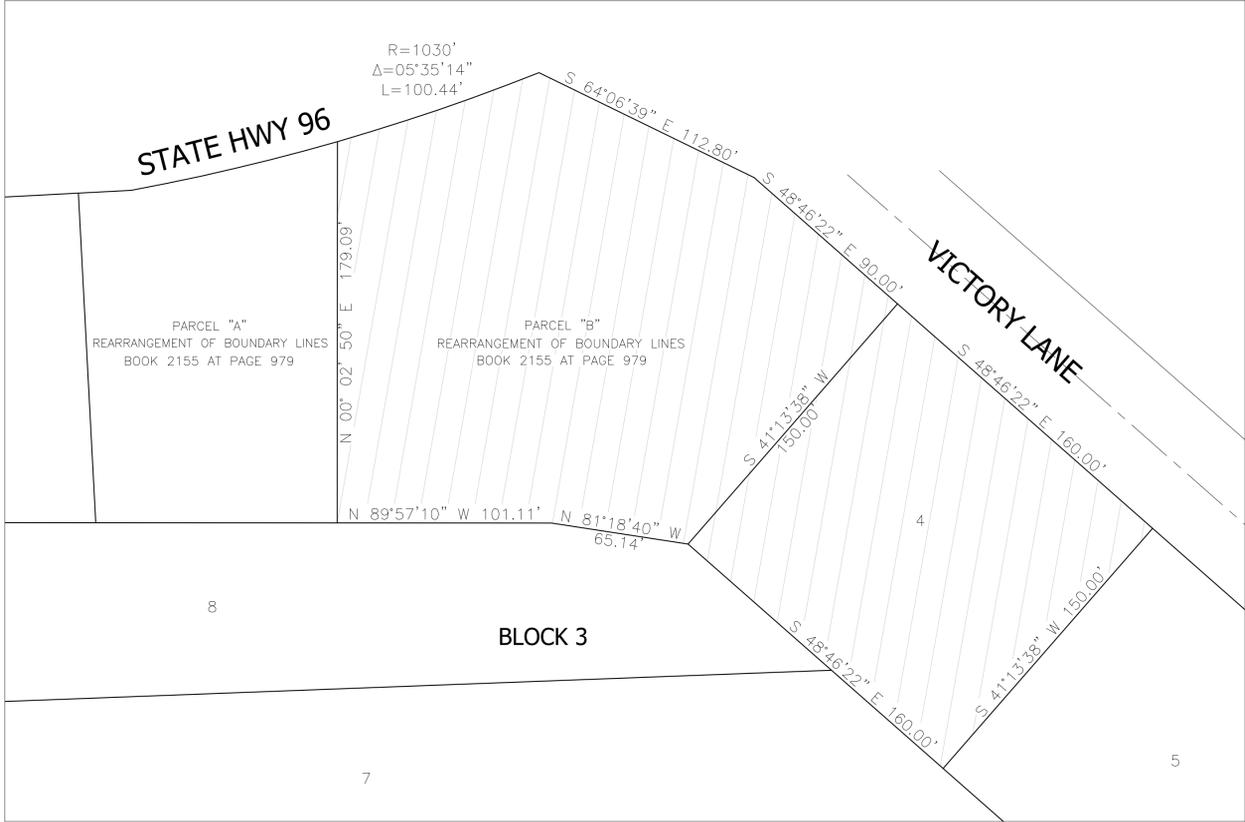


RE-ZONING EXHIBIT

PARCEL "B", REARRANGEMENT OF BOUNDARY LINES IN BOOK 2155, PAGE 979 & LOT 4, BLOCK 3, TRINITY SUBDIVISION
CITY OF PUEBLO, COUNTY OF PUEBLO STATE OF COLORADO



LEGAL DESCRIPTION:
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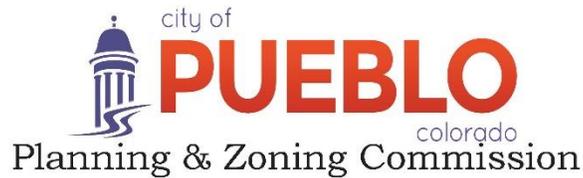
LEGEND:
 FROM B-3 to S-1



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

1. **Z-22-09** **Trinity Rezoning-** Rezone 1.52 acres from B-3 Highway and Arterial Business District to S-1, Government Use District to facilitate the construction of a Fire Station. Generally located south of E. 4th Street and west of Victory Lane.

BACKGROUND:

Staff report by Beritt Odom

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.

