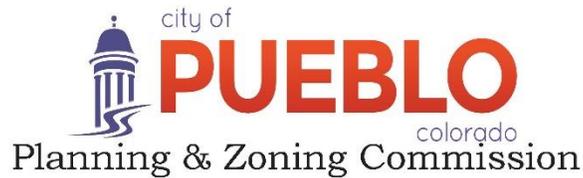


Mike Castellucci
Chair

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. **SNC-22-01 Street Name Change:** change the name of the western portion of Napoli Way to Medici Way, beginning at the intersection of Napoli Way and Cannoli Drive, extending west to Troy Ave

BACKGROUND

Staff report by Beritt Odom

Napoli Way is located in the Villa Bella Subdivision, Filing No. 1, which was recorded in 2009. The eastern portion of Napoli Way is currently being vacated with the Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation. The vacation request was heard at Planning and Zoning Commission on July 13, 2022 and was referred to City Council for approval. The vacated portion of Napoli Way will be re-subdivided with the Villa Bella Subdivision, Filing No. 2. The proposed subdivision identifies the western portion of Napoli Way as Medici Way; however, that portion of the street is not included in the second filing subdivision. Because of this, the western portion of Napoli Way, must be renamed to Medici Way prior to City Council review of Villa Bella Subdivision, Filing No. 2. Napoli Way has never been improved and no properties are addressed on the street. Napoli Way only exists on the Villa Bella Subdivision, Filing No. 1.

COMPREHENSIVE PLAN COMPLIANCE:

N/A

RECOMMENDATION:

Staff recommends that the Street Name Change be **APPROVED**.

HEARING:

Virgil Sanchez was sworn in and discussed and answered questions from the Board on the proposed name change.

No one testified in opposition

COMMISSION ACTION:

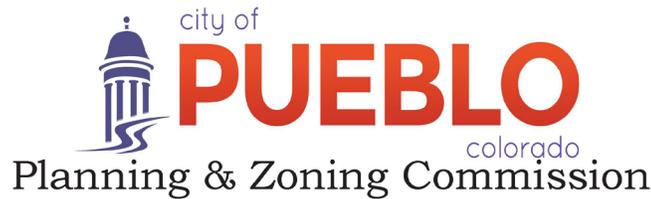
Chairman Castellucci entered the staff report into record and closed the hearing.

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

SNC-22-01

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: Street Name Change Napoli Way to Medici Way
APPLICANT: Caleb Development, LLC and Lorson North Land Corp.
PROPERTY OWNER: Caleb Development, LLC and Lorson North Land Corp.
LOCATION: East of Troy Ave. and south of Torino Way.

Request:

To change the name of the western portion of Napoli Way to Medici Way, beginning at the intersection of Napoli Way and Cannoli Drive, extending west to Troy Ave.

Applicable Regulations:

Pueblo City-County Addressing Standards

Recommended Action:

Staff recommends that the Street Name Change be APPROVED.

Staff Review and Findings:

Napoli Way is located in the Villa Bella Subdivision, Filing No. 1, which was recorded in 2009. The eastern portion of Napoli Way is currently being vacated with the Villa Bella Subdivision, Filing No. 1, Street and Easement Vacation. The vacation request was heard at Planning and Zoning Commission on July 13, 2022 and was referred to City Council for approval. The vacated portion of Napoli Way will be re-subdivided with the Villa Bella Subdivision, Filing No. 2. The proposed subdivision identifies the western portion of Napoli Way as Medici Way; however, that portion of the street is not included in the second filing subdivision. Because of this, the western portion of Napoli Way, must be renamed to Medici Way prior to City Council review of Villa Bella Subdivision, Filing No. 2. Napoli Way has never been improved and no properties are addressed on the street. Napoli Way only exists on the Villa Bella Subdivision, Filing No. 1.

