



**Background Paper for Proposed Ordinance**

**COUNCIL MEETING DATE:** September 12, 2022

**TO:** President Heather Graham and Members of City Council

**CC:** Nicholas A. Gradisar, Mayor

**VIA:** Marisa Stoller, City Clerk

**FROM:** Scott Hobson, Acting Director of Planning and Community Development

**SUBJECT:** AN ORDINANCE REZONING 1.52-ACRES OF LAND ALONG STATE HIGHWAY 96 AND WEST OF VICTORY LANE FROM B-3, HIGHWAY ARTERIAL BUSINESS ZONE DISTRICT TO S-1, GOVERNMENT USE ZONE DISTRICT

**SUMMARY:**

The City is requesting to rezone 1.52-acres of land along State Highway 96, and west of Victory Lane to S-1, Government Use Zone District. The purpose of the rezoning is to facilitate the construction of a replacement Fire Station 6. The City is concurrently requesting to vacate a 20-foot public utility easement.

**PREVIOUS COUNCIL ACTION:**

None.

**BACKGROUND:**

The rezoning site was zoned B-3, Highway Arterial Business District, and subdivided in 1981 to facilitate commercial development along State Highway 96, within the City's East Side Neighborhood. Two lots within the subdivision have been developed along Hwy 96, Cedar Ridge Landscape and Trinity Life Center Church; all other lots remain unimproved. Pueblo Fire Department, Deputy Chief of Operations, Chris Harner, stated that the 111 Victory Lane property was chosen for the replacement Fire Station 6 based on improved fire response time for the surrounding community and the property size is large enough to accommodate a modern fire facility. The proposed Fire Station 6 will replace the current Fire Station 6, which is located at 1325 E. 4th Street. The current fire station is undersized and has deteriorated creating an unhealthy work environment.

**FINANCIAL IMPLICATIONS:**

There are no financial implications for the City.

**BOARD/COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission, at their August 10, 2022 Regular Meeting, voted 7-0 to recommend approval.

**STAKEHOLDER PROCESS:**

The Planning Department sent out Notice of the Planning and Zoning Commission Public Hearing to all property owners located within 300 feet of the subject property.

A Public Notice poster was placed on the subject property 15 days prior to the Public Hearing.

**ALTERNATIVES:**

If City Council does not approve this Ordinance the property will not be zoned in accordance with the Pueblo Municipal Code.

Upon request of City Council, the Ordinance could be returned to the Planning and Zoning Commission for consideration of proposed modifications.

**RECOMMENDATION:**

Approval of the Ordinance.

**Attachments:**

Proposed Ordinance

Minutes of the Planning and Zoning Commission August 10, 2022, Public Hearing

Planning and Zoning Commission Staff Report with Attachments and Exhibits

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING 1.52-ACRES OF LAND  
ALONG STATE HIGHWAY 96 AND WEST OF VICTORY  
LANE FROM B-3, HIGHWAY ARTERIAL BUSINESS  
DISTRICT TO S-1, GOVERNMENT USE DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The zoning restrictions covering the following described property, and in addition half of all adjacent dedicated roadway and alley rights-of-way, together generally identified in the attached Rezone Exhibit, is hereby changed from B-3, Highway Arterial Business Zone District to S-1, Government Use Zone District:

PARCEL B OF REARRANGEMENT OF BOUNDARY LINES  
RECORDED MAY 6, 1983 IN BOOK 2155 AT PAGE 979; AND  
LOT 4, BLOCK 3, TRINITY SUBDIVISION RECORDED IN BOOK  
2076, PAGE 311 AT RECEPTION #666623, JUNE 12, 1981 IN  
THE PUEBLO COUNTY RECORDS, CITY OF PUEBLO, STATE  
OF COLORADO

SECTION 2.

The officers and staff of the City are authorized to perform any and all acts consistent with the intent of the Ordinance to implement the policies and procedures described herein.

SECTION 3.

This Ordinance shall become effective immediately upon final action by the Mayor and City Council.

**Action by City Council:**

Introduced and initial adoption of Ordinance by City Council on \_\_\_\_\_.

Final adoption of Ordinance by City Council on \_\_\_\_\_.

\_\_\_\_\_

President of City Council

**Action by the Mayor:**

- Approved on \_\_\_\_\_.
- Disapproved on \_\_\_\_\_ based on the following objections:

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\_\_\_\_\_  
Mayor

**Action by City Council After Disapproval by the Mayor:**

- Council did not act to override the Mayor's veto.
- Ordinance re-adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
President of City Council

ATTEST

\_\_\_\_\_  
City Clerk