COMPREHENSIVE PLAN COMPLIANCE:

The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Commercial Mixed-Use District (CMU). Commercial Mixed-Use Districts are intended primarily for large-format retail, personal services, offices, and entertainment. Supporting land uses include multi-family residential and "other supporting services." The proposed fire station will provide necessary emergency services for the adjacent neighborhood.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the rezoning and proposed site plan be **APPROVED.**

HEARING:

Kelly Grisham, Sr. Planner Public Works, testified in favor of the rezoning application and discussed the plan for the new Fire Station.

Chief Huber answered questions from the Board.

No one testified in opposition

COMMISSION ACTION:

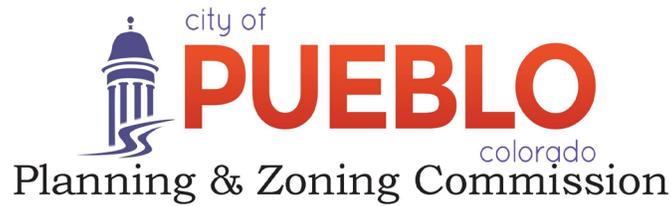
Chairman Castellucci entered the staff report into record and closed the hearing.

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-22-09

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Principal Planner

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

DATE: August 10, 2022

SUBJECT: Rezone from B-3, Highway Arterial Business District to S-1, Government Use District

APPLICANT: City of Pueblo

PROPERTY OWNER: City of Pueblo

LOCATION: The project site is located at 111 Victory Lane, south of State Highway 96 and west of Victory Lane.

CONCURRENT REQUESTS: V-22-04, Easement Vacation within Trinity Subdivision

REQUEST:

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.

BACKGROUND AND ANALYSIS:

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.

LAND USE AND PLANNING COMMENTS
CHARACTER AND COMPATIBILITY

Site Character: The site is currently undeveloped.

Neighborhood Compatibility:	North	S-1, Government Use District, Pueblo County Building and City of Pueblo Housing and Citizen Services Office.
	East	I-2, Industrial District, building material supplier and trailer repair shop.
	South	B-3, Highway and Arterial Business District, undeveloped
	West	B-3, Highway and Arterial Business District, undeveloped

Comprehensive Plan Compliance: The subject site is designated by the Pueblo Regional Comprehensive Plan, 2022, as Commercial Mixed Use District (CMU). Commercial Mixed Use Districts are intended primarily for large-format retail, personal services, offices, and entertainment. Supporting land uses include multi-family residential and “other supporting services.” The proposed fire station will provide necessary emergency services for the adjacent neighborhood.

ZONING AMENDMENT TEST

The standard for accepting an amendment to the zoning map is that the proposed zoning action must either:

1) Further the goals and objectives of the comprehensive land use plan, or

Comments **The rezoning and future development of a city fire station will provide “other supporting services” as recommended in the Comprehensive Plan.**

2) Show that the area has changed significantly since the adoption of the comprehensive land use plan

Comments **Not Applicable**

3) Show that there was a mistake or error made in the original zoning of the property.

Comments **Not Applicable**

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 the required 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 application contains the required information**

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

Comments **The application contains the required information**

A statement of the facts which the applicant believes justify the amendment; provided; however, that when any amendment changing the zoning map is requested, the following additional information shall be furnished:

Comments **Deputy Chief of Operations, Chris Harner provided facts to justify the request in an email dated July 27, 2022.**

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 rezoning site is currently undeveloped natural lands, the proposed rezoning will facilitate development of a fire station which will inherently increase the amount of traffic to the site. Staff does not anticipate that the proposed rezoning or development will have a negative impact on the surrounding properties.**

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

- Comments **A tentative site plan has been filed with the Planning and Community Development Department and it appears to provide adequate vehicular and pedestrian amenities as well as open space.**

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

- Comments **June 2023**

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

- Comments **June 2024**

CONTEXT OF ZONE DISTRICT REQUIREMENTS PER §17-4-51(16) OF THE PMC :

A. Purpose of S-1 Zone District Standards:

The standards of this district are designed to retain and provide land areas held, used or controlled for governmental purposes by or for any department or branch of government, federal, state, county, municipal, school or special district, either as owner or under contract or lease with another person, and to place the public and all elected officials and public agencies on notice of proposed changes in the use and development of such public lands. *Governmental purpose* means and includes any use or activity, which is reasonably necessary in the discharge of a public or governmental function, whether it is performed by a governmental entity or another person for or on behalf of a governmental entity.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the rezoning and proposed site plan be **APPROVED**.

