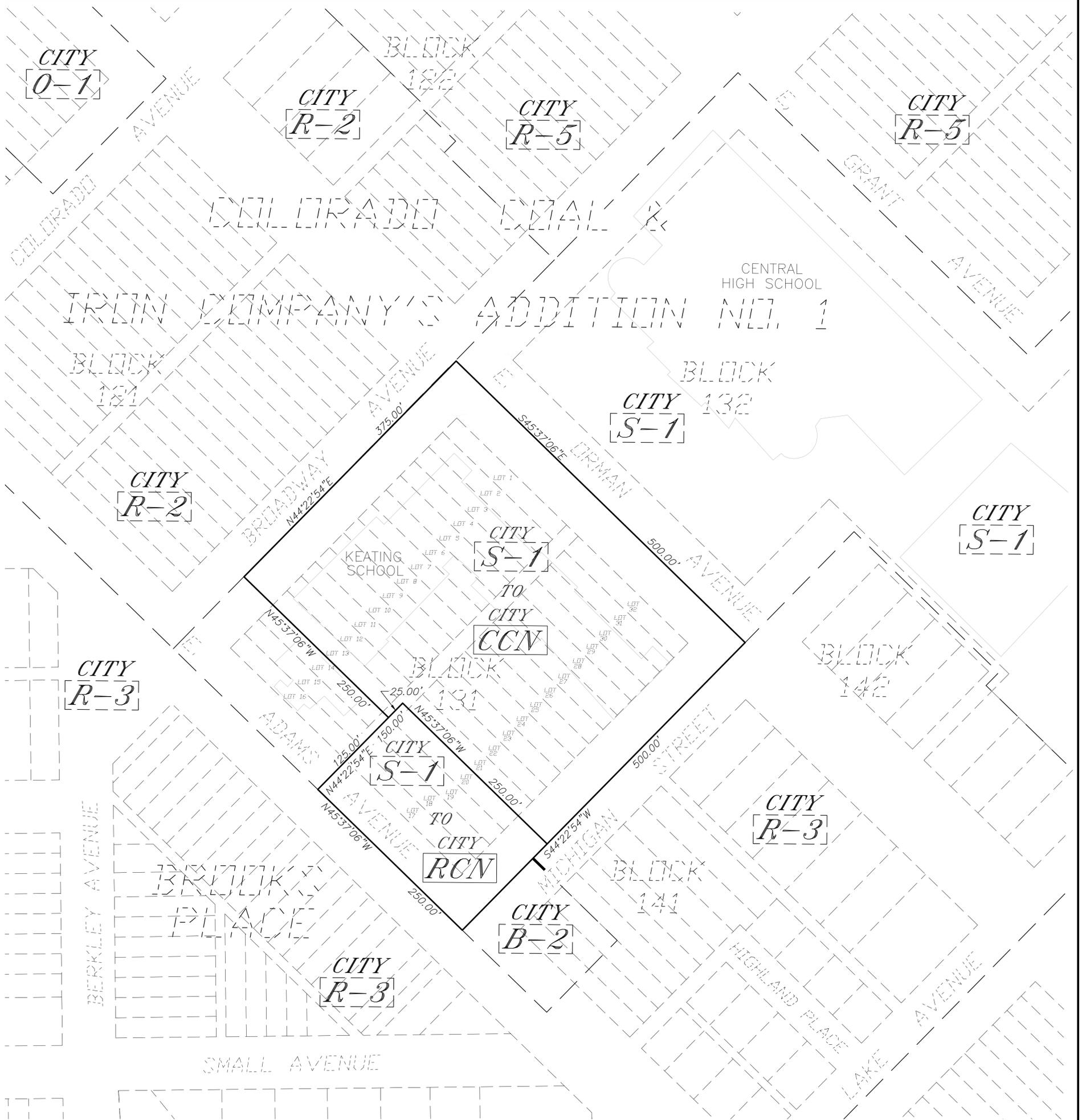


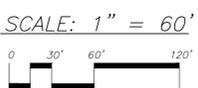
EXHIBIT "B" ZONING EXHIBIT

A PORTION OF BLOCK 131 LOCATED IN COLORADO COAL & IRON COMPANY'S ADDITION NO. 1
NW 1/4 OF SECTION 1 AND NE 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF PUEBLO, STATE OF COLORADO



- LEGEND**
- PROPOSED ZONING BOUNDARY
 - EXISTING ZONING
 - CITY S-1
 - CITY CCN
 - CITY RCN

BASIS OF BEARINGS
A PORTION OF THE NORTH LINE OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.
TO BEAR N. 88°35'17" E.



P
R
E
P
A
R
E
D

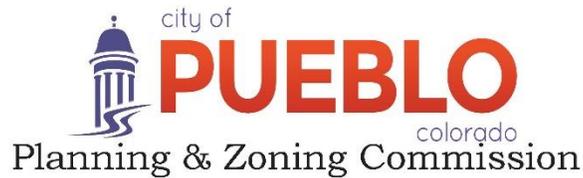
B
Y: NORTHSTAR ENGINEERING AND SURVEYING, INC.

VICINITY MAP
NOT TO SCALE

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, August 10, 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 3:31 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, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, Sarah Martinez, and Lisa Bailey, Patrick Avalos

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Sr. Planner, Melanie Turner, Interim Traffic Engineer.

APPROVAL OF AGENDA

Commissioner Bailey moved to approve the agenda

Seconded by Aznar

Motion carried 7-0

PUBLIC HEARING AND ACTION

- Z-22-04 Rezone:** Keating School Rezoning approximately 3.33 acres located at 215 E. Orman Avenue (Lots 1-13 and Lots 17-32 of Block 131 in Colorado Coal and Iron Company's Addition No. 1,) currently zoned S-1, (Governmental Zone District) being rezoned to RCN and CCN (Residential Charter Neighborhood and Commercial Charter Neighborhood)

BACKGROUND:

Staff Report by Wade Broadhead

BACKGROUND

Keating School served as a Junior/Middle School until 2009 and has sat vacant for the last thirteen years. The site is located in the Mesa Junction neighborhood, across from Central High School surrounded by a variety of pre-World War II single family homes and two adjacent churches. Keating school opened in 1927, contains 115,000 sq of building and has a historic art deco theatre. The proposed project will involve a rehabilitation of the existing building into 75 market rate residential units, construction of three triplex / nine units and two parking structures adjacent, as well as the rehabilitation of the theatre. The primary school building and parcel will be zoned CCN. The overall project will also have a segment of new housing on the southeastern side of the property which will contain approximately 9 units/townhomes and this area will be zoned RCN. The property was listed on the National Register of Historic Places in 2021 and the applicant will be using Federal Historic Preservation tax credits to finance the project, thereby protecting the historic character of the exterior and primary interior spaces.

The benefit of the CCN Zone District will allow the theatre as a Use by Right. The apartment use is considered “residence multifamily” and is a Use by Review which will need a special use permit form the Zoning Board of Appeals. The CCN zone district will also allow some flexibility for limited future commercial uses and reduced setbacks. The preliminary plans for the theater development include a 450-500 capacity facility with a limited number of shows and events a year, it will not be a weekly performance theatre. The preservation and restoration of the theatre is a critical portion of the sale with the local nonprofit Keating School group. Theatres are not allowed as a use by right in many zone districts, and the CCN allows a theatre a use by right. The CCN does accommodate larger multifamily developments and the standards are listed in Section 17-4-5(6) PMC. The minimum lot sized based on the number of units is 75,000 sq ft, and the Keating School parcel is 125,000 sq ft. According to the site plan the development will provide 110 off street parking spaces (covered and uncovered) (not accounting for the theater use). Depending on the final development plan review conducted by city staff the applicant may have to request a variance(s). According to the CCN Performance standards Section 17-4-(4) PMC allows a reduction or waiver in the number of required parking spaces through the zoning board of appeals.

The proposed project will involve a separate commercial site plan review by City staff for the change of use and the new construction. The project will also involve a rearrangement of property boundaries for the RCN portion of the development and review by City departments. The school portion of the project will also qualify as a “conversion” and be subject to the new Multifamily Development Standards, 17-2-2. The site plan also provides for a larger area of landscaped open space in the rear of the site, but final design will need to comply with Section 17-4-5 (e) by providing 100 sq ft of open space per unit.

