

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Bob Schilling
City Council Representative



Planning & Zoning Commission

David Webb

Brian Lucas

Raymond Seybold

Z-15-02

TO: City of Pueblo, Planning and Zoning Commission

FROM: Kelly Grisham, Planner

THROUGH: Steven Meier, Director of Planning and Community Development

DATE: July 8, 2015

SUBJECT: **Sawyer Ridge Rezoning**

APPLICANT: **Sawyer Ridge, LLC**

PROPERTY OWNER: Same

LOCATION: **Generally located north of Eagleridge Boulevard, between Mark Twain Lane and Sawyer Ridge Drive.**

- **Lots 1 through 18, 20, 21, and 24 through 45, Block 2; Lots 1 through 9, 17, 29 through 38, 40 and 42 through 48, Block 3; Lots 3 through 39, Block 4; all within Sawyer Ridge Subdivision.**
- **Lots 1 through 5, 12 and 13, Block 1; Lots 21 through 26, Block 27; all within Sawyer Ridge Subdivision Filing No. 2**

EXISTING ZONE: R-2, Single Family Residential District

PROPOSED ZONE: R-2U, Single Family Residential District

CONCURRENT REQUESTS: None

REQUEST:

The applicant is requesting to rezone several undeveloped lots within the Sawyer Ridge Subdivision, 1st and 2nd Filings, from R-2 to R-2U Zone District.

ANALYSIS:

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation and meets the minimum zone district requirements.

RECOMMENDED ACTION:

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

Request for Modification:

1. The applicant has requested to allow the rezoning to R-2U even though the streets exceed the allowed width according to the R-2U Zone District.

Staff recommends APPROVAL of the request for modification given the streets are already build and/or designed at 36' in width. The City Department of Transportation has no objection to the request for modification to allow the streets to remain at 36' wide.

STAFF REVIEW AND FINDINGS:

The subject property is generally located north of Eagleridge Boulevard, between Mark Twain Lane and Sawyer Ridge Drive, in the first and second filings of Sawyer Ridge Subdivisions. The applicant is proposing to rezone the properties to allow for shorter front yard setbacks. The R-2 Zone District requires a minimum of 25' front yard setback, while the R-2U allows a front yard setback of 18' to the house, 10' to an unenclosed porch and 20' from the garage to the sidewalk.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

□ **Site Character:**

The properties that are requested to be rezoned are currently undeveloped land.

□ **Neighborhood Compatibility:**

- North R-7, Mobile Home Residential District, developed mobile home community
- East A-1, Agricultural One District, vacant
- South R-2U, Single Family Residential District, vacant
- West R-2, Single Family Residential District, developed single family homes

The property is surrounded by residential uses and zone districts; therefore, the rezoning of R-2U is anticipated to be consistent with the surrounding neighborhood.

□ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.”

The Pueblo Comprehensive Plan designation of Urban Residential primary focus is development of residential with densities of 4 to 7 dwelling units per acre. The proposed rezoning would not change the density of the development from what was approved in 2005 and 2006. In addition, the property was master planned, and the proposed rezoning is consistent with the approved master plan.

The proposed rezoning would be consistent with the Comprehensive Plan and the master plan of the area.

ABILITY TO COMPLY WITH THE PROPOSED ZONE DISTRICT:

□ **Minimum lot size and area:**

- The R-2U Zone District requires a minimum of 4,500 square foot of lot area, with a average of at least 5,000 square foot lot area within the block.
- A minimum of 45 foot wide street frontage is required; however, each block must have an average of 50 foot wide lots.

- In addition, the lot depth must be no more than 3 times the average lot width unless the alley abuts an alley.
- *The existing lots meet the minimum requirements of lot size and area.*

□ **Lot coverage:**

- The R-2U allows a maximum lot coverage of 50%.
- The lot coverage will be reviewed for compliance at the time of building permit approval.