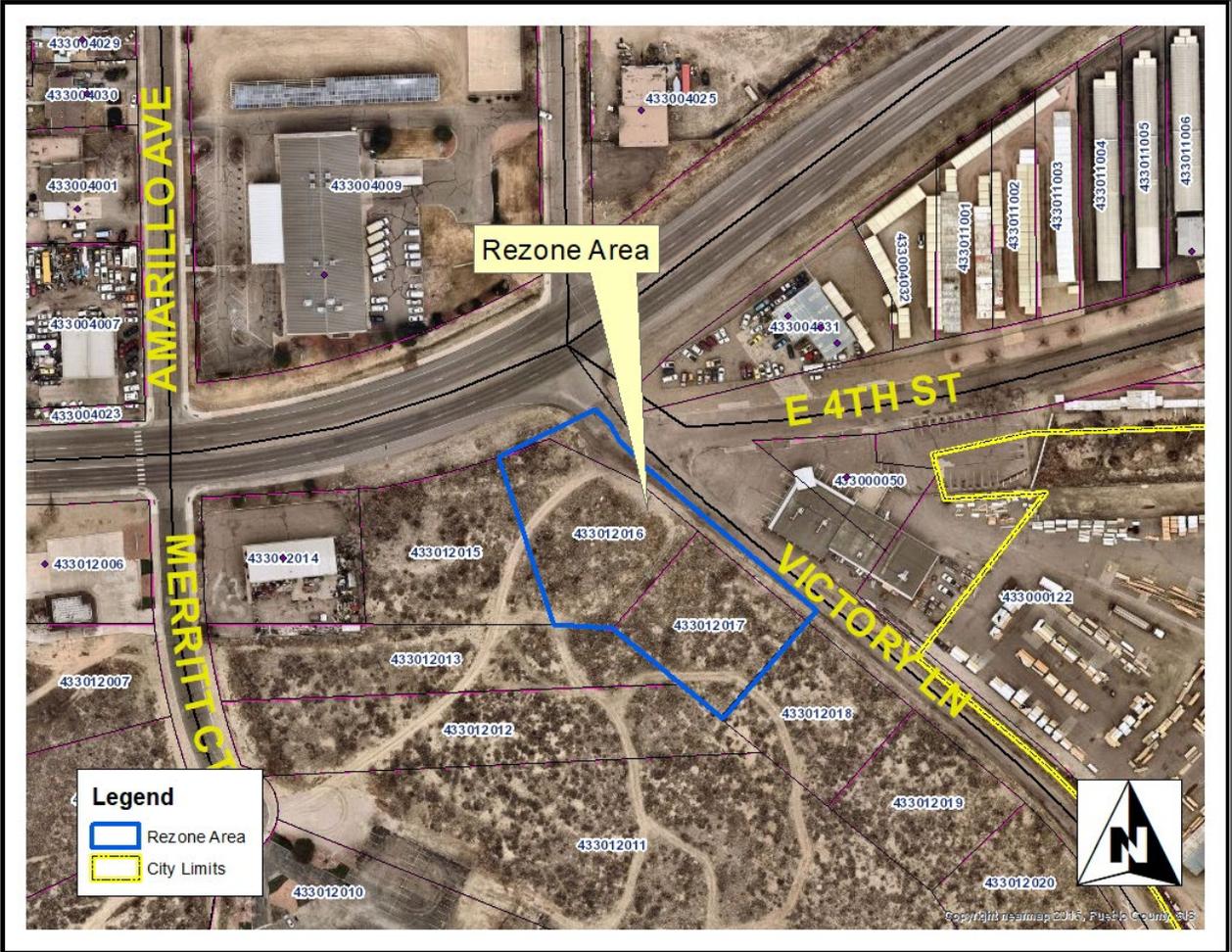
REFERRAL AGENCIES AND COMMENTS:

- City Public Works-No comment
- City Transportation-No comment
- City Law Department-No comment
- Pueblo Regional Building Department-No comment
- City Fire Department-No comment
- City Wastewater-No comment
- City Stormwater-No comment
- City Parks and Recreation Department-No comment
- Xcel Energy-No comment