COMPREHENSIVE PLAN COMPLIANCE:

The project site has been designated by the Pueblo Comprehensive Plan as “Institutional Mixed-Use.” The Pueblo Comprehensive Plan designation of *Institutional Mixed-Use* states that these areas accommodate public and semi-public facilities with a regional service that may contain a

mix of complimentary uses. Uses vary by location, based on the size and scale of the facility. The proposed development will have 25 units per acre and the Institutional Mixed-Use category does not have a dwelling units per acre guidelines. While dwellings per acre is high for the surrounding Urban Residential Future Land Use Category the Institutional Mixed-Use states that uses and intensity vary by location, based on the size and scale of the facility. Keating School contains over 100,00 sq. ft. spanning almost an entire city block. This size and scale can accommodate the density in a building that has been in the community for almost 100 years without creating a negative impact to the neighborhood.

Rezoning the site to facilitate mixed-use development will preserve and restore one of Pueblo's most architecturally significant historic schools listed on the National Register of Historic Places. Citizen demand for the preservation of the school can be evidenced by the creation of a nonprofit to save the school and the Pueblo City School District 60's sale condition that the historic character must be preserved. Additionally, the City's 2020-24 Consolidated Plan identified affordable housing as a need and a goal, and the 2021 Housing study provided evidence that adding housing across all levels will improve or positively impact affordable housing.

Finally, the proposed rezoning site served as a public school for 83 years and Central High School and associated uses are located north of the site. Because of this, the neighborhood is generally acclimated to active uses at the site and higher than average traffic volumes normally found in a residential neighborhood.

RECOMMENDED ACTION:

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

HEARING:

Michael Cuppy appeared on behalf of the applicant and testified in favor of the application. Mr. Cuppy answered questions from the Board.

Loretta Wilton was sworn in and asked questions regarding parking availability. Sr. Planner Broadhead offered to schedule appointment with Ms. Wilton to review application and answer questions.

Eric Brown was sworn in and spoke about parking concerns due to school traffic and parking.

Beth Gladney was sworn in and testified in support of the Rezone

Bryan Gallagher, Director of Housing spoke on current housing issues within the City.

COMMISSION ACTION:

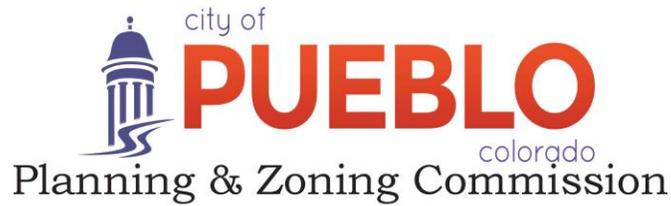
Chairman Castellucci entered the staff report into record and closed the hearing.

Motion by Commissioner Bailey, second by Commissioner Martinez. **Motion passed 7 -0.**

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

Z-22-04

TO: City of Pueblo, Planning and Zoning Commission
FROM: Wade Broadhead, Senior Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: August 10, 2022
SUBJECT: Rezone from S-1, Governmental Zone District to CCN, Commercial Charter Neighborhood District and RCN, Residential Charter Neighborhood
APPLICANT: Ilan Salzberg / Orman Lofts QOZB LLC
PROPERTY OWNER: Pueblo City Schools, District 60
LOCATION: 214 E. Orman Ave
Legal Location attached to this Staff report.
CONCURRENT REQUESTS: None

REQUEST:

The applicant is requesting to rezone 214 E. Orman Ave a 145, 000 sq ft site spanning two parcels from S-1, Governmental District to CCN, Commercial Charter Neighborhood and Residential Charter Neighborhood, RCN. The proposed CCN Zone District will consist of 125,000 sq ft adjacent to Orman Ave. The RCN Zone District consist of 20,000 sq ft and sits adjacent to Adams Ave.

BACKGROUND AND ANALYSIS:

Keating School served as a Junior/Middle School until 2009 and has sat vacant for the last thirteen years. The site is located in the Mesa Junction neighborhood, across from Central High School surrounded by a variety of pre-World War II single family homes and two adjacent churches. Keating school opened in 1927, contains 115,000 sq of building and has a historic art deco theatre. The proposed project will involve a rehabilitation of the existing building into 75 market rate residential units, construction of three triplex / nine units and two parking structures adjacent, as well as the rehabilitation of the theatre. The primary school building and parcel will be zoned CCN. The overall project will also have a segment of new housing on the southeastern side of the property which will contain approximately 9 units/townhomes and this area will be zoned RCN. The property was listed on the National Register of Historic Places in 2021 and the applicant will be using Federal Historic Preservation tax credits to finance the project, thereby protecting the historic character of the exterior and primary interior spaces.

The benefit of the CCN Zone District will allow the theatre as a Use by Right. The apartment use is considered “residence multifamily” and is a Use by Review which will need a special use permit form the Zoning Board of

Appeals. The CCN zone district will also allow some flexibility for limited future commercial uses and reduced setbacks. The preliminary plans for the theater development include a 450-500 capacity facility with a limited number of shows and events a year, it will not be a weekly performance theatre. The preservation and restoration of the theatre is a critical portion of the sale with the local nonprofit Keating School group. Theatres are not allowed as a use by right in many zone districts, and the CCN allows a theatre a use by right. The CCN does accommodate larger multifamily developments and the standards are listed in Section 17-4-5(6) PMC. The minimum lot sized based on the number of units is 75,000 sq ft, and the Keating School parcel is 125,000 sq ft. According to the site plan the development will provide 110 off street parking spaces (covered and uncovered) (not accounting for the theater use). Depending on the final development plan review conducted by city staff the applicant may have to request a variance(s). According to the CCN Performance standards Section 17-4-(4) PMC allows a reduction or waiver in the number of required parking spaces through the zoning board of appeals.

The proposed project will involve a separate commercial site plan review by City staff for the change of use and the new construction. The project will also involve a rearrangement of property boundaries for the RCN portion of the development and review by City departments. The school portion of the project will also qualify as a “conversion” and be subject to the new Multifamily Development Standards, 17-2-2. The site plan also provides for a larger area of landscaped open space in the rear of the site, but final design will need to to comply with Section 17-4-5 (e) by providing 100 sq ft of open space per unit.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

❑ **Site Character:**

The project is in an area of single-family residences, churches, and governmental school buildings and related facilities.

❑ **Neighborhood Compatibility:**

North	S-1, Central high school, single family, and R-5 multifamily zoned with a mixture of single and multiple family residences.
East	S-1 and R-3, single-family homes and Central High School facilities.
South	B-2 and R-3, utility facility and single-family homes
West	R-2, single family homes

❑ **Comprehensive Plan Compliance:**

- ❑ The project site has been designated by the Pueblo Comprehensive Plan as “Institutional Mixed-Use.” The Pueblo Comprehensive Plan designation of *Institutional Mixed-Use* states that these areas accommodate public and semi-public facilities with a regional service that may contain a mix of complimentary uses. Uses vary by location, based on the size and scale of the facility. The proposed development will have 25 units per acre and the Institutional Mixed-Use category does not have a dwelling units per acre guidelines. While dwellings per acre is high for the surrounding Urban Residential Future Land Sue Category the Institutional Mixed-Use states that uses and intensity vary by location, based on the size and scale of the facility. Keating School contains over 100,00 sq. ft. spanning almost an entire city block. This size and scale can accommodate the density in a building that has been in the community for almost 100 years without creating a negative impact to the neighborhood.
- ❑ Rezoning the site to facilitate mixed-use development will preserve and restore one of Pueblo’s most architecturally significant historic schools listed on the National Register of Historic Places. Citizen

demand for the preservation of the school can be evidenced by the creation of a nonprofit to save the school and the Pueblo City School District 60's sale condition that the historic character must be preserved. Additionally, the City's 2020-24 Consolidated Plan identified affordable housing as a need and a goal, and the 2021 Housing study provided evidence that adding housing across all levels will improve or positively impact affordable housing.

- Finally, the proposed rezoning site served as a public school for 83 years and Central High School and associated uses are located north of the site. Because of this, the neighborhood is generally acclimated to active uses at the site and higher than average traffic volumes normally found in a residential neighborhood.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

- Minimum lot size and area:
 - The CCN Zone District requires a that for developments with six or more family dwellings units shall have a minimum of 8,000 sq ft or 1000 sq ft per dwelling unit whichever is greater.
 - with the proposed CCN district is 125,000 sq ft and the RCN is 20,000 square feet, both meet the zone district minimum size based on the proposed number of units (75 and 9 units respectively). The CCN parcel has 400 linear feet of frontage on Orman Ave, and the minimum is 25', the RNC parcel has 190' linear feet on Adams Ave and the minimum is 25' feet. The existing site has been reviewed and both complies with the minimum lot area and width for the proposed zone district.
- Lot coverage:
 - The property meets all side, front and rear yard setbacks.
 - The current structure on the property meets with maximum lot coverage and floor area ratio.
 - At the time of building permit, any additional structures will be required to comply with the lot coverage and floor area ratio requirements. Staff has reviewed the preliminary site plan and it appears to meet most of the requirements, more refinement will come during the commercial site plan review process.

