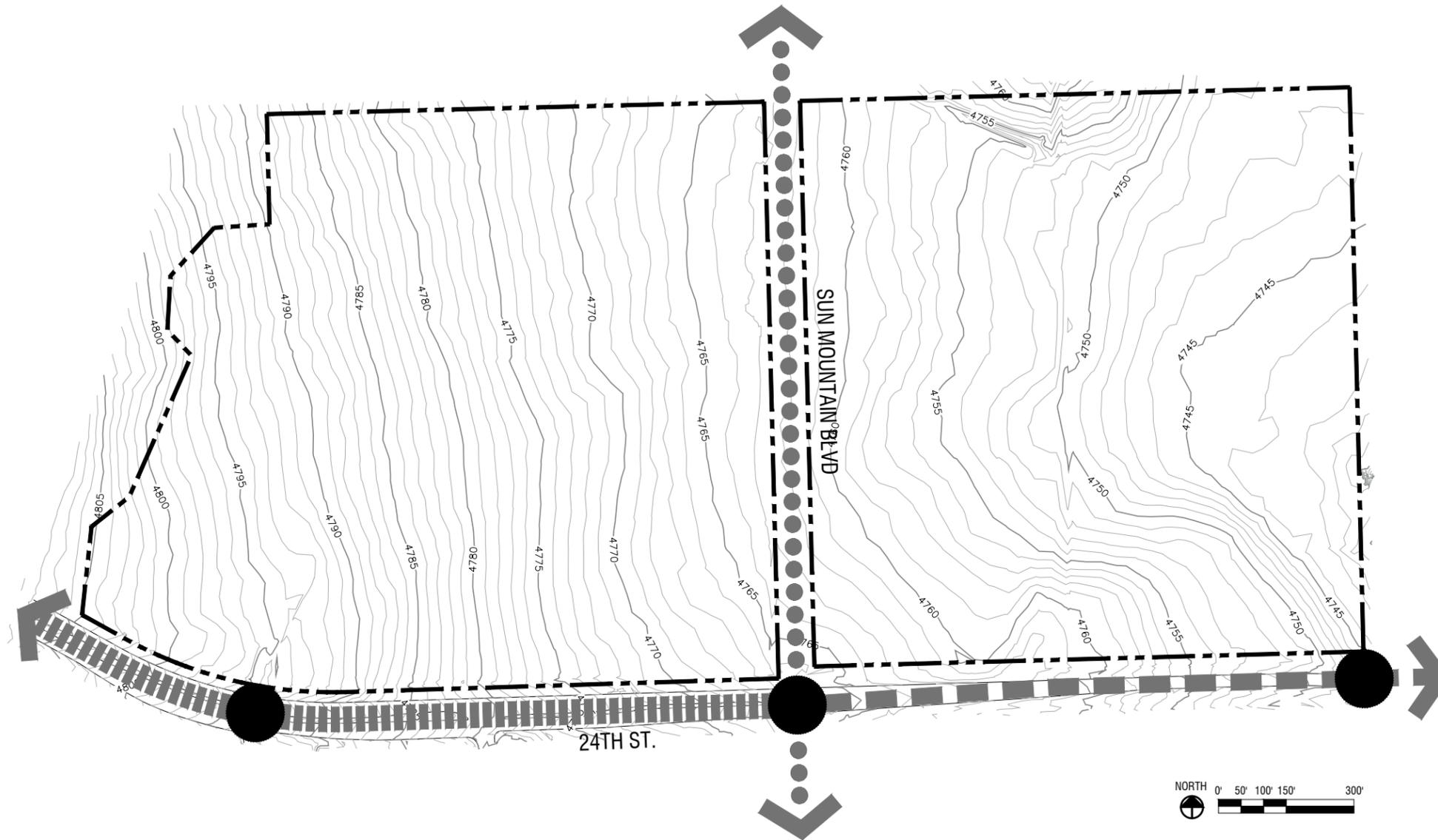
PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

NOTE ::

1. The eastern portion of 24th St. is currently a 2 lane street and may be expanded to a four-lane street in the future by the City of Pueblo. The developer will coordinate planning efforts with the City.
2. Final location of intersections will be determined by the Plat.



LEGEND ::

- PUD BOUNDARY
- EXISTING 24TH STREET (4 LANE)
- EXISTING 24TH STREET (2 LANE)
- SUN MOUNTAIN BLVD
- FULL MOVEMENT INTERSECTION
- MAJOR CONTOUR
- MINOR CONTOUR

| | | | |
|----------------|--------------------|---|--|
| | | 1200 Bannock St. Denver, CO 80204 Tel. 303 571.0053 Fax 303 425.0438 | |
| | | TITLE: CIRCULATION | |
| SCALE: 1"=300' | DRAWN BY: S.C. | PAGE 4 OF 13 | |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 | |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

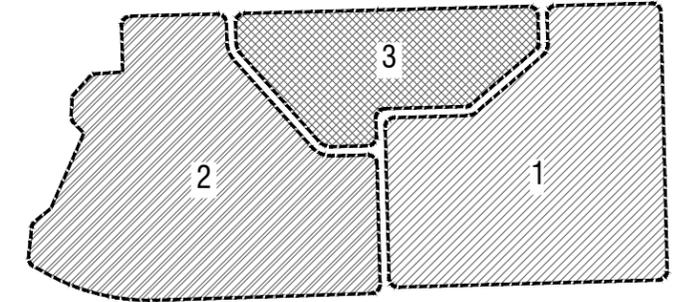
NOTE ::

1. The intent of the park and trail plan is to provide a network of space that connect neighborhoods to the regional open space corridors, and preserve view corridors to the Pikes Peak and Green Horn Mountain.
2. A minimum of 8% of the land area shall be dedicated to the Metro District for use as parks and recreational facilities per the PMC section 12-4-7(e). Parks and recreational facilities will be developed, owned and maintained by the Metro District.

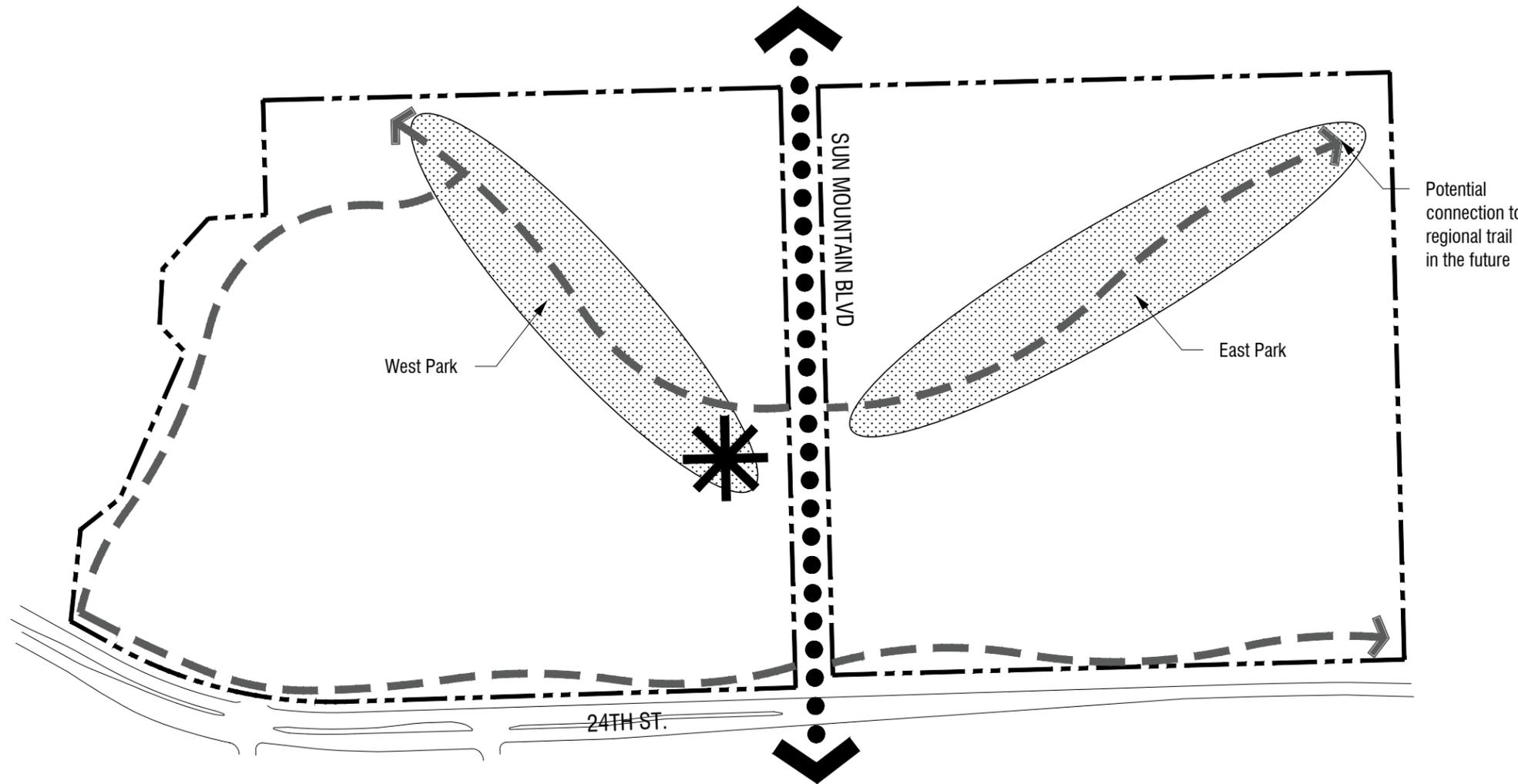
PHASING ::

1. Southern part of Sun Mountain Blvd and South-east portion of site.
2. South-west portion of site.
3. Northern part of Sun Mountain Blvd and Northern portion of site.