□ **Maximum building height:**

- The R-2U allows a maximum building height of 35 feet.
- The building height will be reviewed for compliance at the time of building permit approval.

□ **Conclusion:**

The property has the ability to comply with the proposed zone district.

ATTACHMENTS:

- A. Location Map
- B. Vicinity Map
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Site Photographs
- F. Rezoning Exhibit
- G. Application

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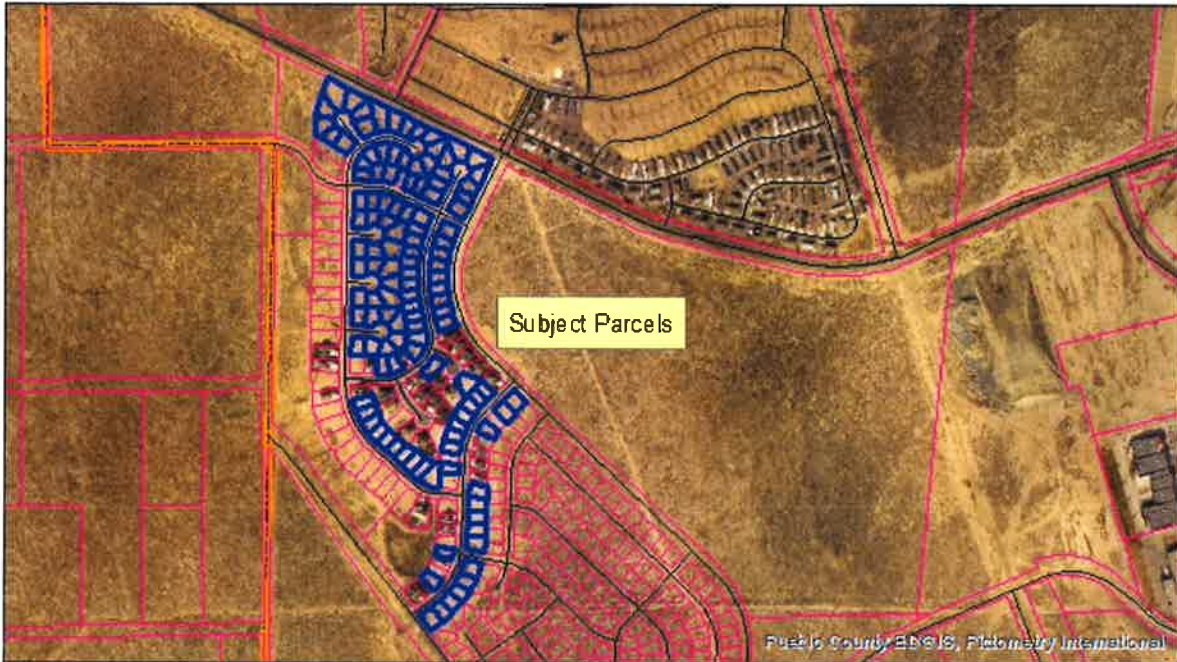


