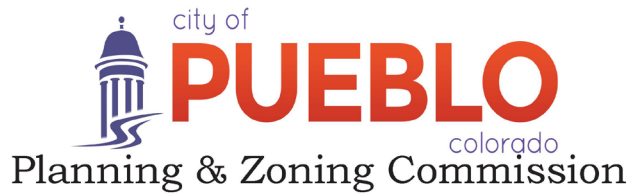


Mike Castellucci  
Chair

Patrick Avalos  
Vice Chair

Sarah Martinez  
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

**Planning & Zoning Commission Work Session  
Wednesday, February 23, 2022, 3:30 p.m.  
211 E. D Street Planning and Community Development**

**Join Zoom Meeting**

<https://pueblo.zoom.us/j/7907749677?pwd=ZDF2d3p4NmRSZ1VCZ0J4akFCSjNFUT09>

Meeting ID: 790 774 9677

Passcode: 25436

**I. March 9, 2022, Public Hearing Agenda:**

<b>1a.</b>	<b>Z-22-02</b>	<b>Rezone:</b> Amendment to the Villa Bella Planned Unit Development relating to the 601.3-acre property located east of Colorado State University-Pueblo, north of Cesar Chavez Blvd.-Staff Report by Beritt Odom, Principal Planner
<b>1b.</b>	<b>V-21-03</b>	<b>Vacation:</b> Villa Bella Filing No. 1, Street and Easement Vacation of a portion of Napoli Way, all of CBI Drive, and drainage/utility easements-Staff Report by Beritt Odom, Principal Planner
<b>1c.</b>	<b>S-21-10</b>	<b>Subdivision:</b> Villa Bella Filing No. 2, Subdivision of 48.240 acres into 375 single-family residential lots. Generally located south of Rawlings Blvd., west of Bergamo Drive, and east of Thunderwolf Drive.-Staff Report by Beritt Odom, Principal Planner
<b>2.</b>	<b>Z-21-22</b>	<b>Rezone:</b> Rezone of a 26.86-acre parcel of land located immediately east of Pueblo Blvd and north of Westview Drive, from R-4, Mixed Residential District to R-6, Multiple Residential and Commercial District for the purposes of developing a recreational vehicle park-Staff Report by Wade Broadhead, Sr. Planner
<b>3.</b>	<b>V-21-02</b>	<b>Vacation:</b> Vacate approximately twenty-five feet (25') of the alley between Mahren Ave and Egan Ave below East Mesa Ave in the Agram, Laibach, and Wien Subdivisions, (1212 Mahren Avenue)-Staff report by Danielle Baxter, Planner
<b>4.</b>	<b>V-21-05</b>	<b>Vacation:</b> South Bradford Street Vacation (South of E City Center Drive). Vacate platted S. Bradford St, adjacent platted River St, adjacent platted alley, and adjacent platted Kelly Ave.-Staff report by Danielle Baxter.
<b>5a.</b>	<b>Z-22-01</b>	<b>Rezone:</b> Rezoning of 23.61 acres from B-P, Business Park to R-5, Mixed Residential and Office District, Lots 1 through 4, Block 2, River's Run Subdivision. Generally located north and east of

		S. Joplin Ave. and north of S. Portland Ave.-Staff Report by Beritt Odom, Principal Planner <b>Rivers Run</b>
<b>5b.</b>	<b>V-22-02</b>	<b>Vacation:</b> Rivers’ Run Subdivision Right-of-Way and Easement Vacation. Vacation of a portion of Fir Street and multiple easements within Blocks 1 and 2, Rivers’ Run Subdivision. Generally located north and east of S. Joplin Ave. and north of S. Portland Ave -Staff Report by Beritt Odom, Principal Planner
<b>5c.</b>	<b>S-22-01</b>	<b>Subdivision:</b> Rivers Run Subdivision, 1 <sup>st</sup> Amendment. A re-subdivision of 12.88 acres (13 lots) into three multi-family residential/office lots. Generally located north and east of S. Joplin Ave. and north of S. Portland Ave-Staff Report by Beritt Odom, Principal Planner
<b>6.</b>	<b>ODP-20-01</b>	<b>Overall Development Plan Wildhorse:</b> Overall Development Plan of approximately 98.98 acres generally located north of West U.S. Highway 50, east of E. Industrial Blvd. and south of Fourth Road.
<b>7a.</b>	<b>Z-21-20</b>	<b>Rezoning</b> 7 Reservoir Drive, Rezoning of .38 acres from A-2, Agricultural-One Zone District to R-1, Single Family Zone District. Staff Report by Wade Broadhead <i>Continued from the February 9<sup>th</sup>, 2022, hearing</i>
<b>7b.</b>	<b>S-21-11</b>	<b>Subdivision</b> 7 Reservoir Drive, the subdivision of .38 acres into a one lot subdivision to allow the construction of a single-family home. Staff report by Wade Broadhead <i>Continued from the February 9<sup>th</sup>, 2022, hearing</i>
<b>8a.</b>	<b>Z-21-16</b>	<b>Rezoning:</b> Pikes Peak Park PUD: proposal to rezone 75 acres generally located North of 24 <sup>th</sup> St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development-Staff Report by Beritt Odom, Principal Planner <i>Continued from the February 9, 2022 Hearing.</i>
<b>8b.</b>	<b>V-21-04</b>	<b>Vacation:</b> Foothills Street and Easement Vacation of the streets and easements dedicated within the Foothills Subdivision. Generally located north of W. 24 <sup>th</sup> Street and east of N. Pueblo Blvd-Staff Report by Beritt Odom, Principal Planner <i>Continue from the February 9, 2022, Hearing.</i>
<b>8c.</b>	<b>S-21-12</b>	<b>Subdivision:</b> Pikes Peak Park, Filing 1 Subdivision of approximately 73.92 acres into multiple lots facilitating residential and commercial mixed-use development. Generally located north of W. 24 <sup>th</sup> Street and east of N. Pueblo Blvd-Staff Report by Beritt Odom, Principal Planner <i>Continue from the February 9, 2022, Hearing.</i>

**II. Public Meeting Agenda:**

- URP-22-01 Urban Renewal Plan**-Review of the Pueblo Urban Renewal Authority, Mitchell Park South Plan, September 17, 2021, for compliance with the Pueblo Regional Comprehensive Plan, 2002.

**III Old / New Business for March 9, 2022:**

1. Election of Chair, Vice Chair, ZBA Liaison, and TAC Liaisons
2. MP-22-01 3 Mile Annexation Plan

**IV Discussion Item:**

1. High Rise Sign District-3 Amendment- possible expansion of the High-Rise Sign District to properties that are located southeast of I-25 immediately north and south of the W. Pueblo Blvd. and I-25 interchange.

**IV. Adjourn**