Keymap



* East Park will be constructed as part of Phase 1, and West Park will be constructed as Part of Phase 2.



LEGEND ::

- PUD BOUNDARY
- POTENTIAL LOCATION OF PARK AND OPEN SPACE
- POTENTIAL MULTI-USE TRAIL
- BICYCLE LANE OR OFF-STREET BICYCLE FACILITY
- POTENTIAL LOCATION FOR CENTRAL GATHERING AREA

CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|----------------------------|--------------------|-----------------|
| TITLE: PARK AND TRAIL PLAN | | |
| SCALE: 1"=300' | DRAWN BY: S.C. | PAGE 5 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

RESIDENTIAL PLANNING AREA ::

Residential use is characterized by primarily single family attached (duplex, triplex, fourplex, rowhomes and townhomes), single family detached housing with variety of product mix including single-family green court cluster.

A. Uses by Right

- Accessory Dwelling Unit
- Accessory Uses
 - Drainage facilities
 - Outdoor exercise
 - Temporary art installations
- Child Care Home
- Co-housing, Common house
- Community Center
- Community garden
- Home, elderly
- Home, foster
- Manufactured Home
- Parking lot solar array
- Parks, Trails, Open Space
- Residence, Single Family Detached - alley and front loaded
- Residence, Single-Family Green Court Cluster
- Residence, Paired Housing (duplex) - alley and front loaded
- Residence, Three and Four family - alley and front loaded
- Residence, Townhouse - alley loaded
- Roof mount solar array

B. Conditional Uses

A conditional use may be permitted if certain minimum conditions, contained in the applicable City Ordinances are satisfied as determined by the DRB and the Land Use Administrator. The DRB is required to send a letter of recommendation to the Land Use Administrator.

- Food trucks
 - a. Shall comply with conditions in the applicable City Ordinances.
 - b. Limited to public right-of-way adjacent public parks, community center and other ground floor commercial.
- Home based business
- Mobile food unit
- Model home
- Temporary farmers/art/craft market
 - a. Limited to public right-of-way adjacent public parks, community center and other ground floor commercial.

C. Restricted Uses

- All uses not expressly permitted as use by right or conditional use.
- Short term rental through third party applications.

COMMERCIAL MIXED-USE PLANNING AREA ::

The intent of this planning area is to allow for denser multifamily, vertically mixed-use multifamily, restaurant and neighborhood serving retail to develop along 24th Street. Single-family attached are allowed where transitioning from a denser multifamily development to single-family residential area.

A. Uses by Right

- Accessory Uses
 - Beer gardens
 - Dining patios
 - Drainage facilities
 - Entertainment district
 - Food Trucks
 - Home based business
 - Ice cream stand
 - Outdoor exercise
 - Temporary art installations
- Adult day service center
- Art Gallery
- Bar/Tavern
- Brewery/Cidery
- Childcare Center
- Community Center
- Community garden
- Dog care facility
- Hotel
- Library
- Municipal buildings
- Neighborhood serving commercial
 - art gallery
 - beauty salon/barber shop
 - butcher
 - convenience store
 - dry cleaner
 - financial institution
 - laundromat
 - personal and professional service
 - pet grooming
- Office, general
- Office, medical
- Office, professional
- Parking Lot
- Parking lot solar canopy
- Parking Structure
- Parks, Trails, Open Space
- Pharmacy
- Religious institution
- Restaurant (sit-down, fast casual)
- Roof mount solar array
- Residential, Multifamily (includes mixed-use, co-housing, age-targeted, age-restricted, market rated, and affordable).
- Residence, Paired Housing (duplex) - alley and front loaded
- Residence, Three and Four family - alley and front loaded
- Residence, Townhouse - alley loaded
- Schools, public and private
- Health club, less than 3,200 sq.ft of gross floor area
- Temporary farmers/art/craft market
- Urban agriculture

B. Conditional Uses

A conditional use may be permitted if certain minimum conditions, contained in the applicable City Ordinances are satisfied as determined by the DRB and the Land Use Administrator. The DRB is required to send a letter of recommendation to the Land Use Administrator.

- Health club
- Mobile food unit
- Model home
- Rental shop, general

C. Restricted Uses

- All uses not expressly permitted as use by right or conditional use.
- Short term rental through third party applications.

DEFINITIONS ::

- Accessory Dwelling Unit: An accessory dwelling unit (ADU) is a secondary dwelling unit on a single-family residential lot, and generally situated above a detached garage. ADU shall be owned and maintained under the same ownership of the primary structure.
- Co-housing, Common House: Co-housing is a community intentionally designed with common areas surrounded by private homes. Common House generally include a large kitchen, lounges, meeting rooms, recreation facilities, library, workshops, or childcare. Common areas are owned and maintained by community members.
- Food trucks: A non-permanent food truck or food cart that operates at a fixed location for a period of time.
- Pet grooming: An establishment engaged in a business of grooming of a domestic animal, including bathing, cutting of hair, trimming of nails, but does not include any associated outdoor kennel, veterinary service, breeding, boarding and overnight accommodation.
- Residence, Single-Family Green Court Cluster: Four or more single-family homes are arranged with front doors or porches facing a common green space with an alley for garage access. The Common green space is designed to provide amenities for adjacent homes, and encouraging pedestrian connectivity to a neighborhood.
- Temporary farmers/art/craft market: Temporary market is an event that operates at a fixed location for a periodic sale of goods no more than 14 consecutive days. Temporary market does not include regularly scheduled events. These are limited to public parks, community center, and festival street.
- Urban agriculture: Generally involved in low-impact farming methods such as professionally managed garden hydroponics, vertical farms, and rooftops used for crop production.

CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---|---------------------------|------------------------|
| TITLE: <i>PERMITTED / RESTRICTED USES</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>6 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
2nd submittal: November 30, 2021
3rd submittal: December 23, 2021
4th submittal: February 14, 2022
5th submittal: March 14, 2022

VIII. DEVELOPMENT GUIDE ::

A. STREETS, ACCESS AND SIGNALIZATION

24th Street is the only existing street and is located along the southern edge of the site. It is currently a 4-lane road along the western portion of the site and a 2-lane road along the eastern portion. It is understood that the eastern portion may be expanded to a four-lane street in the future by the City of Pueblo. The developer will coordinate planning efforts with the City. 24th Street is a front door to the neighborhood for residents. A 10' wide ADA-accessible detached multi-use trail or path will be designed and built by individual multi-family developer within the R.O.W along north side of 24th Street providing a bicycle and pedestrian connection from the neighborhoods to a future Wild Horse Creek regional trail. Multifamily and commercial buildings should be located in designated parcels along 24th Street to create an urban edge and identity for the neighborhood. Parking lots along 24th St. should be screened from view with landscape. Small, pocket parks associated with multifamily should connect to the regional trail along 24th Street.

Sun Mountain Blvd with +/- 80' wide R.O.W. bi-sects the site. It is characterized by well-designed pedestrian zones with wide sidewalks, landscape zone, on-street parking, and bicycle facilities. The installation of curb extensions(bump-outs) are allowed at intersections to facilitate speed calming as well as safety for pedestrian crossing. Buildings should front the street with primary facade and primary pedestrian entries. Where ground floor retail is anticipated, shallow setbacks may be used to allow for outdoor patio and storefront space. Commercial buildings along these streets should be designed with facade articulation and ground floor transparency in order to create a human scale street environment. Surface parking should not be located between buildings and the street.

Neighborhood Local Streets characterize residential districts and create a walkable network of streets and blocks that are connected to the open space network. The streets include sidewalks, landscape zone with street trees, and on-street parking on both sides of street. There will be three full movement access points to W. 24th St. as indicated in Circulation plan, page 4.

Neighborhood Design

The design of the neighborhood should consider topography, drainage, water quality, connectivity, and a contemporary housing program. Special care should be taken to create a highly connected neighborhood pattern that includes a variety of housing types and sizes organized around a hierarchy of open spaces. Several design strategies should shape the neighborhood plan; all residences should be located within 1/4 mile of a park or open space; the parks should provide a variety of program elements to encourage use persons of diverse interests and ages that may include: tot lots, picnic and seating areas, outdoor cooking areas, community gardens and flexible lawn space.

The single family residential community is primarily located on the northern two thirds of the site, and multifamily and mixed-use development is located at the southern portion of the site along 24th Street. The residential program should reflect a range of single family home sizes, townhomes, paired homes, and three-four family homes, both alley served and front loaded product.