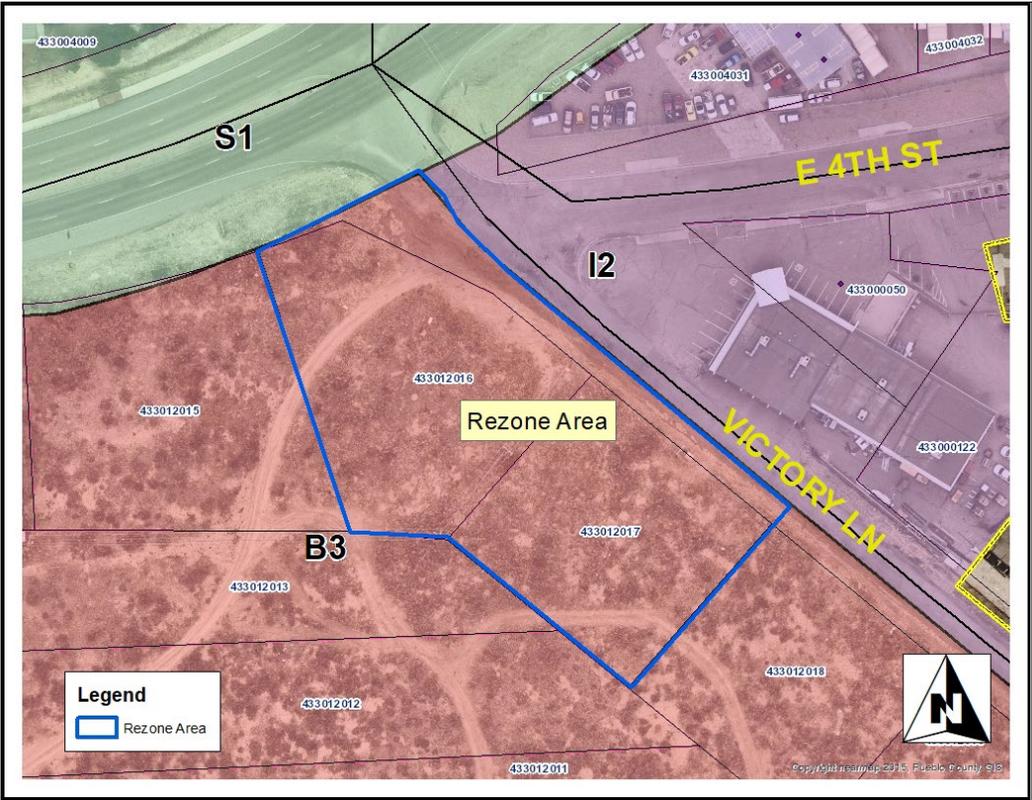
- Black Hills Energy-No comment
- CDOT-No comment

ATTACHMENTS:

- A. Aerial Photograph**
- B. Zoning Map**
- C. Comprehensive Plan Map**
- D. Site Photographs**
- E. Zoning Exhibit**
- F. Preliminary Site Plan**