Exhibit A. Aerial Photograph

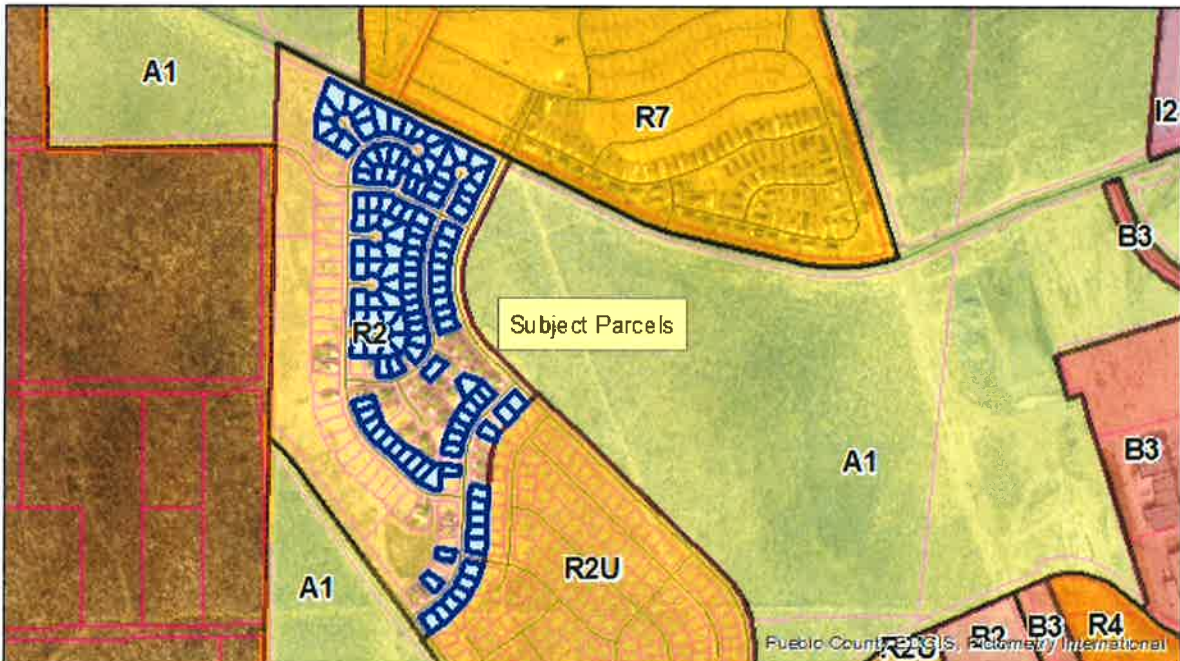


Exhibit B. Zoning Map

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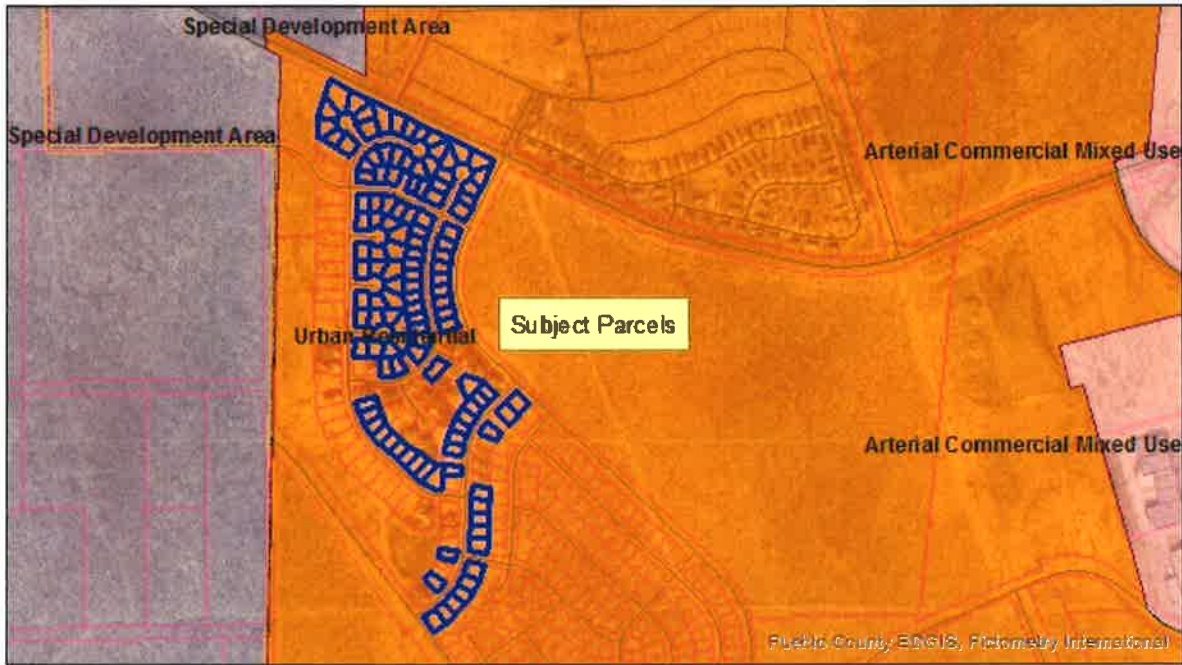