- **Zone District performance standards:**

The CCN Performance Standards provide the requirements relating to minimizing the impact of the development on the surrounding neighborhood and are described in detail below:

1. Parking Standards, Sec 17-4-5 (g)(4)

- Subsection (a) states "To promote flexibility in design, preserve existing commercial area and encourage pedestrian uses the off-street parking requirements set forth in this Chapter may be reduced or waived
- Section 17-4-5(4)(a) allows the owners to apply the Zoning Board of Appeals to promote flexibility in design. The applicant may apply for a variance if they fall short of the number of required spaces during the commercial site plan review phase.

2. Additional Performance Standards.

- Sections 17-4-5(1)g.5 and 6. of the Pueblo Municipal Code (PMC) provide additional requirements for properties zoned CCN, which are adjacent to minor arterials, collectors and local streets. Section 17-4-4 (f) of the Pueblo Municipal Code (PMC) provide additional requirements for properties zoned RCN.
- Additional performance standards will be reviewed at the time of commercial site plan request if any projects are planned in the future.

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

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

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

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

- Comments **The property owner signed the most recent application.**

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

- Comments **A full legal description of the property was provided with the application.**

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

- Comments **The applicant proposes to use the property as an apartment complex as well as new housing, theatre, and perhaps future commercial.**

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

- Comments **A preliminary site plan has been provided.**

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

- Comments **The applicant indicated that work would start sometime in 2023 and open in 2024**

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

- Comments **The applicant has conducted similar rehabilitation in Kansas City and Denver.**

REFERRAL AGENCIES AND COMMENTS:

- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- City Wastewater- See memo from Sonia Mondragon dated March 8, 2022
- City Stormwater- No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No comment
- Black Hills Energy-No comment
- CDOT-No comment

RECOMMENDED ACTION:

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

ATTACHMENTS:

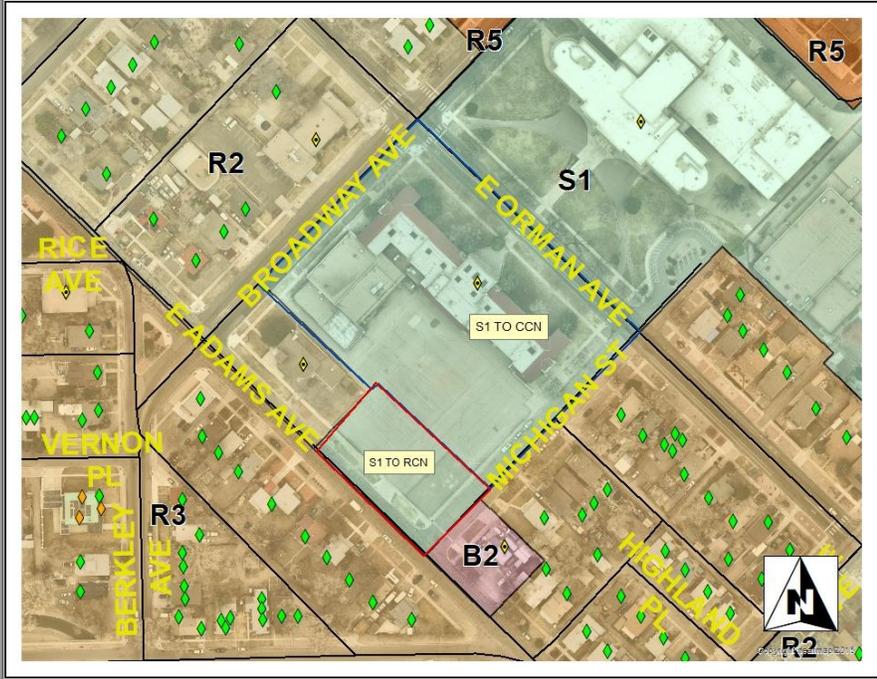
- A. **Arial Photograph**
- B. **Zoning Map**
- C. **Comprehensive Plan Map**

- D. Vicinity Map Showing neighboring rezones to residential uses**
- E. Site Photographs**
- F. CCN District Information Sheet**
- G. RCN District Information Sheet**
- H. Application and Statement of Facts**
- I. Rezoning Map Exhibit**
- J. Topographic map**
- K. Preliminary Site plan**
- L. Memo from Sonia Mondragon March 8, 2022**
- M. Legal Description**
- N. Developer's Resume**

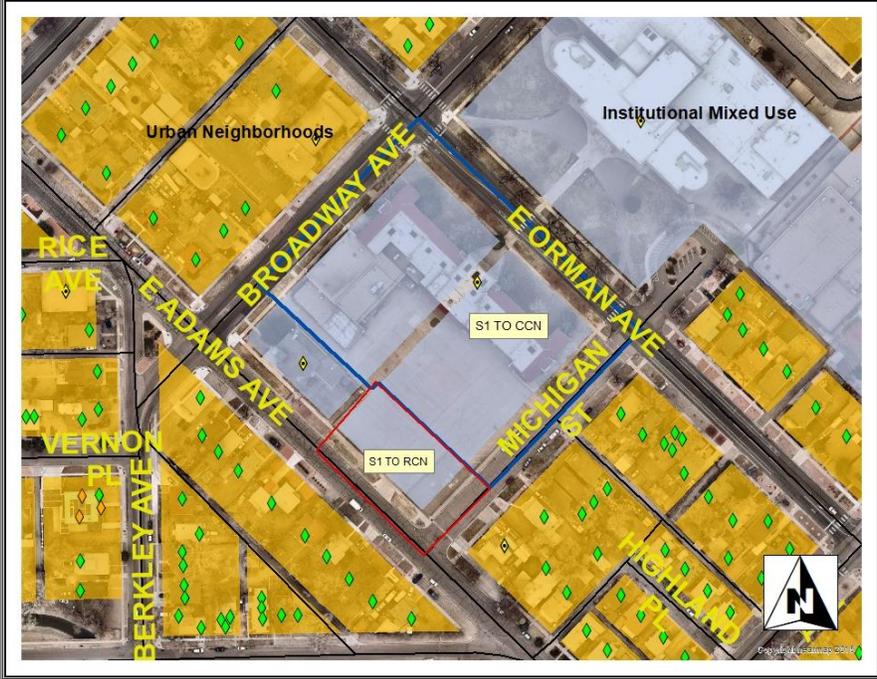
ATTACHMENTS:



A. Aerial Photograph



B. Zoning Map



C. Comprehensive Plan Map



D. Vicinity Map Showing neighboring rezones to residential uses



Looking Southwest from Orman Ave.



Proof of posting.



Looking Southwest from Orman Avenue down Michigan Street



Overview of the theatre and rear access



Area of new housing area along Adams Ave.



Property line and right of way along Michigan Avenue



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

Zone District: CCN (Commercial Charter Neighborhood District)

Purpose. The standards of the CCN District are designed to retain and conserve suitable areas for commercial, office and mixed-use development that primarily serve the residents of the surrounding charter neighborhood. This type of development should enhance rather than detract from the primarily residential character of the area and function as a continuous element of the pedestrian-oriented CCN District.

Setbacks: Front 25' one & two family Side * Rear 15'**
0' all other uses

* a. Lot width of thirty-five (35) feet or fewer:

1. Side yard setbacks for one- and two-family residential units and their accessory structures on lots thirty-five (35) feet or fewer in width shall be three (3) feet. Projections shall not extend to a point closer than two (2) feet from the property line.
2. Other buildings: five (5) feet.
3. Two (2) one-family residences may be constructed on two (2) separate parcels, connected to each other (zero setbacks) on one (1) side with a side yard setback of five (5) feet on the other side, provided that the residences are built at the same time.

b. Side yard setbacks for lots greater than thirty-six (36) feet in width: five (5) feet.

** Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
 Floor Area Ratio: 2
 Max. Height: 35'
 Minimum Lot Width: 25'
 Minimum Lot Size:
 Single Family: 2,500 Square Feet

Performance standards: § 17-4-5(1)g.

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

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

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses depend on the type of street along the front of the building containing the use.

CCN 4-12-22

Page 2 of 3

Major Arterial

Uses by right.