A. Aerial Photograph



B. Zoning



C. Comprehensive Plan



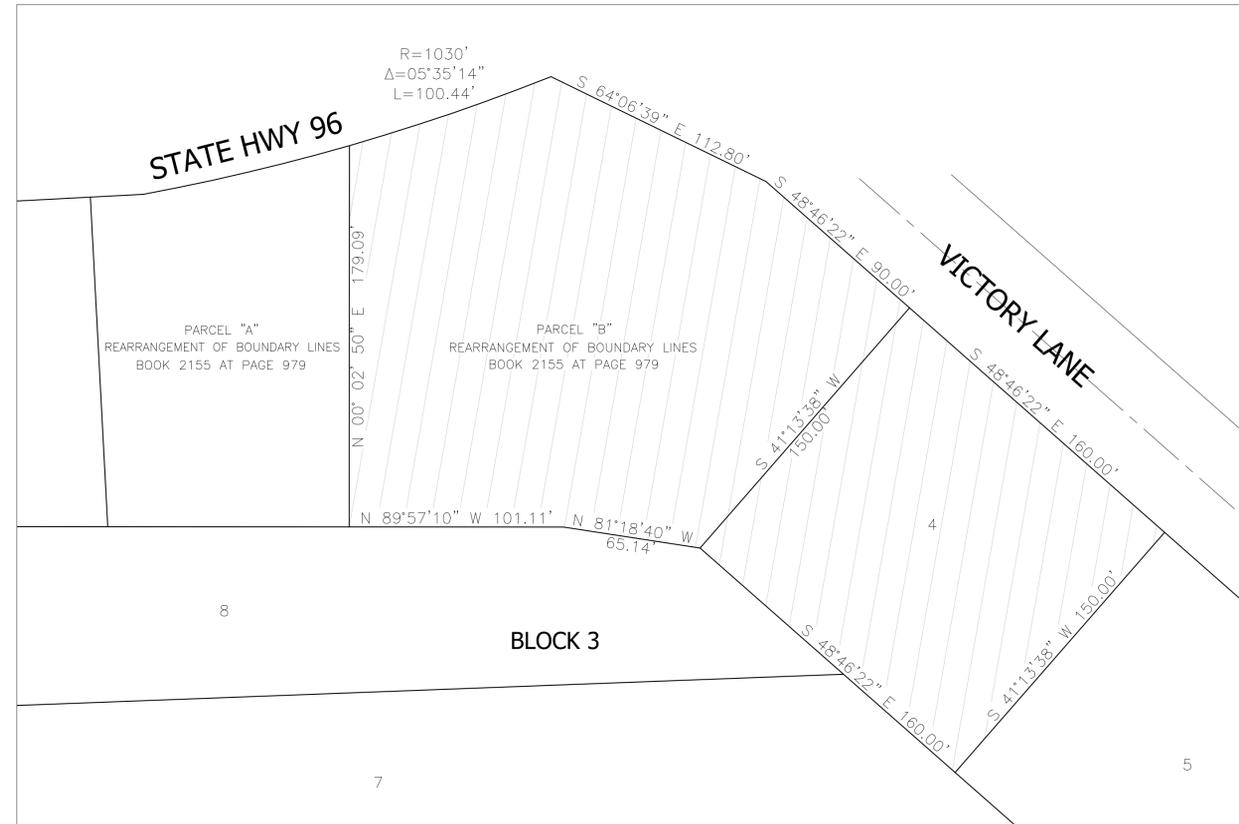
E. Site Photo, Public Notice



E. Trinity rezoning site looking west from Victory Lane

RE-ZONING EXHIBIT

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CITY OF PUEBLO, COUNTY OF PUEBLO STATE OF COLORADO