Public Realm

The public realm should be defined by a network of streets, paseos and green corridors, parks and open space that support a high level of mobility and interconnected neighborhoods. The plan should offer multiple routes or loops for people to walk, run, and bike; to their favorite park, to the mail box, to the regional trail system, to each other's houses and to other neighborhood and community destinations. While the design for the various environments may vary, there should be a thread or 'DNA' that ties them all together to unify the neighborhood. It is foundational to the plan that the Public Realm serve to both create a strong sense of place but it also serves to support a strong community.

B.MULTIFAMILY AND MIXED-USE DESIGN GUIDELINES

Multifamily and Mixed-use Design Guideline is intended to apply to a residential structure or mixed residential with ground floor commercial where individual dwelling units are located above one-another and accessed by a common interior corridor or hallway.

Site Design

Buildings should be located in a manner that contributes to the creation of a pedestrian oriented and walkable community. This is done by fronting buildings close to the property line along streets, open spaces and trails.

- Parking lots shall not be located between a building's primary facade and the street.
- Services including trash and recycling center, loading docks, utility connections, including gas and electric meters, and rooftop mechanical equipment shall be screened from public view.
- Site landscape should be designed in a sustainable manner by selecting low-water planting and species that are adaptable to an arid environment.
- Parking facilities shall be sized with the intent of promoting efficient use of available land resources. The number of parking spaces provided shall be no less than the number prescribed in Section H, "Parking Standards" associated with each respective type of development.
- Shared use parking should be encouraged between nearby complementary land uses that have opposite peak hour demands.

Building Character

Buildings should be designed in a manner that is authentic to their function and time and place in the community. Building facades should be articulated to create human scale and interest. This may be achieved by the following strategies.

- Facade walls should incorporate horizontal relief through projections and recesses to provide visual interest.
- Ground floor facades should have recessed windows, entry areas, awnings or other such features.
- Building facades may use changes in color, texture and material judiciously to provide visual interest. All facades of a building which are visible from public street, park or open space, or paths should incorporate features similar to the front facade.

Resident entries should be protected from weather by overhead roofs or overhangs, or being recessed. First floor residences should have functional porches and front doors that provide direct access to the exterior and connections to the public realm. Balconies having usable space with a minimum average depth of no less than 3 feet are encouraged on upper levels.

Relationship of Buildings to Streets

Primary facade is a facade that faces a street, park or open space. Primary facades should contain a primary building entry and direct sidewalk connection to a public street, plaza, or park. Side entries may be allowed if an entry statement (e.g: patios, arbor, fence, gate, etc.) is provided on the building side facing the street.

Massing, Form and Scale

The following design elements should be considered:

- Entryway design elements and variations should give orientation and character to the building and contribute to the pedestrian orientation of the project by including some or all of the following features: arcades; canopies or porticoes; overhangs; recesses/projections; or special lighting.

- Express facade components in modules and materiality at a human scale that is meaningful to a person passing by on the sidewalk.
- Building height should transition to be scaled to lower height and density in residential areas.
- Architecture should consider its location and function in the overall neighborhood and be designed to emphasize visual focal points and view termini.
- Vertical and horizontal articulation in facade is encouraged through plane breaks, recessed windows and entries, or balconies.
- Multifamily and mixed-use buildings should be articulated with varied architectural features such as bays, balconies, massing changes, or porches that face the adjacent streets, parks, plazas, open areas.
- Each residential unit should have usable exterior open space in the form of balconies or porches.
- Balconies should be designed to be incorporated into the architecture to avoid a "tacked-on" appearance.
- Ground level residential units should have a front door and porch/stoop that provides direct access to a street, park or walkway.
- Stairways shall be conditioned, interior space.

Building Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction and durability.

- Allowable facade material includes stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS), tilt-up concrete panels or other faux facade treatments should be avoided.

Mechanical Equipment

Rooftop mechanical equipment should be screened from view from the ground and from adjacent buildings of comparable height through the use of screen walls and/or parapets.

Treatment of Residential Open Area

Common areas in the multi-family property should be landscaped and include pedestrian connections to adjacent public streets, trails, open spaces and commercial areas. Pedestrian-scale lighting and street furniture should be included.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (b) and (d) of Pueblo Municipal Code.

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

| | | |
|---------------------------------|---------------------------|------------------------|
| TITLE: <i>DEVELOPMENT GUIDE</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>7 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
2nd submittal: November 30, 2021
3rd submittal: December 23, 2021
4th submittal: February 14, 2022
5th submittal: March 14, 2022

C. COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

In addition to the Pueblo Municipal Code (PMC) requirements found in Sections 17-4-46 or 17-4-47 or 17-4-48 for small-scale, medium-scale and large-scale; respectively, commercial performance standards and the PUD shall guide the exterior architectural design within the Pikes Peak Park development. Where section 17-4-47 through Section 17-4-48 conflict with the PUD, the PUD shall govern.

Pedestrian Circulation

The following design guideline should be considered:

- Providing sidewalks and walkways of adequate width to allow groups of people to comfortably pass each other. Sidewalks in commercial areas will be no less than six feet wide and conform to all requirements of the Americans With Disabilities Act (ADA).
- Public lobbies and/or primary entry should connect directly to the pedestrian network.
- Provide pedestrian oriented lighting and shade trees along walkways.

Building Character

Buildings should be designed to provide human scale, interest and variety. Examples of techniques may include:

- Variation in the building form such as recessed or projecting bays;
- Expression of architectural or structural module and detail;
- Diversity of window size, shape or patterns that relate to interior functions;
- Emphasis of building entries through projecting or recessed forms, detail, color, or materials;
- Variations of materiality, material modules, expressed joints and details, surface relief, color, and texture to scale;
- Bay column spacing that subdivides the facade into smaller, more human scaled elements.

Relationship of Buildings to Streets

A primary building entry should face a public street, plaza or park. Buildings that are sited between a street and a surface parking area, for example, should have a pedestrian entrance on both the parking area side for employees to gain access from their cars, and along the public street to provide access for visitors, and pedestrians arriving from transit, on-street parking, adjacent neighborhoods and other buildings.

- The long-side of buildings should be generally parallel with the public street.
- Building entry plazas are allowed, but should not disrupt the public realm design.
- Pedestrian oriented signage that identifies building tenants is allowed near a building entry.
- Building entrances facing parking lots should be coordinated with building service areas to avoid conflicts between pedestrians and service vehicle movements.
- Outdoor storage, trash collection, and loading areas shall be screened, recessed or enclosed.
- Service areas should be located in a manner that they are not visible from adjoining neighborhoods, pedestrianways, streets or customer entrances.
- Service area screening should be accomplished by landscape materials and/or architectural treatments with similar or complementary materials to the primary structures.

Massing, Form / Scale

Building form and massing should be used to frame the public realm and create a pedestrian scale, urban environment.

- One story buildings should be designed with a tall first floor minimum 18' height.

- Varied building form and facade articulation should be used to break up long wall faces.
- Building forms should respond to important gateway locations and view terminal.

Building Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction.

- Allowable facade materials include stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS) and tilt-up concrete panels are not allowed.

Mechanical Equipment

Rooftop mechanical equipment should be screened from view from the ground and from adjacent buildings of comparable height through the use of screen walls and/or parapets.

Open Space

Publicly accessible, privately maintained open space such as plazas, courtyards or outdoor rooms are an important part of the overall open space network. Each development block is encouraged to include some form of outdoor space that is connected to the public realm either directly, or by a publicly accessible walkaway.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (f) of Pueblo Municipal Code.

D. SINGLE FAMILY RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES

Single-Family Residential Development Design Guidelines is intended to apply for variety of product mix including single-family detached, duplex, triplex fourplex, rowhomes and townhomes. These guidelines are in lieu of the PMC Section 17-4-11 Residential Placement Standards.

Architecture Design

Residential architecture at Pikes Peak Park will reinforce and add richness to the urbanist design principles that define its streets, parks and public realm. The developer is committed to providing quality architecture and a range of architectural styles that balance the need to create affordable and attainable housing and create a great neighborhood. Our process involves working directly with builders to develop the right mix of housing designs, products and lots for this site. This is an ongoing process and we will update the City as designs progress.

Residential design at Pikes Peak Park should contribute the fabric of Pueblo's memorable neighborhoods by supporting:

- Best practices in architectural design and construction technology.
- Allowing for a range of affordable and attainable homes.
- Strategic insight into market conditions and consumer preferences.
- A balance of individuality and diversity that reinforces community placemaking.

Porches and Front doors

Special attention should be paid to the role that front porches and front doors play in enlivening the streetscape. Stylistically appropriate front porches or front doors are required for houses with garages accessed from the street(front-loaded) and houses with garages accessed from the alley(rear-loaded).

- Front porch details: Columns, railings and other details should support the architectural style of the house.
- Front doors: Front entry doors should be a prominent design feature.
- Front porch: porch width and depth should be usable and furnishable..
- Wrap-around porches: corner lots, lots adjacent to open space and lots with high visibility are encouraged to have porches that address both the front and side elevations.

Front Loaded Lots (garages accessed from streets)

Special attention should be paid to the architectural design for street-accessed (front-loaded) lots to de-emphasize the garage and driveways.