- | | | |
|---|-----------------------------------|--------------------------------------|
| 1. Accessory commissary | 11. Home, Disabled | 22. Residence, one-family |
| 2. Accessory community garden | 12. Instructional studio | 23. Residence, three and four family |
| 3. Accessory dwelling unit, established | 13. Laundromat | 24. Residence, two-family (duplex) |
| 4. Art gallery | 14. Mixed Use | 25. Retail sales, auto parts |
| 5. Automobile rental | 15. Nursery | 26. Retail sales, garden center |
| 6. Bakery, retail | 16. Office, general | 27. Retail sales, general |
| 7. Bed and breakfast home | 17. Office, medical | 28. Temporary farmers market |
| 8. Butcher shop | 18. Office, professional | 29. Theater, general |
| 9. Farmers market | 19. Pet shop | |
| 10. General service | 20. Public utilities | |
| | 21. Recreation facilities, indoor | |

Uses by review.

- | | | |
|--|---|---|
| 1. Accessory drive-thru | 19. Contractor's shop | 37. Museum |
| 2. Accessory emergency generator | 20. Convent / Monastery | 38. Parking lot |
| 3. Accessory heliport, emergency medical | 21. Food and drink processing facility, minor | 39. Parking structure |
| 4. Automobile dealership | 22. Food warehousing | 40. Parks, trails and open space |
| 5. Automobile repair, lube shop | 23. Funeral home | 41. Recreation facilities, general |
| 6. Banquet hall | 24. Gas station | 42. Recreational vehicle, sales and service |
| 7. Bar, tavern | 25. Health club | 43. Religious institution |
| 8. Bed and breakfast inn | 26. Home, Children | 44. Residence, multifamily |
| 9. Boarding-house | 27. Home, elderly | 45. Restaurant, carry-out |
| 10. Brewpub | 28. Home, elderly foster | 46. Retail sales, liquor store |
| 11. Car wash | 29. Home, Foster | 47. School, preschool |
| 12. Catering service | 30. Homeless shelter | 48. Smoking lounge |
| 13. Charitable institution | 31. Hospital | 49. Storage facility, outdoor |
| 14. Child care center | 32. Hotel (Motel) | 50. Storage facility, self-storage |
| 15. Child care home | 33. Laundry service | 51. Student Housing |
| 16. Civic club | 34. Library | 52. Urgent care facility |
| 17. Commercial, established | 35. Massage establishment | 53. Veterinary clinic |
| 18. Community center | 36. Mortuary | 54. Wedding facility |

Conditional uses:

- | | | |
|---|------------------------------|---------------------------------------|
| 1. Accessory antenna | 7. Community garden | 13. Repair shop, consumer items |
| 2. Accessory commercial patio | 8. Development in floodplain | 14. Restaurant |
| 3. Accessory medical marijuana home cultivation | 9. Home based business | 15. Temporary construction yard |
| 4. Accessory solar array | 10. Live-work unit | 16. Mobile food vendor |
| 5. Artist studio | 11. Pharmacy | 17. Temporary outdoor sales, seasonal |
| 6. Beauty salon or barbershop | 12. Photography studio | |

CCN 4-12-22

Page 3 of 3

Minor Arterials, Collectors, Local Streets

Uses by right.

- | | | |
|---|--------------------------|--------------------------------------|
| 1. Accessory commissary | 6. General service | 11. Public utilities |
| 2. Accessory community garden | 7. Home, Disabled | 12. Mixed Use |
| 3. Accessory dwelling unit, established | 8. Office, general | 13. Residence, one-family |
| 4. Art gallery | 9. Office, medical | 14. Residence, three and four family |
| 5. Bakery, retail | 10. Office, professional | 15. Residence, two-family (duplex) |

Uses by review.

- | | | |
|--|---|-----------------------------------|
| 1. Accessory drive-thru | 19. Convent / Monastery | 38. Parking lot |
| 2. Accessory emergency generator | 20. Farmers market | 39. Parks, trails and open space |
| 3. Accessory heliport, emergency medical | 21. Food and drink processing facility, minor | 40. Pet shop |
| 4. Banquet hall | 22. Food warehousing | 41. Recreation facilities, indoor |
| 5. Bar, tavern | 23. Funeral home | 42. Religious institution |
| 6. Bed and breakfast home | 24. Health club | 43. Residence, multifamily |
| 7. Bed and breakfast inn | 25. Home, Children | 44. Restaurant, carry-out |
| 8. Boarding-house | 26. Home, elderly | 45. Retail sales, garden center |
| 9. Brewpub | 27. Home, elderly foster | 46. Retail sales, general |
| 10. Butcher shop | 28. Home, Foster | 47. School, preschool |
| 11. Car wash | 29. Homeless shelter | 48. Smoking lounge |
| 12. Catering service | 30. Hospital | 49. Student Housing |
| 13. Charitable institution | 31. Instructional studio | 50. Temporary farmers market |
| 14. Child care center | 32. Laundromat | 51. Theater, general |
| 15. Child care home | 33. Laundry service | 52. Urgent care facility |
| 16. Civic club | 34. Massage establishment | 53. Wedding facility |
| 17. Commercial, established | 35. Mortuary | |
| 18. Community center | 36. Museum | |
| | 37. Nursery | |

Conditional uses:

- | | | |
|---|-------------------------------|---------------------------------------|
| 1. Accessory antenna | 6. Beauty salon or barbershop | 12. Photography studio |
| 2. Accessory commercial patio | 7. Community garden | 13. Repair shop, consumer items |
| 3. Accessory medical marijuana home cultivation | 8. Development in floodplain | 14. Restaurant |
| 4. Accessory solar array | 9. Home based business | 15. Temporary construction yard |
| 5. Artist studio | 10. Live-work unit | 16. Mobile food vendor |
| | 11. Pharmacy | 17. Temporary outdoor sales, seasonal |



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

Zone District: RCN (Residential Charter Neighborhood)

Purpose. The standards of this district (RCN) are designed to maintain the character of the City's original neighborhoods, sometimes referred to as Charter Neighborhoods, while meeting modern needs and standards. These developed neighborhoods have a traditional neighborhood pattern with a diversity of affordable housing types on a variety of lot sizes with small lots predominating. There are tree-lined streets with sidewalks, alleys, neighborhood parks and a mixture of uses within the residential fabric. The neighborhoods historically functioned at a pedestrian scale, with most residences, public amenities, and neighborhood goods and services accessible with little dependence on an automobile. There are some nonresidential uses that present actual or potential compatibility problems. The standards of this district are intended to maintain and enhance these and other such desirable neighborhood characteristics and resolve questions of the compatibility of adjacent uses.

Setbacks:	Front	Residential: (*1)	Side	(*2)	Rear	15'
		Commercial: 0'				
Coverage:	50%	(75% by review)				
Max. Height	35'					
Minimum Lot Width:	25'					
Minimum Lot Size:						
Single Family:	2,500 Square Feet	(*3)				
Duplex	5,000 Square Feet					

(*1) The front yard setback for all buildings, except commercial buildings on a corner lot, shall be the average of the existing building setbacks on adjacent lots. If there is only one (1) adjacent lot with a building, the setback shall be equal to its setback. If both adjacent lots are vacant, the setback shall be the average of all existing building setbacks on the block. If there are no houses on the block, the setback shall be twenty-five (25) feet.

(*2) a. Lot width of thirty-five (35) feet or fewer:

1. Side yard setbacks for one- and two-family residential units and their accessory structures on lots thirty-five (35) feet or fewer in width shall be three (3) feet. Projections shall not extend to a point closer than two (2) feet from the property line.
2. Other buildings: five (5) feet.
3. Two (2) one-family residences may be constructed on two (2) separate parcels, connected to each other (zero setbacks) on one (1) side with a side yard setback of five (5) feet on the other side, provided that the residences are built at the same time.

b. Side yard setbacks for lots greater than thirty-six (36) feet in width: five (5) feet.

(*3) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of land area per dwelling unit. Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of land area or one thousand (1,000) square feet per dwelling unit, whichever is greater, and shall provide at least twenty percent (20%) of the parcel in landscaped open space.

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

Performance Standards: § 17-4-5(f)

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

Off Street Parking: § 17-4-42 Off-street parking residential.

Landscape: Required. §17-4-7.