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LEGEND:

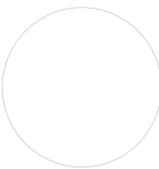


FROM B-3 to S-1



SCALE: 1"=40'

CITY OF PUEBLO
Fire Station Site Layout
 Beaumont Street Pueblo, Colorado 81001



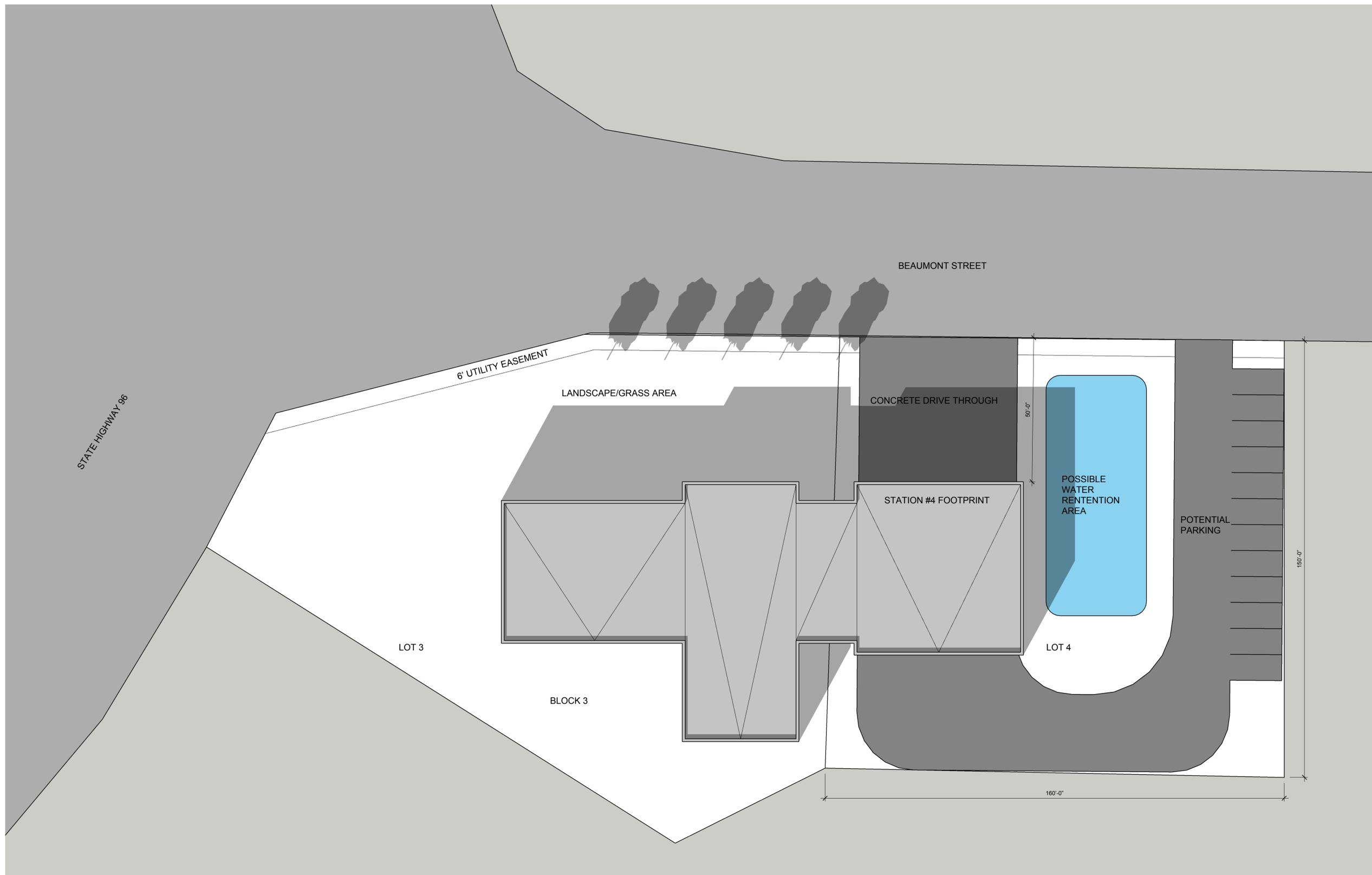
REVISIONS
 NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