ATTACHMENTS:

- A. Aerial Map
- B. Aerial Map with proposed Villa Bella, Filing No. 2
- C. Zoning Map
- D. Application

ATTACHMENTS:

A. Aerial Map

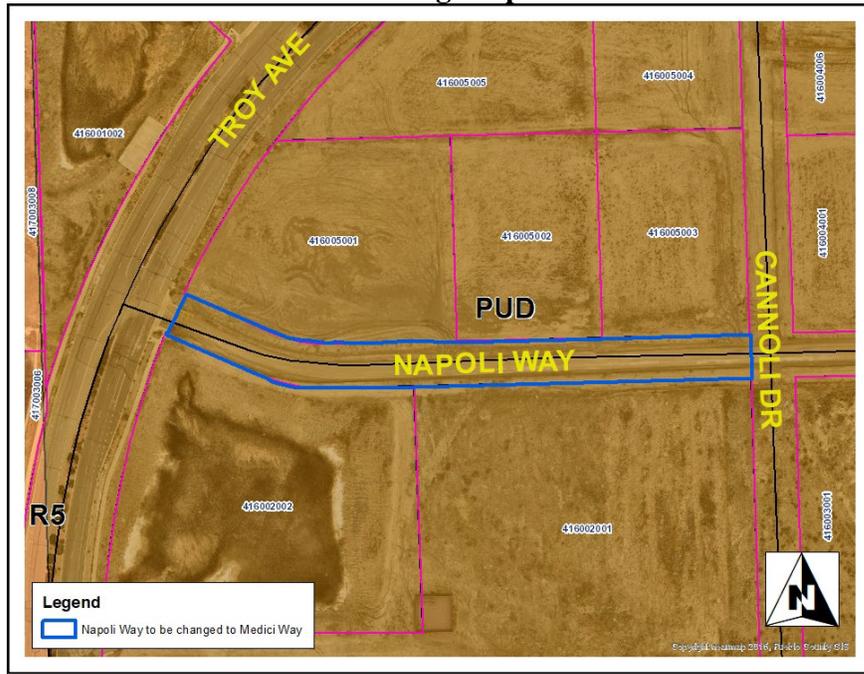


B. Aerial Map with proposed Villa Bella, Filing No. 2

Proposed Medici Way and Villa Bella, Filing No. 2



C. Zoning Map



B. Application

Planning & Zoning Application

Please type or print clearly. Illegible applications will not be accepted. Case #: _____

Contact Info	Property Owner		Applicant	
	Name: Jeff Mark		Name: Virgil A. Sanchez	
	Company: Caleb Development, LLC & Lorson North Land Corp.		Company: M&S Civil Consultants, Inc.	
	Address: 212 N. Wahsatch Ave	Zip: 80903	Address: 212 N. Wahsatch Ave, Suite 305	Zip: 80903
	Phone: (719) 635-3200		Phone: (719) 491-0818	
	Email: jmark@landhuisco.com		Email: virgils@mscivil.com	
	Engineer		Surveyor	
	Name: Same as Applicant		Name: Same as Applicant	
	Company:		Company:	
	Address:	Zip:	Address:	Zip:
Phone: ()		Phone: ()		
Email:		Email:		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: Northeast Troy Ave and CO Hwy 47 - Villa Bella Master Plan <small>(address or general description)</small>			
	Parcel No(s): Villa Bella Filing No. 2			
	Existing Zone: PUD		Proposed Zone (if applicable): PUD	
	PUD Name (if applicable): Villa Bella			
Project Scope	Project Name:			
	<input type="checkbox"/> Rearrangement of Property Boundaries: # of existing lots: _____ Total acres: _____			
	<input type="checkbox"/> Overall Development Plan			
	<input type="checkbox"/> Site Plan Review: Building area: _____sf ○ HARP ○ Development Plan ○ PUD ○ Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input checked="" type="checkbox"/> Street Name Change: Existing Name: <u>Napoli Way</u> Proposed Name: <u>Medici Way</u>			
	<input type="checkbox"/> Subdivision: # of lots: _____ Total acres: _____			
	<input type="checkbox"/> Text Amendment			
	<input type="checkbox"/> Vacation: ○ Street ○ Alley ○ Easement ○ Other: _____			
	<input type="checkbox"/> Other: _____			

(Continue Next Page)

(Continued from previous page)