Public Sidewalks: § 17-4-44

RCN 4-12-22
Page 2 of 2

Permitted Uses § 17-4-51(c)

Uses by right.		
1. Accessory community garden	5. Home, elderly	8. Residence, townhouse
2. Accessory dwelling unit, established	6. Mixed Use	9. Residence, two-family (duplex)
3. Home, Children	7. Residence, one-family	
4. Home, Disabled		
Uses by review.		
1. Accessory commissary	11. Commercial, established	22. Photography studio
2. Accessory emergency generator	12. Community center	23. Public utilities
3. Bakery, retail	13. Farmers market	24. Religious institution
4. Bar, tavern	14. Funeral home	25. Residence, multifamily
5. Beauty salon or barbershop	15. General service	26. Restaurant
6. Bed and breakfast home	16. Massage establishment	27. Retail sales, general
7. Brewpub	17. Nursing home	28. Smoking lounge
8. Charitable institution	18. Office, general	29. Temporary farmers market
9. Child care center	19. Office, medical	30. Urgent care facility
10. Child care home	20. Office, professional	31. Wedding facility
21. Parks, trails and open space		
Conditional uses:		
1. Accessory commercial patio	5. Community garden	9. Live-work unit
2. Accessory medical marijuana home cultivation	6. Development in floodplain	10. Pharmacy
3. Accessory solar array	7. Home based business	11. Temporary construction yard
4. Artist studio	8. Legal non-conforming uses	12. Temporary model home (sales office)



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: Robert Lawson, Executive Director of Facilities Management	
Company: Pueblo District No. 60	
Address: 315 W. 11th St. Pueblo, CO	Zip: 81003
Phone: () (719) 549-7206	Email: robert.lawson@pueblocitieschools.us
Applicant	
Name: Ilan Salzberg	
Company: Orman Lofts QOZB LLC	
Address: 4433 W. 29th Ave. #007, Denver CO	Zip: 80212
Phone: () (720) 935-9500	Email: ilansalzberg@gmail.com
Person or Firm Representing (If Different From) Owner or Applicant	
Name: Michael Cuppy	
Company: Northstar Engineering and Surveying, Inc.	
Address: 111 E. 5th St.	Zip: 81003
Phone: () (719) 544-6823	Email: mcuppy@northstar-co.com
<i>The applicant will be the primary contact unless otherwise noted.</i>	
Project Location: 215 E. Orman Ave. Pueblo, CO 81004 (address or general description)	
Parcel# 1502119001, 1502119003	
Legal Description: See Attached Legal Description	
Subdivision: CO COAL + IRON CO ADD NO 1	Acreage: 5.02
Existing Zone District: S-1	Proposed Zone District: CCN, RCN

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 parcel to permit redevelopment the Keating School site.	
Description of area surrounding proposed development:	
To the Northwest, Southwest, and Southeast is residential properties. To the Northeast is the Central High School Building	
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 multi-family housing	
<input type="checkbox"/> A tentative site plan showing proposed structures, uses, open spaces, facilities for parking and loading and arrangements for pedestrian and vehicular circulation.	
Estimated date for beginning project: spring 2023	
Estimated date for completion of project: spring 2024	
A statement reasonably indicating the applicant's economic responsibility and capability of accomplishing the development for which a zoning amendment is requested.	
The development company is economically responsible and capable of accomplishing this development.	
<input checked="" type="checkbox"/> CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. (if applicable)	
By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections.	
Office Use Only	Zoning Compliance (Completed by City Staff)
	Application received by: _____ Date: _____
	Application checked for completeness by: _____ Date: _____
	Case Manager: _____ Fee Paid: _____
	Hearing date: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions



Planning & Community Development

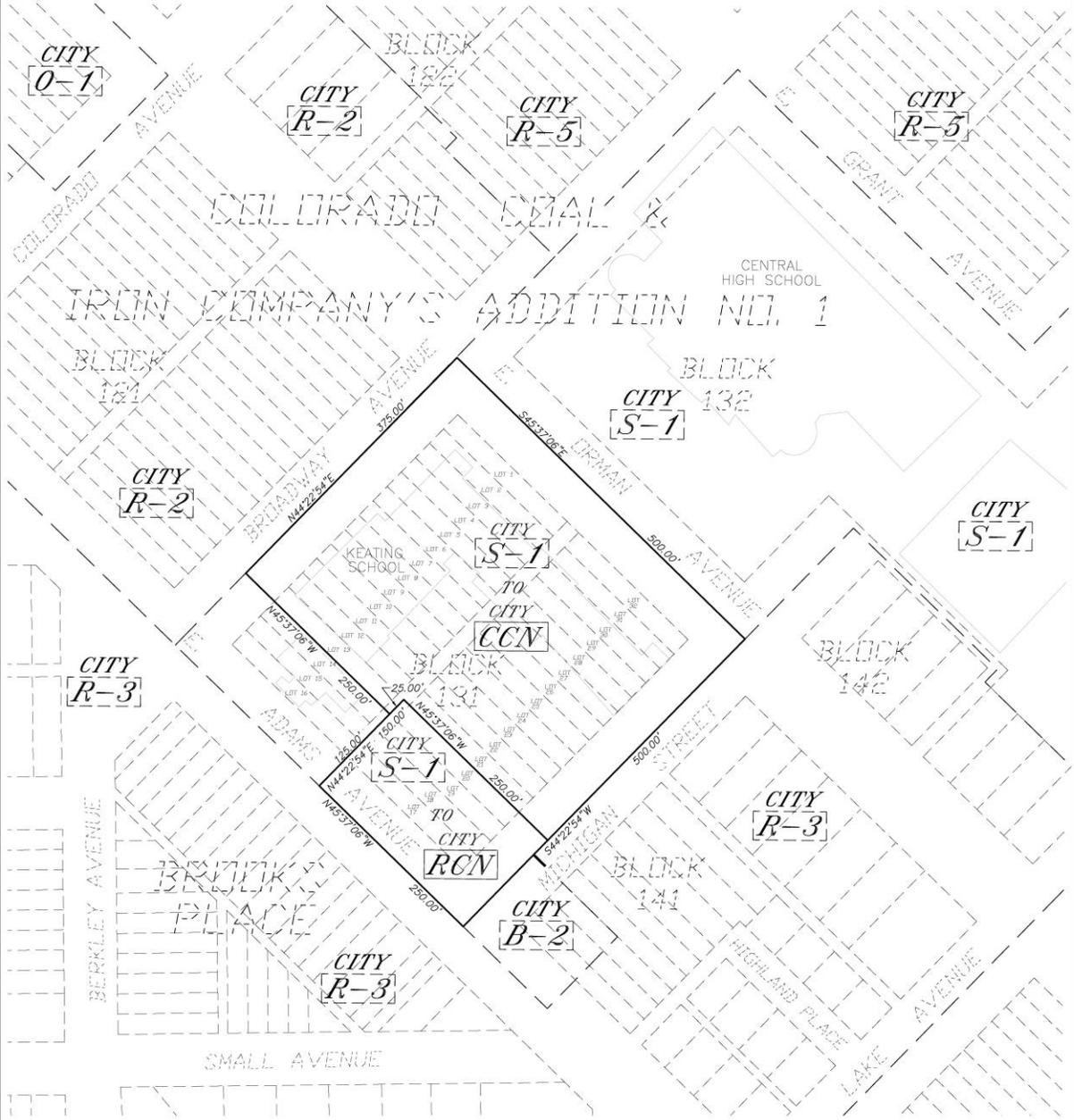
211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

- 2. There are no known hazards or vicious animals present on the subject property.
- 3. All information contained in this application, is true and accurate to the best of my knowledge.
- 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application.

Property Owner		
Print Name:	Robert Lawson	
Signature:		Date: 7/26/22
Applicant, if different from Property Owner		
Print Name:	Ilan Salzberg	
Signature:		Date: 7/26/2022

EXHIBIT "B" ZONING EXHIBIT

A PORTION OF BLOCK 131 LOCATED IN COLORADO COAL & IRON COMPANY'S ADDITION NO. 1
NW 1/4 OF SECTION 1 AND NE 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF PUEBLO, STATE OF COLORADO



PREPARE

SCALE: 1" = 60'

LEGEND

— PROPOSED ZONING BOUNDARY

CITY S-1 EXISTING ZONING

CITY CCN CITY RCN PROPOSED ZONING

BASIS OF BEARINGS

A PORTION OF THE NORTH LINE OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.
TO BEAR N. 88°35'17" E.