- Street-facing garage doors should be located behind the "front building line" of the main house.
- Paved on-site parking is required outside of setback.

Building Materials

- Allowable facade materials include stucco, natural stone, brick, wood, architectural fiber cement panels, architectural metal panels, or similar combination of material which represents a variation of architectural styles or elements.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, Exterior Insulation Finishing System(EIFS) and tilt-up concrete panels are not allowed.

Roof Design

Acceptable roof types are below.

- Sloping roof with a minimum 2 in 12 slope.
- Gable, Hip, Pyramid Hip, Shed, Mansard, Gambrel or Butterfly
- Flat roof.
- Acceptable roof materials are asphalt shingle, slate roofing, tile roofing(concrete, clay), metal standing seam.

Signage

Sign standards shall be in accordance with the Sec. 17-10-05 (a) and (c.1) of Pueblo Municipal Code.

Trash

The Metro District will work directly with a private trash collection company to establish trash collection protocol for 'Green court residential' products with Private Lanes. Solid waste collection points will be provided within the street right-of-way where dead end alleys or private lanes intersect with public streets. The locations and design will be addressed in the Part 2 phase of the City's Subdivision process.

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

| | | |
|---------------------------------|---------------------------|------------------------|
| TITLE: <i>DEVELOPMENT GUIDE</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE <i>8 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

Accessory Dwelling Units (ADU)

Accessory Dwelling Units shall be allowed over separated parking garages located along private lanes or alleys. The following guidelines apply.

- Only one Accessory Dwelling Unit is allowed on a same lot as a primary dwelling unit.
- Mobile homes, recreational vehicles, sheds and trailers shall not be used as Accessory Dwelling Unit.
- Accessory Dwelling Units shall be owned and maintained under the same ownership of the primary structure.
- An Accessory Dwelling Unit shall not be sold apart from the primary structure.
- Designed in an architectural style compatible with the primary structure.
- Include a covered stair leading to the unit.
- Minimum of 400 square feet floor area, and living area with a clear ceiling height greater than 4 ft minimum, but where more than half of the space is 7 ft or greater.
- An Accessory Dwelling Units will count as dwelling units for the purpose of determining parking requirements. Parking for ADUs must be provided on the same lot with the primary structure and will not be located in a separate "common" parking lot away from the ADU location.

E. LANDSCAPE DESIGN STANDARDS

Intent

The following standards are intended to establish the framework for a low-water, low-maintenance landscape composed of native and adapted plants which provide year-round color and interest. The landscape design shall adhere to Pueblo Municipal Code unless otherwise noted below.

Streetscape

- Trees shall be 2.5" caliper minimum size spaced at 35' maximum O.C. (or an average of one tree per 35 linear feet)
- Shrubs shall be #3 container minimum size spaced at 5' maximum O.C. (or an average of one shrub per 25 square feet)
- Perennials and Ornamental Grasses shall be #1 container minimum size spaced at 48" maximum O.C. (or an average of one plant per 15 square feet)
- Nonliving Landscape Material such as rock mulch, wood mulch, or gravel shall account for no more than 40% of the required landscape area as measured by the following:
 - 5 gal plants cover 25 square feet
 - 3 gal plants cover 9 square feet
 - 1 gal plants cover 3 square feet

Parking Lots

Planting interior to parking lots shall meet or exceed Pueblo Municipal Code as amended.

Surface parking lots shall be set back a minimum of ten feet from the public right-of-way or property line to provide space for a continuous landscape buffer zone. Parking lots shall be visually screened from the public right-of-way, open space, and adjacent property by one or more of the following methods:

- A continuous landscaped buffer zone consisting of an architectural berm between 18" and 36" high with a maximum slope of 3:1 planted with shrubs or drought tolerant grasses planted at a maximum of 3 feet on center in a triangular pattern.

- A continuous landscaped buffer zone that includes a minimum six-foot wide screening layer consisting of shrubs and grasses planted a maximum of 3 feet on center in a triangular pattern with a mature height of at least 36 inch high. Ornamental, tall grasses may be substituted for up to 30% of the shrubs within the screening layer subject to approval by the DRB.

F. RESIDENTIAL LOT STANDARDS

| | Single family Attached/Rear-loaded ⁽¹⁾ | Single family Detached/Rear-loaded, Shallow lot ⁽¹⁾ | Single family Detached/Rear-loaded, Deep lot ⁽¹⁾ | Single family Detached/Front-loaded ⁽¹⁾ | Multi-family Residential |
|--|---|--|---|--|--------------------------|
| Min. Lot area (square feet) | 1,500 | 2,500 | 3,100 | 4,000 | n/a |
| Min. Lot width (feet) | 22 | 35 | 35 | 45 | n/a |
| Max. Coverage of Lot (%) ⁽²⁾ | 75 | 60 | 60 | 50 | n/a |
| Principal Building Setback (feet)⁽³⁾ | | | | | |
| Front Yard (min/max) ⁽⁶⁾ | 15/20 | 15/20 | 15/20 | 15/20 | 15/20 |
| Min. Side Yard | 5 | 5 | 5 | 5 | 20 |
| Min. Rear Yard /from Alley | 5 | 5 | 5 | 15 | 15 |
| Min. Side Yard along a street | 10 | 10 | 10 | 10 | 10 |
| Setback from 24th St. (min/max) | 20 | 20 | 20 | n/a | 20 |
| Garage Setback (feet)⁽³⁾⁽⁴⁾ | | | | | |
| Min. Front | n/a | n/a | n/a | 20 ⁽⁵⁾ | 20 |
| Rear (20' alley/private lane) | 5 ⁽⁸⁾ | 5 ⁽⁸⁾ | 5 ⁽⁸⁾ | n/a | 10 |
| Min. Side Yard | 5 | 5 | 5 | 5 | 20 |
| Min. Side Yard along a street | 10 | 10 | 10 | 10 | 10 |
| Max building height (stories) | | | | | |
| | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 3 ⁽⁹⁾ | 4 ⁽¹⁰⁾ |

- (1) Conceptual lot layouts of each product type are shown on page 10, Single-family Lot Configurations.
- (2) Garage is included in building coverage.
- (3) All setbacks shall be measured from property line.
- (4) The minimum size for a garage with two parking spaces is 22' wide by 22' depth for all single family homes.
- (5) Garage shall be placed minimum of 5' behind principle structure.
- (6) 20' setback along the 24th St, and 15' setback for all other neighborhood street.
- (7) Front porch is allowed to encroach up to 6' into front setback.
- (8) All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.
- (9) Single-family detached and single-family attached residences shall have a maximum building height of three stories, not to exceed 30' measured from the grade plane. Refer to 2015 International Fire Code, Section D105.
- (10) Multifamily, Commercial, or mixed-use buildings shall have maximum building height of four stories and will need to comply with providing the 26' clear zone adjacent to the building to accommodate fire apparatus. Refer to 2015 International Fire Code, Section D105.

G. BULK STANDARD FOR MIXED-USE RESIDENTIAL OR COMMERCIAL

| | |
|---|--------|
| Max. F.A.R. | 0.5 |
| Min. Lot Size | n/a |
| Min. Lot Depth | n/a |
| Min. Lot Frontage | n/a |
| Building Setback (feet) | |
| Setback from 24th St. | 20' |
| Setback from Sun Mountain Blvd (min/max) ⁽¹⁾ | 5'/10' |
| Setback from Park, Plaza or Linear Park (min/max) | 0'/10' |
| Min. Building Height | |
| | 18' |

(1) Amount of setback should be considered in coordination with type of retail space and public realm design to allow potential for outdoor cafe seating or amenity space to create an active streetscape experience.

H. PARKING STANDARDS

| Minimum parking requirement | |
|--------------------------------|---------------|
| Townhouse/Paired homes | 1.0/du |
| Single Family Detached | 2.0/du |
| Accessory Dwelling Units (ADU) | 1.0/du |
| Multi-family Residential | 1.25/du |
| Retail | 5/1,000 gsf |
| Restaurant / Bar | 6/1,000 gsf |
| Professional / Medical office | 2.5/1,000 gsf |
| Community Center | 5/1,000 gsf |

(1) Parking calculations for mixed-use development shall be calculated as the sum of minimum parking requirements for each type of proposed use included in the facility(-ies) being constructed.