SITE PLAN
 TRINITY SUBDIVISION
 LOTS 3 + 4

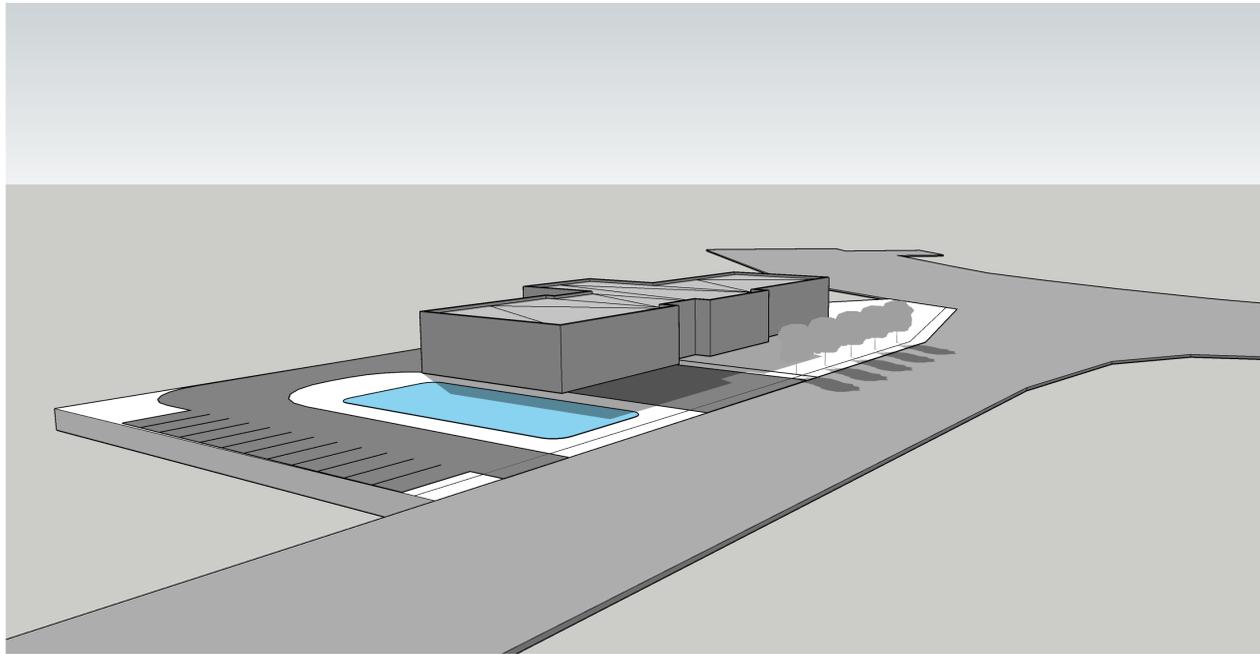
A 0.1

PROJECT NO.
 DATE 2/22/2021

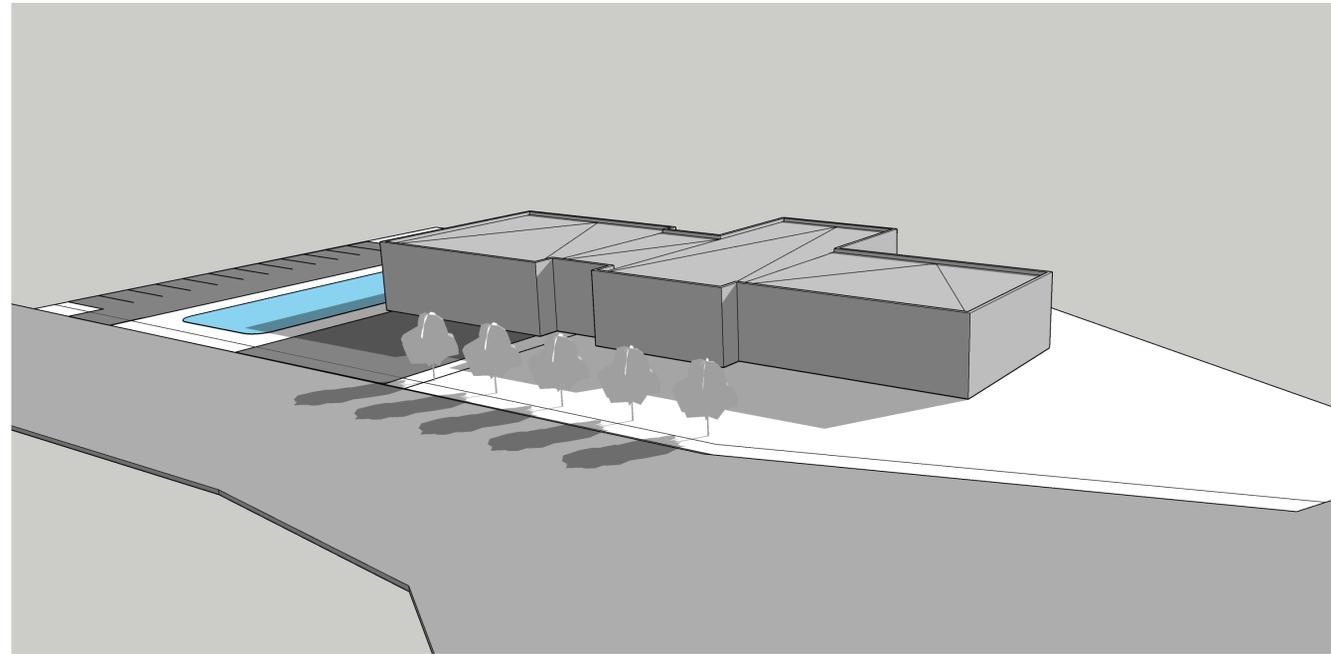


1 SITE PLAN
 1/16" = 1'-0"

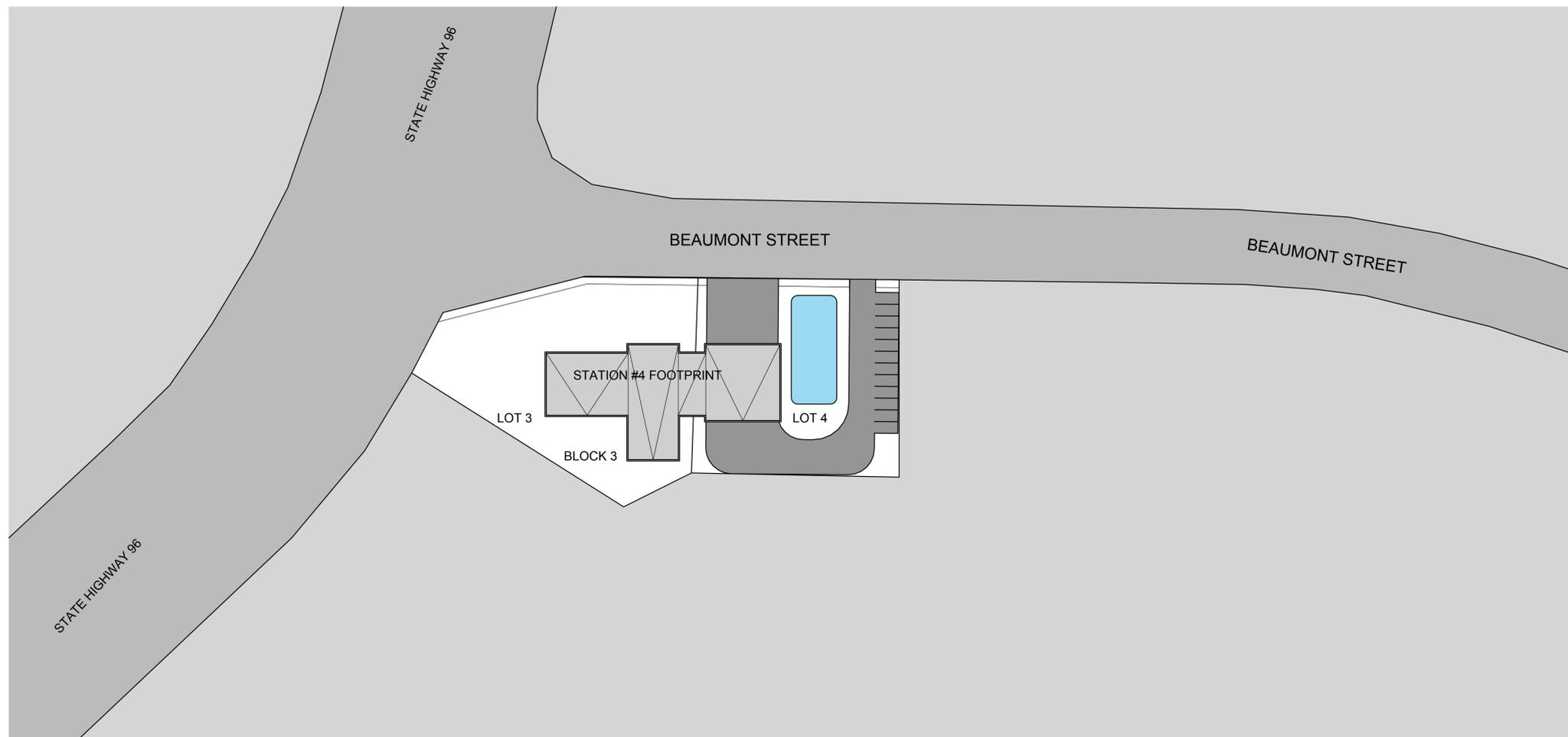




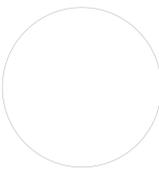
③ BEAUMONT PERSPECTIVE



② HIGHWAY 96 PERSPECTIVE



① SITE PLAN
 1" = 50'-0"



REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN
 TRINITY SUBDIVISION
 LOTS 3 + 4

A 0.2

PROJECT NO.
 DATE 2/22/2021



May 24, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **The City of Pueblo** for the approval of the following application(s)

Z-22-09 Trinity Subdivision Rezoning: Rezoning of Lots 3 and 4, from B-P, Business Park to R-5, Mixed Residential and Office District

V-22-01 Rivers' Run Subdivision Right-of-Way and Easement Vacation: Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2.

S-22-01 River's Run Subdivision 1st Amendment: Re-subdivision of 12.88 (13 lots) into three multi-family residential lots.

The Planning and Zoning Commission meeting will be held on March 9, 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=WUdnaHVGGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose). 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, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

February 22, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Ambrose Real Estate, LLC** for the approval of the following application(s) generally located north and east of S. Joplin Ave. and north of S. Portland Ave.