PARKING CALCULATION

TOTAL RESIDENTIAL KEATING BUILDING	15
TOTAL DETACHED RESIDENTIAL	9 (6 IF TRIPLEX)
TOTAL ALL RESIDENTIAL	24 (18 IF TRIPLEX)
TOTAL RETAIL SQUARE FEET:	
EXIST. ACTUAL THEATER SQ. FT.	3,634
FIRST FLOOR ONLY	
PARKING REQUIRED:	
RESIDENTIAL (1.25' UNIT) =	10 SPACES REQUIRED
RETAIL (1,400 SQ. FT.) =	10 SPACES REQUIRED
TOTAL REQUIRED =	110 SPACES REQUIRED
PARKING CURRENTLY PROVIDED: KEATING SPOTS =	110
SINGLE FAMILY OR TRIPLEX PARKING	6 TO 9
TOTAL PROJECT PARKING COUNT	116 TO 119

HGF ARCHITECTS INC.
2602 N. Elizabeth St.
Pueblo, CO 81003
719-543-7600
hgfarch.com

Lazarus Designs
719-560-5144
ron@lazarusdesignsllc.com

KEATING APARTMENTS
PUEBLO, COLORADO

PROJECT NUMBER	PROJECT NUMBER
DATE	ISSUE DATE
REVISION #	BY

SCHEMATIC CONCEPT SITE PLAN

PL1.0

Nancy Keller
Wastewater Director



1300 S. Queens Ave
Pueblo, CO 81001

Phone (719) 553-2892
Fax (719) 553-2957

City of Pueblo Wastewater Department

MEMORANDUM

TO: Wade Broadhead
FROM: Sonia Mondragon
DATE: March 8, 2022
SUBJECT: Z-22-04 215 E Orman Ave Keating School Rear Lot Rezoning

This memo is intended to serve as the Wastewater Department’s review of the referenced project submittal. Please forward to the applicant’s representative.

Please provide a sanitary sewer flow comparison between the original S-1 to the proposed R-5.

In the past, Keating was serviced by a main that is located underneath Keating and Central High schools’ buildings. With the proposed use of the property the current alignment is not in the best interest of the proposed project, Central High, nor the City of Pueblo. A new main will need to be constructed from the property to an existing main, preferably the 12” in E Adams Ave.

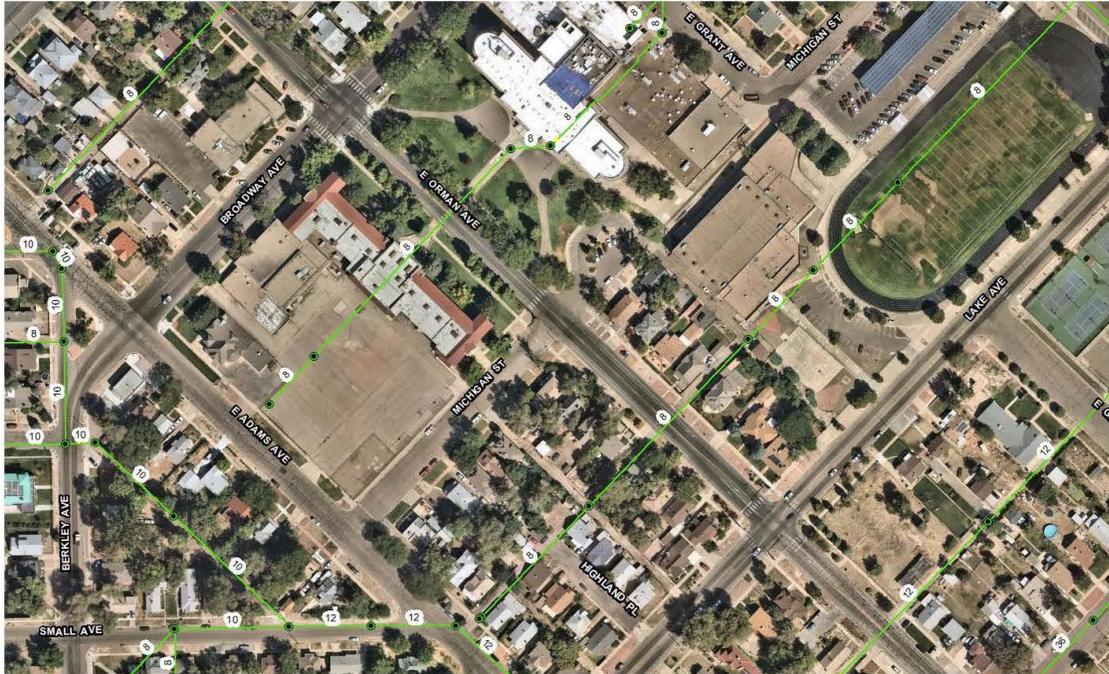


EXHIBIT "A"
MAP AMENDMENT
(REZONING)

Rezone S-1 to CCN

A parcel of land located in a portion of Block 131 located in Colorado Coal & Iron Company's Addition No. 1 in the NW 1/4 of Section 1 and NE 1/4 of Section 2, Township 21 South, Range 65 West of the 6th P.M. the County of Pueblo and State of Colorado, being more particularly described as follows:

Lots 1-13 and Lots 21-32 of Block 131 in Colorado Coal and Iron Company's Addition No. 1, and the adjacent northwesterly one-half of the right-of-way of Michigan Street, and the adjacent southwesterly one-half of the right-of-way of Orman Avenue, and the adjacent southeasterly one-half of the right-of-way of Broadway Avenue, and all of the Alley right-of-way adjacent to the aforementioned lots.

Containing 4.16 acres, more or less.

EXHIBIT "A"
MAP AMENDMENT
(REZONING)

Rezone S-1 to RCN

A parcel of land located in a portion of Block 131 located in Colorado Coal & Iron Company's Addition No. 1 in the NW 1/4 of Section 1 and NE 1/4 of Section 2, Township 21 South, Range 65 West of the 6th P.M. the County of Pueblo and State of Colorado, being more particularly described as follows:

Lots 17-20 of Block 131 in Colorado Coal and Iron Company's Addition No. 1, and the adjacent northwesterly one-half of the right-of-way of Michigan Street, and the adjacent northeasterly one-half of the right-of-way of Adams Avenue, and the southeasterly one-half of the Alley right-of-way adjacent to the aforementioned lots.

Containing 0.86 acres, more or less.

Exact Partners

WHO WE ARE



Ilan Salzberg and Caleb Buland have been active in Denver and Kansas City Real Estate Development for nearly two decades. In the Kansas City region, they focus on redevelopment of historic buildings. Together they have completed the development and stabilization of hundreds of apartment units and tens of thousands of SF commercial space with a strong pipeline of projects under construction and in planning.

Ilan Salzberg is a licensed Colorado attorney and real estate agent. Caleb Buland is a licensed Architect. Exact Partners brings legal, architectural and pragmatic know-how to every project they are involved in. Exact Partners deep knowledge of governmental incentive programs gives Exact a competitive advantage as they bring their ideas to market. Exact creates high quality, effective, efficient, timely solutions to improve buildings and neighborhoods.

STABILIZED

MIDTOWN KC

THE NETHERLAND | 3835 MAIN ST KANSAS CITY MO 64111

The former Hawthorne Hotel, a 10-floor apartment hotel opened in 1928, was added to the National Historic Register in 1979. Efforts to renovate this Spanish revival-style hotel with Moorish and Baroque elements fizzled for decades as the building became a looming blight over Kansas City's Main Street. With the upcoming KC Streetcar addition soon to be passing at the Netherlands' front door, Exact is eager to build modern midtown housing for those who appreciate a mix of historic architecture and modern luxury. Amenities include a hotel-style gym, street level courtyards and seventh floor skybridge lounge. A bar/restaurant called The Canary will operate on both the ground level and rooftop deck.

Total Project Cost \$17M
96,130 SF
118 One Bed & Studio Lofts

THE ACME | 3200 GILLHAM AVE KANSAS CITY MO 64109

Local architects Archer and Gloyd designed the Neoclassical building in 1925 for the ACME Cleansing Company, which provided services to clean, repair, and care for household garments. The ACME Cleansing Company Building retains excellent integrity of the features and finishes, specifically the elaborate terracotta ornament and wood windows. The 28 unit building also features a gallery for the Kansas City Artists Coalition, as well as working artist studios.

25,664 SF | Total Project Cost \$4.5M
28 One Bed & Studios plus One Gallery & Working Artist Studios

WONDER SHOPS + FLATS | 1108 E 30TH ST. KANSAS CITY MO 64109

The Wonder brings a fresh approach to downtown living in Kansas City. We've breathed new life into the historic Wonder Bread factory, creating affordable modern spaces for city-dwellers seeking to join this vibrant neighborhood. The building is home to the headquarters of BikeWalkKC as well as Homeroom Health, an all-in-one affordable healthcare provider for children and teens.