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

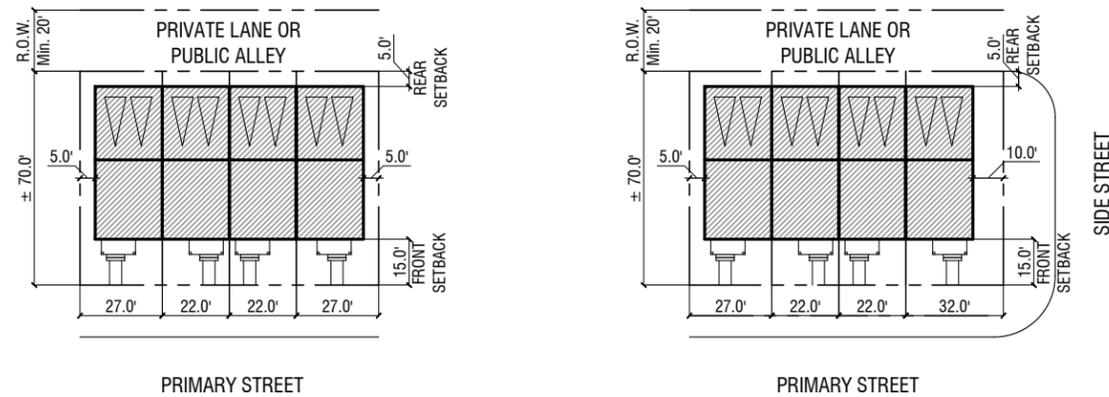
| | | |
|---------------------------------|---------------------------|------------------------|
| TITLE: <i>DEVELOPMENT GUIDE</i> | | |
| SCALE: | DRAWN BY: <i>S.C.</i> | PAGE: <i>9 OF 13</i> |
| DATE: <i>3-14-22</i> | CHECKED BY: <i>C.W.P.</i> | JOB NO. <i>2-20-32</i> |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

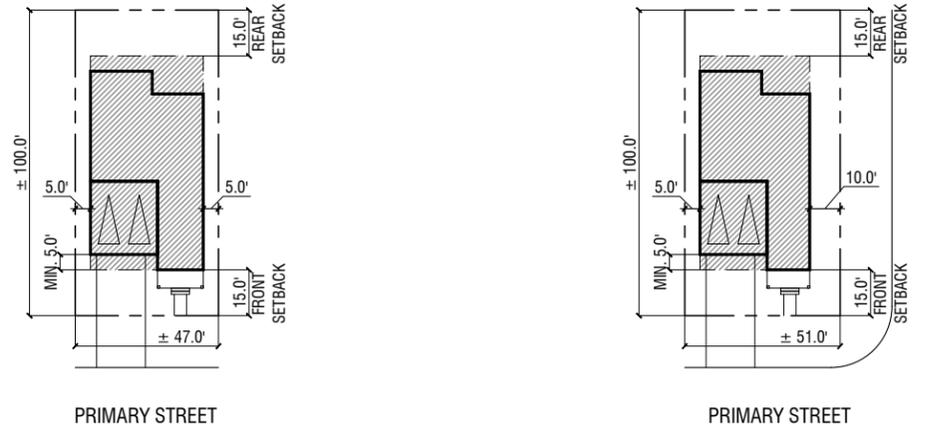
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

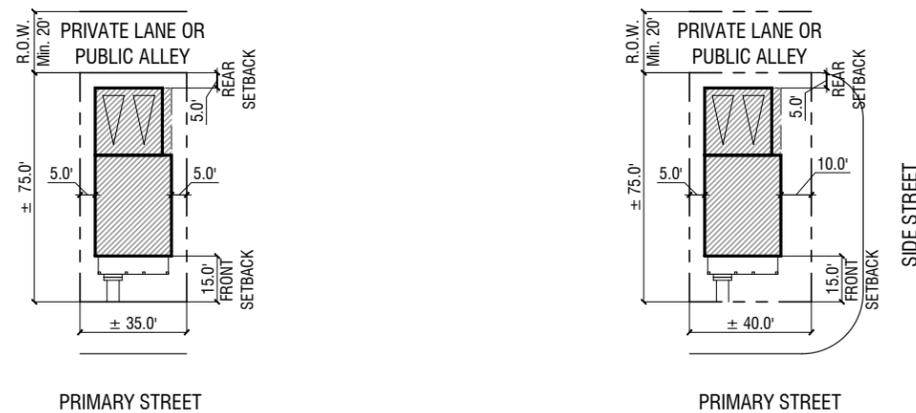
A. SINGLE-FAMILY ATTACHED / REAR-LOADED::



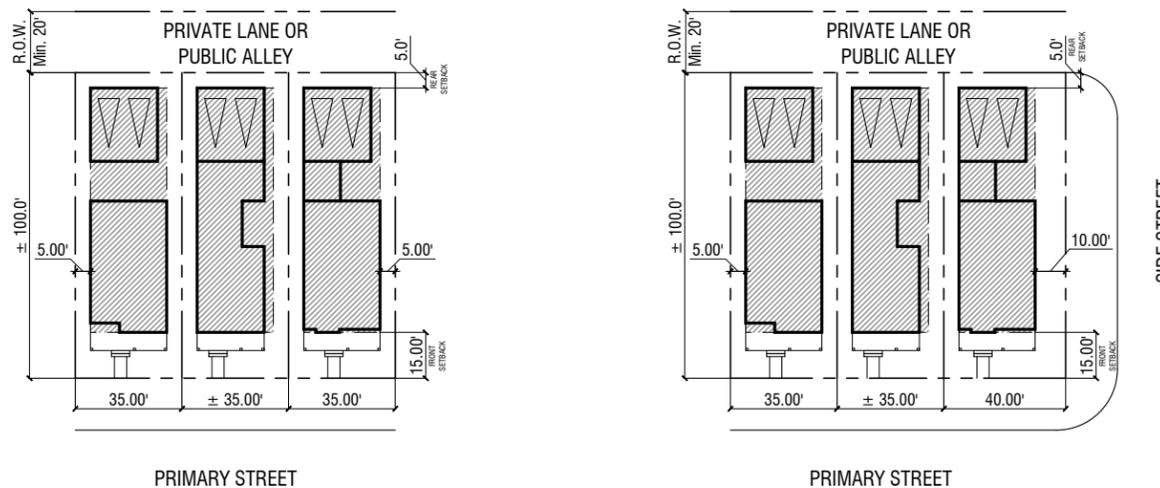
B. SINGLE-FAMILY DETACHED / FRONT-LOADED::



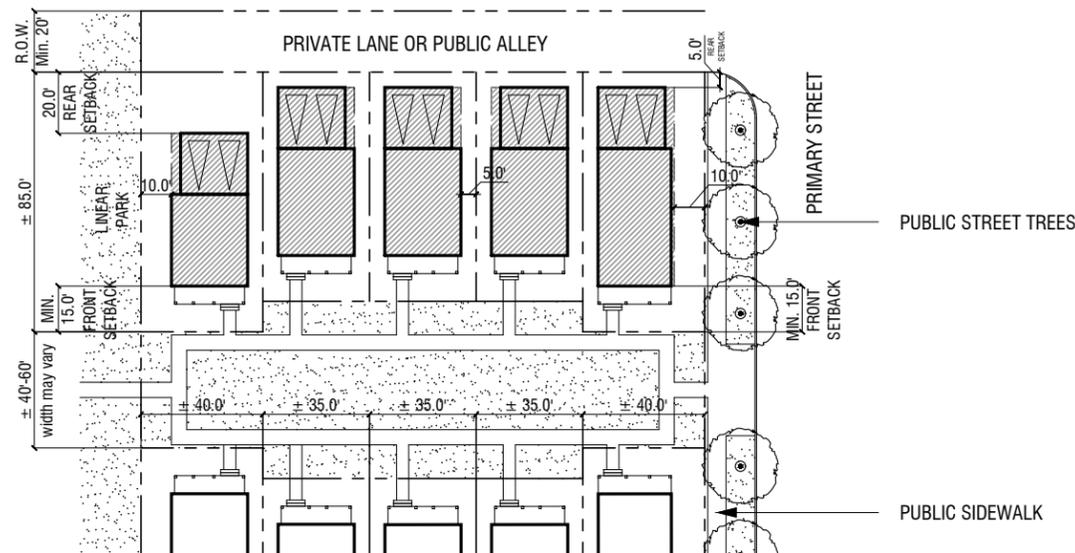
C. SINGLE-FAMILY DETACHED / REAR-LOADED: SHALLOW LOT::



D. SINGLE-FAMILY DETACHED / REAR-LOADED: DEEP LOT::



E. SINGLE-FAMILY DETACHED / REAR-LOADED: GREEN COURT LOT::



LEGEND ::

- PROPERTY LINE
- CONCEPTUAL CURB LINE
- ▨ BUILDABLE AREA
- ◻ DETACHED/ATTACHED GARAGE SPACE

NOTE ::

1. Lot configurations represent minimum lot sizes.
2. Front porch is allowed to encroach up to 6' into front setback.
3. The minimum size for a garage with two parking spaces is 22' wide by 22' depth for all single family homes.
4. Building footprints shown are diagrammatic.
5. All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.

CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---|--------------------|-----------------|
| TITLE: SINGLE-FAMILY LOT CONFIGURATIONS | | |
| SCALE: 1"=60' | DRAWN BY: S.C. | PAGE 10 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

A. SUN MOUNTAIN BLVD ::

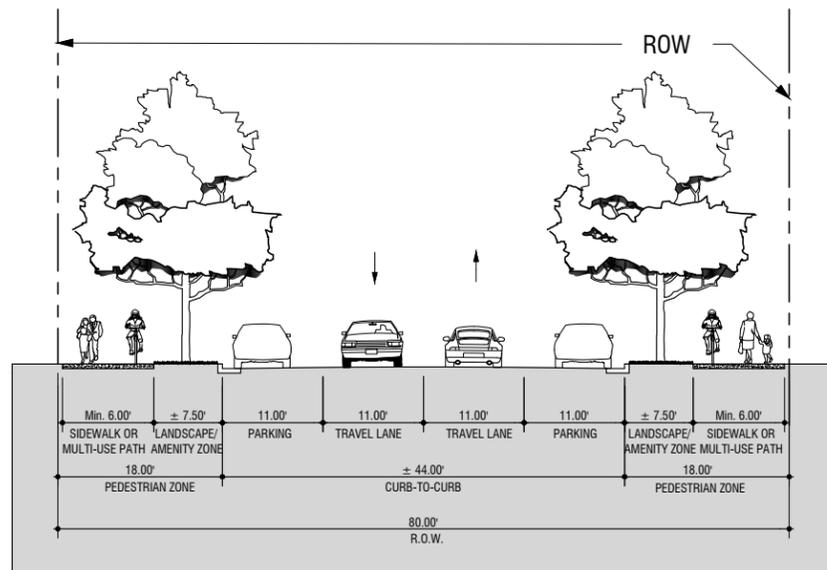
| | |
|----------------------------|---|
| Land Use | Mixed-use, Single-family attached |
| Function | Designed as a seam through neighborhoods that prioritizes connectivity over throughput. |
| Speed Limits | 25 to 35 mph |
| Roadway Width | 44' |
| ROW | 80' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | Adjacent properties must comply with zone district regulations |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 1,320' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Rear-loaded single family residences can face Sun Mountain Blvd. Driveway access to individual residential lots are not permitted. When additional space is needed to accommodate additional travel or turn lanes, on-street parking may be prohibited. Sun Mountain Blvd cannot dead end and must intersect with other roadways. |

B. NEIGHBORHOOD LOCAL STREET ::

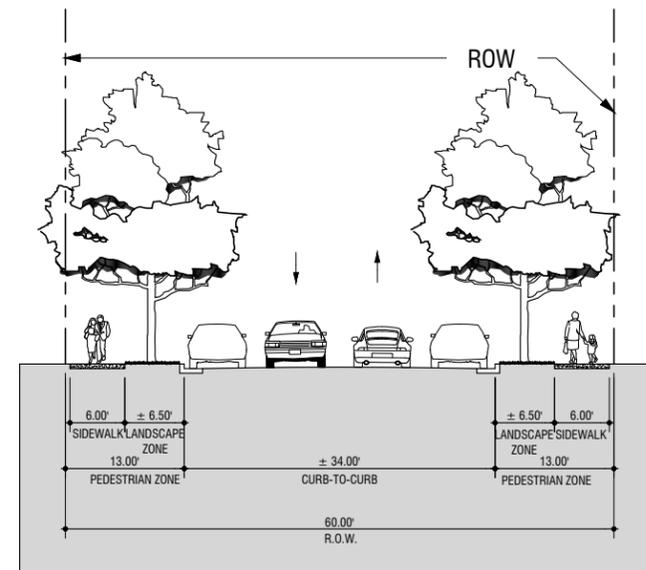
| | |
|----------------------------|--|
| Land Use | Residential |
| Function | Access to and through residential areas |
| Speed Limits | 20 to 25 mph |
| Roadway Width | 34' |
| ROW | 60' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | 2 spaces per platted lot |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 660' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Street may dead end in a cul-de-sac (maximum cul-de-sac length is 660'). |

C. NEIGHBORHOOD PARK STREET ::

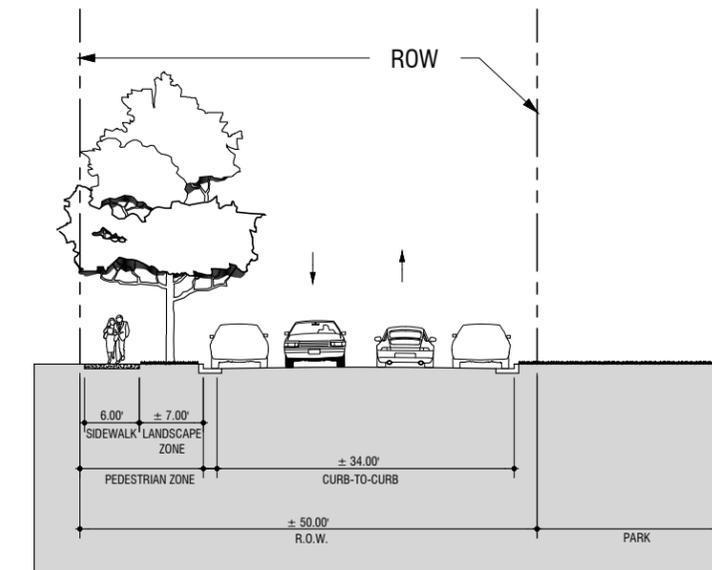
| | |
|----------------------------|--|
| Land Use | Residential |
| Function | Access to and through residential areas |
| Speed Limits | 20 to 25 mph |
| Roadway Width | 34' |
| ROW | 60' |
| On-street Parking | On-street parking both sides of street |
| Off-street Parking | 2 spaces per platted lot |
| Sidewalk | 6' minimum detached sidewalk |
| Curb | Vertical curb |
| Road Segment Length | 125' minimum, 660' maximum |
| Emergency Access | Must retain min. 20' wide clearance for fire access. Min. 26' wide clearance shall be required where adjacent buildings' height are greater than 30' per 2015 IFC, Section 105D. |
| Allowable Design | Street may dead end in a cul-de-sac (maximum cul-de-sac length is 660'). Neighborhood Park street to provide sidewalk and landscape zone on one side of street opposite of a park. |



Two travel lanes / On-street parking on both sides of street / Multi-use path on both sides
 Curb extensions allowed at pedestrian crossing in lieu of on-street parking at intersections.
 *see note 1 on this sheet.



Two travel lanes / On-street parking on both sides of street
 *see note 1 on this sheet.



Two travel lanes / On-street parking on both sides of street
 *see notes 1 and 2 on this sheet.

NOTES ::

1. All street sections are conceptual. Final design and lane configuration will be determined during the Part 2 phase of the City's Subdivision process.
2. A 50' park street is only allowed adjacent to a linear park. A combined sidewalk/multi-use trail will be located within the park tract in lieu of sidewalk along the street. ADA access to be provided that connects intersection curb ramps to multi-use trail.

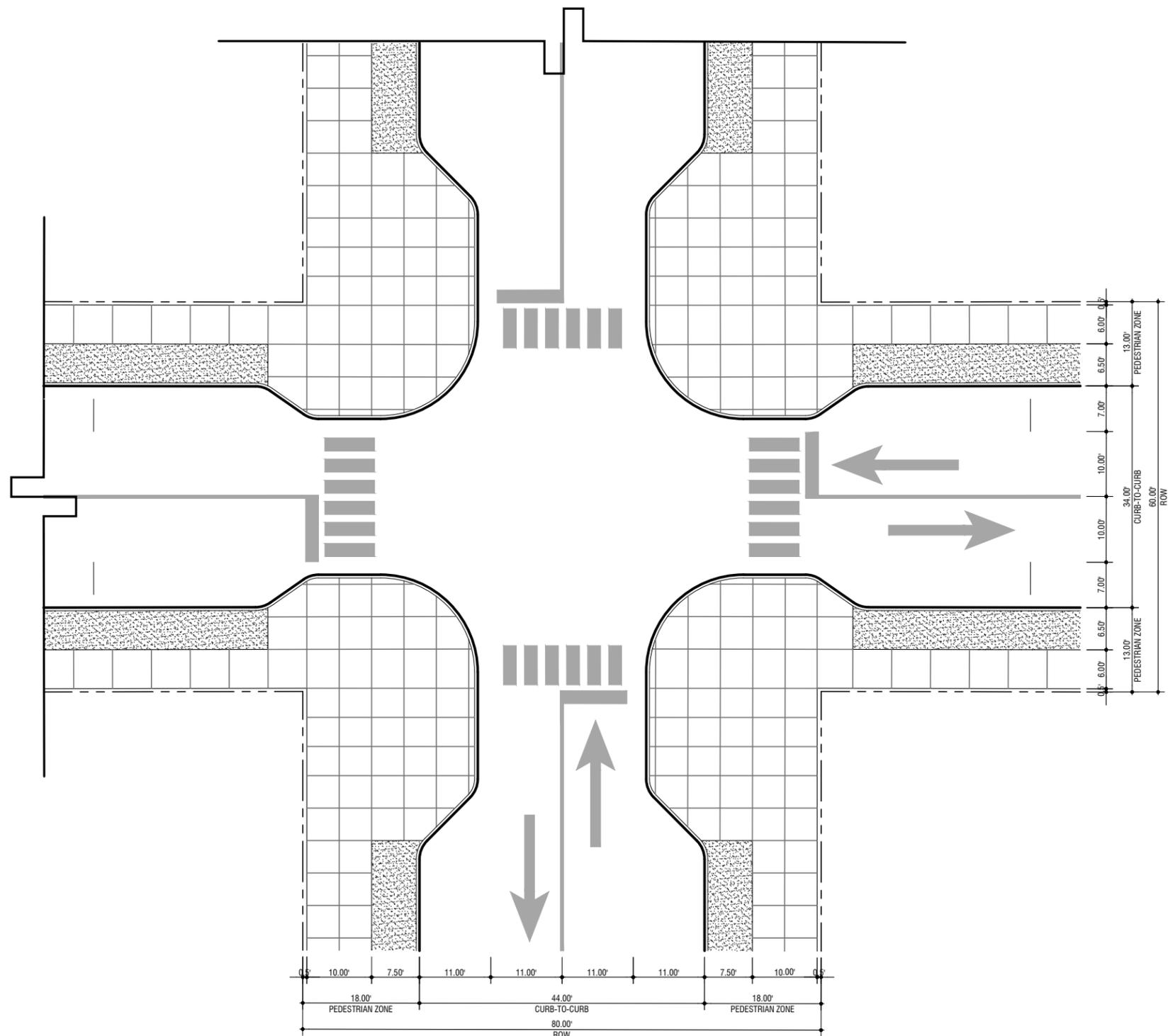
CIVITAS
 1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---|--------------------|-----------------|
| TITLE: STREET SECTIONS / DESIGN STANDARDS | | |
| SCALE: 1"=20' | DRAWN BY: S.C. | PAGE 11 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