Exhibit C. Comprehensive Plan Map

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city of
PUEBLO
colorado
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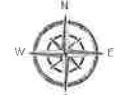
Public Notice Poster



Portion of the site

REZONING EXHIBIT

A REZONE OF LOTS 1 THROUGH 18, 20, 21, AND 24 THROUGH 45, BLOCK 2, LOTS 1 THROUGH 9, 17, 29, 29 THROUGH 38, 40, AND 42 THROUGH 48, BLOCK 3, LOTS 3 THROUGH 39, BLOCK 4, ALL WITHIN SAWYER RIDGE SUBDIVISION, LOTS 1 THROUGH 5, 12 AND 13, BLOCK 1, LOTS 21 THROUGH 26, BLOCK 7, ALL WITHIN SAWYER RIDGE SUBDIVISION FILING NO. 2, TOGETHER HALF OF THE ADJACENT RIGHTS-OF-WAY THERETO. CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.



LOT REZONE LEGEND



LEGAL DESCRIPTION

LOTS TO REZONE FROM R-2 ZONE DISTRICT TO R-2U ZONE DISTRICTS

LOTS 3 AND 6 BLOCK 1
 LOTS 1 THROUGH 18, 20, 21, AND 24 THROUGH 45, BLOCK 2
 LOTS 1 THROUGH 9, 17, 29, 29 THROUGH 38, 40, AND 42 THROUGH 48, BLOCK 3
 LOTS 3 THROUGH 39, BLOCK 4
 ALL WITHIN SAWYER RIDGE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD NOVEMBER 15, 2005 AS RECEPTION NO. 164358 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER.

AND

LOTS 1 THROUGH 5, 12 AND 13, BLOCK 1
 LOTS 21 THROUGH 26, BLOCK 7
 ALL WITHIN SAWYER RIDGE SUBDIVISION FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, FILED FOR RECORD SEPTEMBER 1, 2006 AS RECEPTION NO. 163836 IN THE RECORDS OF THE PUEBLO COUNTY CLERK AND RECORDER.

TOGETHER WITH HALF OF THE ADJACENT RIGHTS-OF-WAY THERETO.

CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO.

TOTAL ACREAGE CONTAINS 29-01 ACRES, MORE OR LESS.

LINE	LENGTH	BEARING	CURVE TABLE	CHORD	ANGLE	CHORD	ANGLE	DELTA
L1	7.14	N 89° 57' 30" W	1.2	69.17	228.56	14.8027	108.1496	47.2242
L2	6.86	S 22° 27' 30" W	1.4	69.17	228.56	14.8027	108.1496	47.2242
L3	3.99	S 57° 27' 30" W	1.5	69.17	228.56	14.8027	108.1496	47.2242
L4	15.12	S 89° 57' 30" W	1.6	69.17	228.56	14.8027	108.1496	47.2242
L5	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L6	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L7	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L8	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L9	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L10	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L11	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L12	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L13	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L14	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L15	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L16	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L17	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L18	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L19	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L20	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L21	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L22	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L23	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L24	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L25	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L26	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L27	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L28	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L29	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L30	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L31	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L32	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L33	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L34	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L35	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L36	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L37	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L38	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L39	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L40	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L41	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L42	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L43	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L44	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L45	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L46	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L47	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L48	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L49	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242
L50	12.21	S 12° 27' 30" W	1.8	69.17	228.56	14.8027	108.1496	47.2242