119,100 Total SF | Total Project Cost \$16M
36,600 SF Commercial and 87 Two Bed & One Bed Lofts



The Netherland Courtyard

3000 TROOST | 3000 TROOST, KANSAS CITY MO 64109

Ruby Jeans Juicery and Commissary pioneered the corner at 30th and Troost, and its colorful, energetic presence has been warmly welcomed into the neighborhood. This juice bar and health-conscious eatery occupies the corner-facing restaurant, and the full kitchen is used to prep food for their multiple Kansas City locations. The lot on the northwest corner of the lot has been occupied by Green Thumb Gardens, a native plant nursery and landscaping company that promotes Kansas City’s local flora and efficient rainwater management. This site is well positioned for future redevelopment with nearly 2 acres of land and generous zoning along a growing commercial and residential corridor.

6,000 SF | Total Project Cost \$800K

One Restaurant, Two Offices and Container Garden for additional leasing opportunities

ST. JO MISSOURI

HL29 LOFTS | 2509 DUNCAN ST. ST. JOSEPH, MO 64507

HL29 Modern Flats, a former elementary school located in a quaint neighborhood in historic Saint Joseph, Missouri, has been recently converted into luxury living with hotel-style amenities. This property offers spacious studio, one, and two-bedroom apartments with a rich, industrial feel. The unique community combines architectural history with modern architectural styling.

41,175 SF | Total Project Cost \$5M

39 Two Bed, One Bed & Studio Lofts

STABILIZED

LEAVENWORTH KS

CARNEGIE | 316 N. 6TH ST. LEAVENWORTH, KS 66048

This historic building, given to the city of Leavenworth KS in 1902 by Andrew Carnegie, housed the Leavenworth Public Library then the Leavenworth Area Arts Council for 110 years. Exact acquired the two-story limestone and brick building and conducted a \$1.4 million renovation to give it new life as 10 modern apartments, each retaining its original ornate molding and flanked with soaring 14-foot windows.

11,000 SF | Total Project Cost \$1.4M

10 Two Bed, One Bed & Studio Plus Lofts

BEN DAY | 1100 3RD AVE. #201 LEAVENWORTH, KS 66048

This brick construction former elementary school built in 1909 has now been restored into bright and spacious modern apartments. It has become a thriving community for tenants who appreciate design. Ben Day houses a diverse tenant mix with a low turnover rate. Demand has been high for these units, and we hope to shift Ben Day’s wait list to its identical sister school, the Broadway Lofts, that is approaching completion.

28,000 SF | Total Project Cost \$3.5M

26 Two Bed, One Bed, & Large Studio Lofts

BROADWAY LOFTS | 801 N. BROADWAY ST. LEAVENWORTH KS 66048

This robust Tudor Revival-style school served the children of Leavenworth for 76 years. After being shuttered to make way for new educational developments, its beautiful bones and prime location in the heart of the city made it a perfect candidate for revitalization. Nearly a century later, with its historic integrity preserved and updated with modern amenities, the new Broadway Lofts will continue its legacy of service as a home for the growing and thriving community of Leavenworth.

28,234 SF | Total Project Cost \$3.7M

27 Two Bed, One Bed, & Large Studio Lofts

UNDER CONSTRUCTION

MIDTOWN KC

THE MONARCH | 3829 MAIN ST KANSAS CITY MO 64111

Monarch continues the theme of urban rebirth, with its own unique value proposition. The former fireproof warehouse will be converted into 16 large floorplan apartments with four commercial spaces. Amenities include interior bike storage to promote tenants to try alternative modes of transportation, as well as a rooftop pool and interior lounge for tenants and guests.

37253 SF | Total Project Cost \$7M
Anticipated commercial rental rate of \$20/SF
Anticipated Completion Late Summer 2020



LEAVENWORTH KS

LEAVENWORTH LOCAL | 600 SHAWNEE ST. LEAVENWORTH KS 66048

The former Immaculata High School spans a block in the middle of downtown Leavenworth. The well-traveled community of Leavenworth is largely populated by those employed by the military training fort located there, making for a community hungry for extended stay hotel living. This project will contain a mix of one bed units, as well as bunkroom style offerings for larger groups. The former school's theater will be revitalized so it can accommodate small conferences and events. Commercial spaces can include a spa/salon or gym user.

52,856 SF | Total Project Cost \$7.5M
60 Hotel Room Wyndham Trademark Project
Anticipated Completion Late 2020

PIPELINE

MIDTOWN KC



THE ARMORY | 3620 MAIN ST. KANSAS CITY MO 64111

The Armory's beautiful vaulted ceilings, unique face right on Main Street overlooking the streetcar expansion line and abundant parking on Baltimore Avenue make it an ideal destination for both the Kansas City community and visitors from around the country. Armory offers a unique opportunity to offer a Food and Artisanal Hall, common in major cities across America but lacking in KCMO.

70,000 SF of land for ground up with 8 story plus zoning + 25,000 SF of historic renovation

MARLBOROUGH | 7415 TRACY AVE KANSAS CITY

The former Marlborough Elementary School, designed in the same style as the historic Plaza district, sits on a 4 acre city block lot between Troost and Paseo. Exact Partners is working with the community to redevelop this multi-acres site, incorporating elements of the historic school into a residential oasis in a changing neighborhood.

CHORUS OPPORTUNITY ZONE FUND MANAGEMENT

MARTINI CORNER & TROOST AREA PROJECTS

Exact Partners is managing the deployment of Chorus QOF capital across projects in Midtown KC including repositioning a cash flowing entertainment district for long term returns. Developing two ground up townhome projects and transforming a major intersection after being awarded 30,000 SF of highly coveted development ground through a city RFP process.



June 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ilan Salzberg, Green Acres QOZB LLC** for the approval of the following application(s):

Rezone Z-22-04: The Keating School, 215 E. Orman Ave., Lot 1-13, & 17-32, Block 131, Colorado Coal and Iron Company's Addition No.1 subdivision and adjacent rights of way from Governmental (S-1) Zone District to Residential Charter Neighborhood (RCN) and Commercial Charter Neighborhood (CCN) Zone Districts.

The Planning and Zoning Commission meeting will be held on August 10th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

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

June 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ilan Salzberg, Green Acres QOZB LLC** for the approval of the following application(s):

Rezone Z-22-04: The Keating School, 215 E. Orman Ave., Lot 1-13, & 17-32, Block 131, Colorado Coal and Iron Company's Addition No.1 subdivision and adjacent rights of way from Governmental (S-1) Zone District to Residential Charter Neighborhood (RCN) and Commercial Charter Neighborhood (CCN) Zone Districts.

The Planning and Zoning Commission meeting will be held on August 10th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

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

June 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ilan Salzberg, Green Acres QOZB LLC** for the approval of the following application(s):

Rezone Z-22-04: The Keating School, 215 E. Orman Ave., Lot 1-13, & 17-32, Block 131, Colorado Coal and Iron Company's Addition No.1 subdivision and adjacent rights of way from Governmental (S-1) Zone District to Residential Charter Neighborhood (RCN) and Commercial Charter Neighborhood (CCN) Zone Districts.

The Planning and Zoning Commission meeting will be held on August 10th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

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

June 25, 2022

This is to inform you that the City Planning and Zoning Commission will hold a public hearing on a request by **Ilan Salzberg, Green Acres QOZB LLC** for the approval of the following application(s):

Rezone Z-22-04: The Keating School, 215 E. Orman Ave., Lot 1-13, & 17-32, Block 131, Colorado Coal and Iron Company's Addition No.1 subdivision and adjacent rights of way from Governmental (S-1) Zone District to Residential Charter Neighborhood (RCN) and Commercial Charter Neighborhood (CCN) Zone Districts.

The Planning and Zoning Commission meeting will be held on August 10th, 2022, at 3:30 p.m., by Zoom: Meeting ID:927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston) or in-person at 1 City Hall Pl (3rd Floor City Council Chambers).

You are welcome to attend this public hearing and express your viewpoint concerning this proposal. To review the plans and staff report for the proposed application, please visit www.pueblo.us/PandZ and click on "Most Recent Agenda" no sooner than the Friday prior to the hearing. **Please contact the planner listed below if you have questions.**

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

CASE NUMBER Z-22-04

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 Parcel 1502119003 to be sent to the attached list of owners of the real property line 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.