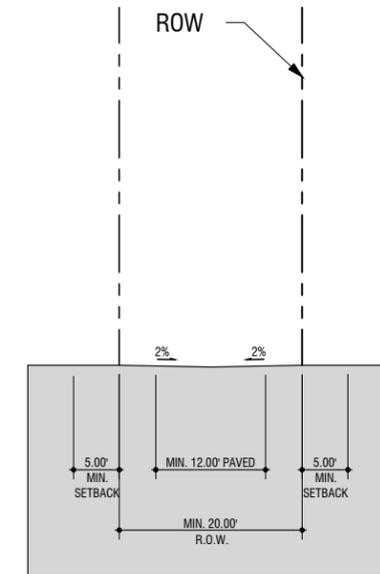
CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022



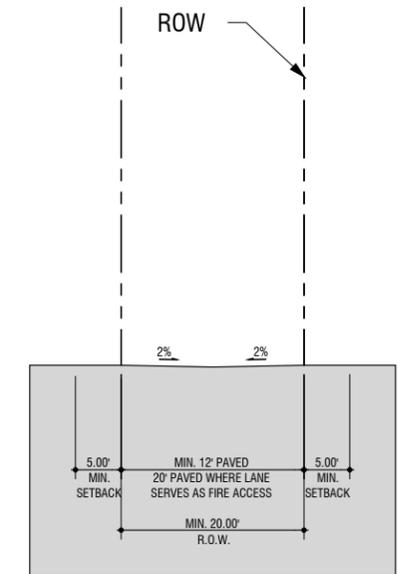
SUN MOUNTAIN BLVD

NEIGHBORHOOD LOCAL STREET



E. PUBLIC ALLEY::

*see note 1 on this sheet.



F. PRIVATE LANE::

*see notes 1 on this sheet.

NOTES ::

1. All street sections are conceptual. Final design and lane configuration will be determined during the Part 2 phase of the City's Subdivision process.
2. All lots adjacent to the dead end of an alley or private lane must provide a 20' rear-yard setback for all structures on the lot.

D. CONCEPTUAL SUN MOUNTAIN BLVD AND LOCAL STREET INTERSECTION::

Two travel lanes / On-street parking on both sides of street / Multi-use path on both sides

*see note 1 on this sheet.

CIVITAS

1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|---------------------------------------|--------------------|-----------------|
| TITLE: STREET SECTIONS / INTERSECTION | | |
| SCALE: 1"=20' | DRAWN BY: S.C. | PAGE 12 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

PIKES PEAK PARK PLANNED UNIT DEVELOPMENT

CITY OF PUEBLO, STATE OF COLORADO

1st submittal: September 7, 2021
 2nd submittal: November 30, 2021
 3rd submittal: December 23, 2021
 4th submittal: February 14, 2022
 5th submittal: March 14, 2022

Barbara Huber
 Fire Chief



Fire Department

1551 Bonforte Blvd.
 Pueblo, CO 81001
 Phone (719) 553-2830
 www.pueblo.us/fire

Fire Inspectors
 Erik Duran
 Paul Haley

January 14, 2022

Chris Parezo
 Principal
 Civitas, Inc.
 1200 Bannock Street
 Denver, CO 80204

RE: Request for Variance to Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads, associated with Pikes Peak Park PUD. [Application Number: Z-21-16]

To Whom it may concern,

A written document and site plan exhibit have been received from Civitas, Inc., dated January 10, 2022. It requests that the Pueblo Fire Department grant a variance of the International Fire Code requirements, as adopted by the Pueblo Municipal Code. Specifically, a variance to not provide the required turnaround options for dead-end access roads that are greater than 150 feet in length for this development.

2015 IFC - Appendix D

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

| TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS | | |
|--|-----------------|--|
| LENGTH (feet) | WIDTH (feet) | TURNAROUNDS REQUIRED |
| 0-150 | 20 | None required |
| 151-500 | 20 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cut-de-sac in accordance with Figure D103.1 |
| 501-750 | 26 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cut-de-sac in accordance with Figure D103.1 |
| Over 750 | | Special approval required |

FIG. 51: 1 foot = 304.8 mm

The Pueblo Fire Department has taken the above indicated documents into consideration as well as the site development, building construction, and proposed occupancy therein. It has been decided to approve the submitted plan and request for variance with the following conditions:

- Approval for eliminating the required turnaround options for fire apparatus access roads exceeding 150 feet will only occur this one instance for this development. Specifically, the following roadways:
 - Fire apparatus access road [Parcel "E"] for Blocks 7 & 8 exceeds 150 ft (approx. 180 ft)



ACCREDITED SINCE 2008 - COMMISSION ON FIRE ACCREDITATION INTERNATIONAL



Page 1 of 2

Barbara Huber
 Fire Chief



Fire Department

1551 Bonforte Blvd.
 Pueblo, CO 81001
 Phone (719) 553-2830
 www.pueblo.us/fire

Fire Inspectors
 Erik Duran
 Paul Haley

- Fire apparatus access road [Parcel "G"] for Blocks 9 & 10 exceeds 150 ft (approx. 80 ft)
 - Fire apparatus access road [Parcel "K"] for Blocks 14 & 15 exceeds 150 ft (approx. 190 ft)
- Any future plan submittals for this development shall include roadways designed to meet the requirements within *Appendix D: Fire Apparatus Access Roads* of the International Fire Code (2015 edition or newer) as written and adopted.

Sincerely,

Barbara Huber
 Fire Chief
 Pueblo City Fire Department



ACCREDITED SINCE 2008 - COMMISSION ON FIRE ACCREDITATION INTERNATIONAL



Page 2 of 2

January 10, 2022

Barbara Huber
 Fire Chief
 Pueblo Fire Department

Re: **Exhibit for Fire Access / Public Alley**
 Application Number: Z-21-16

Dear Ms. Huber,

Thank you again for you and your team's time discussing the vision for Pikes Peak Park and taking the time to educate our team about your specific needs regarding fire access and safety. One of our priorities is to create an affordable and inclusive neighborhood that prioritizes the health and wellbeing of residents. Fire safety and access is paramount to this goal.

Our design has several 'Green-Courts' which involve clustering small lot single family homes around a common 'green-court' or small park. As such, these homes do not front traditional public rights-of-way or streets. Garages are located at the rear of the home and accessed by a public alley. We believe that the access turn around required by D103.4 for fire access lanes greater than 150' will negatively impact our public park design and add additional costs to these affordable homes.

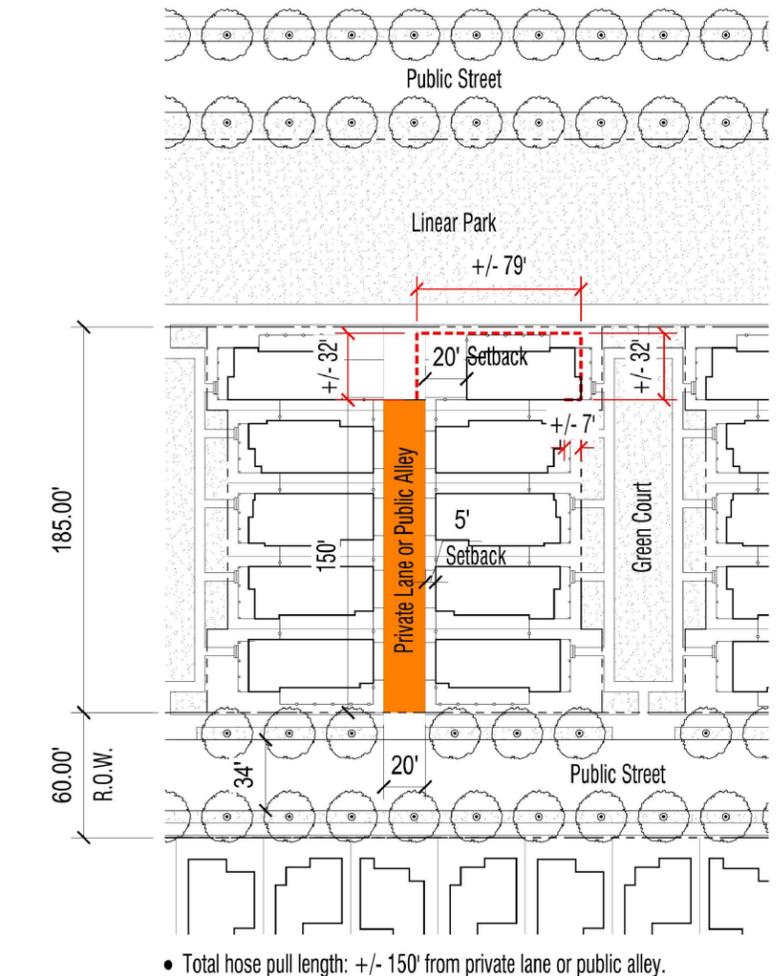
We are writing to request a variance to Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads. Specifically, we are requesting a variance for the required turnaround for dead-end access roads that are greater than 150'. We believe we have developed creative solutions that will fulfil Pueblo Fire Departments' access requirements while maintaining the overarching design intent for the Pikes Peak Park Neighborhood. These design elements are as follows.