Z-22-01 River's Run Rezoning: Rezoning of 23.61 acres from B-P, Business Park to R-5, Mixed Residential and Office District

V-22-01 Rivers' Run Subdivision Right-of-Way and Easement Vacation: Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2.

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Scott Hobson, Acting Director
Planning & Community Development
By **Beritt Odom**, Principal Planner
(719) 553-2339

CASE NUMBER Z-22-09

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 Parcels 433012016 and 433012017 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.

7-25-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

I hereby certify that I did this day verify and photograph the posted notice of the public hearing on the Zoning Map Amendment of the property located at Parcels 433012016 and 433012017, upon which action is pending as set forth in the Code of Ordinances, Section 17-6-2.

7-25-22

(Date)

PUEBLO PLANNING & ZONING COMMISSION

By Karen Elgin

Owner	OwnerStree	OwnerCity	OwnerState	OwnerZip
CITY OF PUEBLO	1 CITY HALL PL	PUEBLO	CO	81003-4201
PUEBLO COUNTY	215 W 10TH ST	PUEBLO	CO	81003-2945
COLORADO METAL SPINNING INC	2701 E 4TH ST	PUEBLO	CO	81001-4257
CORNELLA BROS LLC	2730 N 9TH ST	CANON CIT	CO	81212-8516
TRINITY LIFE CENTER	36 MERRITT CT	PUEBLO	CO	81001-4258
MONTOYA ROBERT JR/MONTOYA RONALD	6 MERRITT CT	PUEBLO	CO	81001-4258
GLOBAL PROPOSAL LLC	PO BOX 1280	MORRISON	CO	80465-5280
B M C WEST CORPORATION C/O MARVIN F POER	PO BOX 52427	ATLANTA	GA	30355-0421