7-26-22

(Date)

PUEBLO PLANNING AND 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 1502119003, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

7-26-22

(Date)

PUEBLO PLANNING AND ZONING COMMISSION

By Karen Elgin

Owner	OwnerStree	OwnerCity	Own	OwnerZip
PUEBLO MUNICIPAL CORP	1 CITY HALL PL	PUEBLO	CO	81003-4201
TABOR EVANGELICAL LUTHERAN CHU	102 E ORMAN AVE	PUEBLO	CO	81004-2142
DOWDY JERRY S/DOWDY PAULINE	115 E ORMAN AVE	PUEBLO	CO	81004-2141
SLOAN SHERRI LYNNE	116 E ORMAN AVE	PUEBLO	CO	81004-2142
WISEMAN DAVID AARON + WISEMAN CH	118 E ADAMS AVE	PUEBLO	CO	81004-2123
LANE JUDY L	118 E ORMAN AVE	PUEBLO	CO	81004-2142
ROMERO DAVID A	126 E ADAMS AVE	PUEBLO	CO	81004-2123
LASER PROPERTIES LLC	12649 E CALEY AVE STE 120	CENTENNIA	CO	81111-6464
GONZALES MATTHEW F	130 E ADAMS AVE	PUEBLO	CO	81004-2123
FONDA SCOTT T/FONDA DIANNA L	1323 S SCARBORO DR	PUEBLO W	CO	81007-6359
SHERMAN ARLETTA L	13232 MAXWELL PL	DENVER	CO	80239-5862
CORDOVA BRUCE D/CORDOVA LORRAIN	1436 E 14TH ST	PUEBLO	CO	81004-3135
BOARD OF TRUSTEES OF GRACE CHRISTIA	1595 N BOWEN DR	PUEBLO W	CO	81007-3412
STODDARD SEAN	18320 BASSANO AVE	PFLUGERVITX		78660-2571
CONTI SHAWN + SEUBERT ALICIA	201 E ADAMS AVE	PUEBLO	CO	81004-2124
COLONY LAKES LLC	201 QUINCY ST	PUEBLO	CO	81004-2022
BRANDT MICHAEL S/BRANDT RUTH H	205 E ADAMS AVE	PUEBLO	CO	81004-2124
THOMAS SCOTT A/THOMAS MARGARET	2120 GALE RD	PUEBLO	CO	81006-1933
DUVALL CODY JAMES	215 E ADAMS AVE	PUEBLO	CO	81004-2124
BRANTLEY BEVERLEY A	219 E ADAMS AVE	PUEBLO	CO	81004-2124
ARNOLD WENDIE L	225 E ADAMS AVE	PUEBLO	CO	81004-2124
DELAROSA DANIEL	231 E ADAMS AVE	PUEBLO	CO	81004-2124
GRESS ASHLEY M/GRESS JOSEPH	235 E ADAMS AVE	PUEBLO	CO	81004-2124
WILTON LORETTA M	237 E ADAMS AVE	PUEBLO	CO	81004-2124
AYALA LEONARD	239 E ADAMS AVE	PUEBLO	CO	81004-2124
PETROPOULOS DAISY / PETROPOULOS J	3 HIGHLAND PL	PUEBLO	CO	81004-2136
JOHNSON LUCAS T	301 E ORMAN AVE	PUEBLO	CO	81004-2146
ROYZ BOYZ LLC	302 E ADAMS AVE	PUEBLO	CO	81004-2126
SANTOS ARTHUR DWAYNE	302 WINDSOR RD	LAREDO	TX	78041-7121
KOVACICH DANIEL J	30400 HUCKLEBERRY LN	PUEBLO	CO	81006-9535
BROWN ERIC L/BROWN JEANNETTE K	305 E ORMAN AVE	PUEBLO	CO	81004-2146
SHRONTZ CURTIS	306 E ORMAN AVE	PUEBLO	CO	81004-2147
JETT GARRETT MANUEL + CALVERT ALBE	307 E ORMAN AVE	PUEBLO	CO	81004-2100
AMES IDA J + AMES GARY L	308 E ADAMS AVE	PUEBLO	CO	81004-2126
LUNA LINDA L	310 E ADAMS AVE	PUEBLO	CO	81004-2126
AGUILERA ELIANA E + AGUILERA MARIO	310 E ORMAN AVE	PUEBLO	CO	81004-2147
OLLYPOP PROPERTIES LLC	311 E ADAMS AVE	PUEBLO	CO	81004-2125
MILLS VERNON	311 E ORMAN AVE	PUEBLO	CO	81004-2146
WALTERS FAYRENEWALTERS TRAVIS	3135 HANCOCK AVE	ODESSA	TX	79762-7534
AMARO JOHN S/AMARO LENA C/AMARC	314 E ORMAN AVE	PUEBLO	CO	81004-2147
MORROW WILLIAM A	315 E ORMAN AVE	PUEBLO	CO	81004-2146
SCHOOL DIST NO 60	315 W 11TH ST	PUEBLO	CO	81003-2804
SANCHEZ MANUEL ENRIQUE BANUELOS	316 E ADAMS AVE	PUEBLO	CO	81004-2126
HOOK DANIEL	316 E ORMAN AVE	PUEBLO	CO	81004-2147
UHLEMAN DENISE K	319 E ORMAN AVE	PUEBLO	CO	81004-2146
PEDRIE KIM D	3707 HAY CREEK RD	COLORADC	CO	80901-2376

HENDERSON THELMA J TRUST DATED SEF 4	HIGHLAND PL	PUEBLO	CO	81004-2137
SCHRIEBER PATRICIA LYNN F	5 HIGHLAND PL	PUEBLO	CO	81004-2136
BLANCHARD TIMOTHY K	5013 BUROAK LN	PARKER	CO	80134-5449
RAMEY JENNIFER S + RAMEY RICHARD C	507 BROADWAY AVE	PUEBLO	CO	81004-2115
APARICIO JORGE ALBERTO MELO	511 BROADWAY AVE	PUEBLO	CO	81004-2115
HICKMAN JOSEPH ALLEN	513 BROADWAY AVE	PUEBLO	CO	81004-2115
WELLS MIKE	519 BROADWAY AVE	PUEBLO	CO	81004-2115
NG DEBRA T	5957 S CLARKSON ST	CENTENNIA	CO	80121-2411
ALARCON CHRIS + ALARCON NANCY	6 HIGHLAND PL	PUEBLO	CO	81004-2137
CLAY DELAYNE A	610 COLORADO AVE	PUEBLO	CO	81004-2015
CHURCH OF GOD AGAPE FELLOWSHIP	611 BROADWAY AVE	PUEBLO	CO	81004-2129
BAROS JOHN D II	612 MICHIGAN ST	PUEBLO	CO	81004-2140
GARCIA THERESA CELESTE	616 COLORADO AVE	PUEBLO	CO	81004-2015
RIVERA WILLIE SR/RIVERA DEBRA	616 MICHIGAN ST	PUEBLO	CO	81004-2140
CHURCH OF GOD AGAPE FELLOWSHIP	617 BROADWAY AVE	PUEBLO	CO	81004-2129
GIGANTI AMANDA	618 MICHIGAN ST	PUEBLO	CO	81004-2140
ORTEGA RAYMOND L	619 BROADWAY AVE	PUEBLO	CO	81004-2129
GARCIA JEFFREY	620 COLORADO AVE	PUEBLO	CO	81004-2015
GARCIA CHRISTOPHER G + GARCIA THERI	624 COLORADO AVE	PUEBLO	CO	81004-2015
JOHNSON DONALD ALAN / JOHNSON JES	6-8 SMALL AVE	PUEBLO	CO	81004
UNITED STEELWORKERS OF AMERICA	701 BERKLEY AVE	PUEBLO	CO	81004-1733
VELASQUEZ SARAH	707 BERKLEY AVE	PUEBLO	CO	81004-1733
LUCERO FRED B/LUCERO DEBRA D	7120 HIGHCROFT DR	COLORADC	CO	80922-2332
2 SMITHS LLC	715 BERKLEY AVE	PUEBLO	CO	81004-1733
JOHNSON KENNETH E/JOHNSON ETTA K	818 BERKLEY AVE	PUEBLO	CO	81004-1735
ESTRADA PAULA	820 BERKLEY AVE	PUEBLO	CO	81004-1735
MADURO QUONTEZ JU-JU	832 BERKLEY AVE - 834	PUEBLO	CO	81004-1735
GONZALEZ HILARY J	9 SMALL AVE	PUEBLO	CO	81004-1738
LEWANDOWSKI NANCY LOU + LEWANDO	904 CARTERET AVE	PUEBLO	CO	81004-2445
SPOONER CHARLES E III	PO BOX 11381	PUEBLO	CO	81001-0381
ROTH LUCILLE M/ROTH DAVID R	PO BOX 1426	PUEBLO	CO	81002-1331
CITY OF PUEBLO A MUNICIPAL CORPORAT	PO BOX 1427	PUEBLO	CO	81002-1427
NORDMAN LESLIE E/NORDMAN ESTHER	PO BOX 3511	PUEBLO	CO	81005-0511
LAB LLC	PO BOX 5638	COLORADC	CO	80931-5638