- Structures that do not front on a traditional public right-of-way or street will be serviced by a 20' wide paved public alley which will also serve as a fire access lane for the first 150' of the alley.
- Garages will be set-back 5' from the edge of the alley/fire access lane.
- All points of the structure on the last lot at the end of the 150' fire access lane will be reachable within the required 150' hose pull length.
- Fire hydrants will be located within 400' of the last structure, along the fire access route.

Please see the Fire Access Exhibit attached that diagrams the points above. We appreciate your willingness to review this variance request. Please feel free to reach out with any further questions.

Sincerely,

Chris Parezo
 Principal



SCALE: 1"=60'

303.571.0053
 CIVITASINC.COM
 1200 BANNOCK ST.
 DENVER, CO

PIKES PEAK PARK | Fire Access Exhibit



1/10/2022



1200 Bannock St.
 Denver, CO 80204
 Tel. 303 571.0053
 Fax 303 425.0438

| | | |
|-------------------------|---------------------------|-------------------------|
| TITLE: VARIANCES | | |
| SCALE: | DRAWN BY: S.C. | PAGE 13 OF 13 |
| DATE: 3-14-22 | CHECKED BY: C.W.P. | JOB NO. 2-20-32 |

December 27, 2021

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks of Southern Colorado** for approval of the following application:

Z-21-16 Rezoning: Pikes Peak Park PUD: proposal to rezone 75 acres generally located North of 24th St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development.

The Planning and Zoning Commission meeting will be held on January 12, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston). 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

December 27, 2021

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks of Southern Colorado** for approval of the following application:

Z-21-16 Rezoning: Pikes Peak Park PUD: proposal to rezone 75 acres generally located North of 24th St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development.

The Planning and Zoning Commission meeting will be held on January 12, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston). 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

December 27, 2021

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks of Southern Colorado** for approval of the following application:

Z-21-16 Rezoning: Pikes Peak Park PUD: proposal to rezone 75 acres generally located North of 24th St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development.

The Planning and Zoning Commission meeting will be held on January 12, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston). 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

December 27, 2021

This is to inform you that the City of Pueblo Planning and Zoning Commission will hold a public hearing on a request by **Ashleigh Winans, NeighborWorks of Southern Colorado** for approval of the following application:

Z-21-16 Rezoning: Pikes Peak Park PUD: proposal to rezone 75 acres generally located North of 24th St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development.

The Planning and Zoning Commission meeting will be held on January 12, 2022, at 3:30 p.m., in City Council Chambers, 1 City Hall Place, Pueblo, CO or by Zoom: <https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston). 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

CASE NUMBER Z-21-16

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 PIKES PEAK PARK PUD 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 PIKES PEAK PARK PUD, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

2-18-221
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By KAREN ELGIN

| Owner | OwnerStree | OwnerCity | Ow | OwnerZip |
|--|-----------------------|-------------|----|------------|
| LISCOTT CUSTOM HOMES LTD | 1160 CAPRICE DR STE A | CASTLE ROCK | CO | 80109-1501 |
| NEIGHBORHOOD HOUSING SERVICES OF PUEB | 1241 E ROUNTT AVE | PUEBLO | CO | 81004-2908 |
| SKWAREK FRANK JOHN + SIU PING | 13195 HIGHLINE DR | COLORADO | CO | 80908-3331 |
| SANTISTEVAN CARYN ROSANN + BILLINGS BR | 1433 TORCHEY WAY | PUEBLO | CO | 81006-9758 |
| NORTH PUEBLO BOULEVARD LLC + C/O BASSI I | 2046 LAKE AVE | PUEBLO | CO | 81004-3536 |
| PINELLE JAMES P + SHIRLEY A + PINELLE JACK | 2205 CLIFF LOMBARD ST | PUEBLO | CO | 81003-3877 |
| VILLALOBOS CORRAL URIEL | 2221 NEWPORT AVE | PUEBLO | CO | 81003-3811 |
| ANDERSON JASON MICHAEL + ANDERSON DE | 2307 SUNBURST CT | PUEBLO | CO | 81003-3848 |
| BARNES JAMES ALLEN | 2308 CANYON RIVER CT | PUEBLO | CO | 81003-3847 |
| MONTOYA YVONNE M | 2308 NEWPORT AVE | PUEBLO | CO | 81003-3840 |
| ALLISON AMY J + MICHAEL T | 2308 PERRY AVE | PUEBLO | CO | 81003-3845 |
| TSOSIE SHIRLEY J | 2309 CANYON RIVER CT | PUEBLO | CO | 81003-3847 |
| TURPEN LINDA L | 2309 NEWPORT AVE | PUEBLO | CO | 81003-3850 |
| PAYNE WILLIAM S / PAYNE JANET S | 2309 PERRY AVE | PUEBLO | CO | 81003-3849 |
| LAWSON MARY E | 2310 CANYON RIVER CT | PUEBLO | CO | 81003 |
| ORTEGA CRUZ C + ANN M | 2310 NEWPORT AVE | PUEBLO | CO | 81003-3840 |
| KIRKMAN GERTIE | 2311 CANYON RIVER CT | PUEBLO | CO | 81003-3847 |
| DEHERRERA ROBERT + PATRICIA A | 2311 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3844 |
| KNABE WAYNE L | 2311 NEWPORT AVE | PUEBLO | CO | 81003-3850 |
| TREFETHEN ROBERT A + TREFETHEN CYNTHIA | 2311 SUNBURST CT | PUEBLO | CO | 81003-3848 |
| GILMORE MALIA ASHLEY | 2312 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| STONE ROBYN K | 2312 NEWPORT AVE | PUEBLO | CO | 81003-3840 |
| EVANS JAMES W + JACQUELINE M | 2312 SUNBURST CT | PUEBLO | CO | 81003-3848 |
| ORR MICHAEL | 2313 PERRY AVE | PUEBLO | CO | 81003-3849 |
| ROGERS KENNETH WADE | 2314 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| HARRISON ROBERT L + SUSAN E | 2318 MOUNTAIN VALLEY | PUEBLO | CO | 81003 |
| HAMILTON FRANK R | 2319 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3844 |
| DEVE HEATHER M + JACKSON JEFFREY A | 2320 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| TREECE JOHN | 2321 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3844 |
| HANLEY NATHAN | 2322 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| CUYPERS MICHEL + CUYPERS JUDITH | 2324 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| MARSHALL AMANDA M | 2325 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3844 |
| TORRES ROBERT | 2326 MOUNTAIN VALLEY | PUEBLO | CO | 81003-3841 |
| GARCIA MOLLY A | 2409 CLIFFMOOR LN | PUEBLO | CO | 81008-2353 |
| PORTER LARRY W + NORAH E | 2831 TEMPLE LN | PUEBLO | CO | 81003-1061 |
| SUAZO GLORIA | 364 W PIN HIGH DR | PUEBLO W | CO | 81007-6042 |
| C M H HOMES INC | 3912 N FREEWAY RD | PUEBLO | CO | 81008-9615 |
| BAMBER EMMA RUBERSON TR, WILLIAMS RU | 4016 RIDGE DR | PUEBLO | CO | 81008-1720 |
| BATEMAN TERRIE L | 4150 COUNTY LN 17 | ORDWAY | CO | 81063-9720 |
| CMH HOMES INC | 5000 CLAYTON RD | MARYVILLE | TN | 37804-5550 |
| REGALADO PATRICK | 903 E B ST | PUEBLO | CO | 81003-3507 |
| MCKINNEY ROSE MARY | 909 W PITKIN AVE | PUEBLO | CO | 81004-1142 |
| ELENGA MERLE / HANCHANA NUCHANART | 999 FORTINO BLVD LOT | PUEBLO | CO | 81008-2070 |
| GUTTNER MICHELLE | PO BOX 11135 | PUEBLO | CO | 81001-0135 |
| CITY OF PUEBLO A MUNICIPAL CORPORATION | PO BOX 1427 | PUEBLO | CO | 81002-1427 |
| SOCO ENTERPRISES LLC | PO BOX 18132 | COLORADO | CO | 80935-8132 |