Project Information	Provide a brief description of the proposed request:		
	Villa Bella Filing No. 2 is a replat of a portion of Villa Bella Filing No. 1. The layout for the proposed Replat "cut-off" the extension of Napoli Way west of Bergamo Drive. Therefore, a new street name was chosen "Medici Way" to replace the street name west of Bergamo Drive. Napoli Way west of Bergamo Drive was vacated through the City of Pueblo's subdivision process. See attached proposed final plat.		
	What is the total acreage included in the project? 48.24 Acres		
	What is the proposed use of the property?		
	<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other		
	Are there any other pending or recently approved Land Use applications regarding this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, please list: A submittal is in review for the approval of a Final Plat. Replat of Villa Bella Filing No. 1.			
Attachments	Attachment Checklist		
	The following list of attachments are required to accompany all applications: <ul style="list-style-type: none"> <input type="checkbox"/> A. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input type="checkbox"/> B. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input type="checkbox"/> C. Additional information as required by the P&Z Submittal Requirements Sheet. 		
Terms	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. 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. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.		
Signatures	Property Owner		
	Print Name:	Jeff Mark	
	Signature:	<i>Jeff Mark</i>	Date: 07/05/2022
	Applicant, if different from Property Owner		
	Print Name:	Virgil A. Sanchez	
Signature:	<i>Virgil A. Sanchez</i>	Date: 07/05/2022	

Office Use Only	Zoning Compliance (Completed by City Staff)		
	Application checked for completeness by:	Date:	Fee Paid:

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
CITY OF PUEBLO**

**Submitted July 21, 2022
Published July 27, 2022**

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

The City of Pueblo Planning Commission will hold a public hearing on August 10, 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=WUdnaHVVGbnlCdHRrUHNFZnpPWG1Ydz09>, Meeting ID: 927 1786 7722, Passcode: 195462, Telephone: 1 346 248 7799 US (Houston), 1 669 900 6833 US (San Jose)
To join, dial 1-346-248-7799 Meeting ID: 927 1786 7722 Passcode: 195462

SNC-22-01 Street Name Change, change the name of the western portion of Napoli Way to Medici Way, beginning at the intersection of Napoli Way and Cannoli Drive, extending west to Troy Ave.

A draft of the proposed street name change will be posted on www.pueblo.us/PandZ under "Most Recent Agenda" and on file in the office of the Department of Planning and Community Development office and will be available for viewing and printing, typically the Friday prior to the meeting.

Any person may appear before the Planning and Zoning Commission at the time and place stated above to be heard on the proposed amendments. Individuals who require special arrangements to participate are encouraged to contact the Planning Department at least 72 hours in advance.

After the public hearing and recommendation by the Planning and Zoning Commission, the ordinance adopting the proposed street name change will be considered by the City Council at a public hearing. Notice of the public hearing before the City Council will be published in the Pueblo Chieftain at least ten (10) days prior to the hearing. Any interested person may appear and be heard at such public hearing and may call the Department of Planning and Community Development for the time and date of such public hearing.



Scott Hobson
Administrative Official
(719) 553-2259

July 25, 2022

The City Planning and Zoning Commission will hold a public hearing on requests from **Caleb Development, LLC and Lorson North Land Corp.** for the approval of the following application(s) generally located east of Troy Ave. and south of Torino Way.

SNC-22-01: SNC-22-01 Street Name Change, change the name of the western portion of Napoli Way to Medici Way, beginning at the intersection of Napoli Way and Cannoli Drive, extending west to Troy Ave.

The Planning and Zoning Commission meeting will be held on August 10, 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), 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

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

CASE NUMBER SNC-22-01

CERTIFICATION

I hereby certify that I did this day cause written notice of the public hearing on the proposed final plat of the property commonly known as Napoli Way to Medici Way 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 final plat 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.

7-20-22
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By  _____

I hereby certify that I did this day cause written notice of the public hearing on the proposed final plat of the property commonly known as Napoli Way to Medici Way to be published in a newspaper*, as required by the City Charter at least 15 days before the date set for the hearing (17-6-6.1). Notice shall be published once in the newspaper.

7-20-22
(Date)

PUEBLO PLANNING & ZONING COMMISSION

By  _____

Owner	OwnerStree	OwnerCity	Ownr	OwnerZip
CALEB DEVELOPMENT LLC 36.45% /	212 N WAHSATCH AVE	COLORADO SPRINGS	CO	80903-3476
WOLF VILLAGE INVESTORS LLC	3528 PRECISION DR STE	FORT COLLINS	CO	80528-3502