NORTH
 SOUTH
 EAST
 WEST

PROJECT: Sawry Ridge Subdivision
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

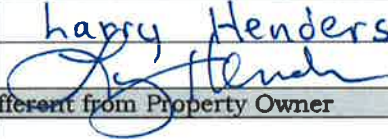
Planning & Zoning Application

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

Contact Info	Property Owner		Applicant	
	Name: SAWYER RIDGE, LLC ^{LARRY HENDERSON}		Name: SAWYER RIDGE, LLC ^{LARRY HENDERSON}	
	Company: SAWYER RIDGE, LLC		Company: SAWYER RIDGE, LLC	
	Address: 4602 N. ELIZABETH ST. STE. 110		Address: 4602 N. ELIZABETH ST. STE. 110	
	Zip: 81008		Zip: 81008	
	Phone: (719) 924-9718		Phone: (719) 924-8718	
	Email: LARRY@CONSOLWIRELESS.NET		Email: LARRY@CONSOLWIRELESS.NET	
	Engineer		Surveyor	
	Name:		Name: RANDY REEVES	
	Company:		Company: CARDINAL POINTS SURVEYING, INC	
Address:		Address: 4601 EAGLERIDGE PL. STE 110		
Zip:		Zip: 81008		
Phone: ()		Phone: (719) 253-0874		
Email:		Email: RREEVES@CARDINALPOINTS.NET		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: CERTAIN LOTS WITHIN SAWYER RIDGE SUBDIVISION AND SAWYER RIDGE SUBDIVISION FILING NO. 2			
	<small>(address or general description)</small>			
	Parcel No(s): SEE ATTACHED ASSESSOR PROPERTY INFORMATION			
	Existing Zone: R-2		Proposed Zone (if applicable): R-2U	
PUD Name (if applicable):				
Project Scope	Project Name: REZONING EXHIBIT			
	Scope of work:			
	<input type="checkbox"/> Lot Line Rearrangement:			
	# of existing lots: _____ Total acres: _____			
	<input type="checkbox"/> Overall Development Plan			
	<input checked="" type="checkbox"/> Rezoning From: R-2 To: R-2U			
	<input type="checkbox"/> Site Plan Review:			
	<input type="radio"/> HARP <input type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input type="checkbox"/> Street Name Change:			
Existing Name: _____ Proposed Name: _____				
<input type="checkbox"/> Subdivision: # of lots: _____ Total acres: _____				
<input type="checkbox"/> Text Amendment				
<input type="checkbox"/> Vacation:				
<input type="radio"/> Street <input type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____				
<input type="checkbox"/> Other: _____				

(Continue Next Page)

(Continued from previous page)

Project Information	Provide a brief description of the proposed request: (separate narrative as Attachment A also required)	
	SEE ATTACHED	
	What is the total acreage included in the project? <u>20.70± ACRES</u>	
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please list: _____		
Attachments	Attachment Checklist	
	The following list of attachments are required to accompany all applications: <input checked="" type="checkbox"/> A. Detailed explanation of the request as listed above. Be specific <input checked="" type="checkbox"/> B. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input checked="" type="checkbox"/> C. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input type="checkbox"/> D. 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:	<u>happy Henderson</u> <u>Member / Manager</u>
	Signature:	 Date: <u>5-8-15</u>
	Applicant, if different from Property Owner	
Print Name:	_____	
Signature:	_____ Date: _____	

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	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	
	Case #:	_____	

NARRATIVE
(ATTACHMENT A) REZONE

To better utilize minimum Lot depth which will allow more flexibility to build on the following lots:

Lots 3 and 6, Block 1, Lots 1 through 18, 20, 21, and 24 through 45, Block 2; Lots 1 through 9, 14, 17, 22, 29, 29 through 38, 40, and 42 through 48, Block 3; Lots 3 through 39, Block 4, all within Sawyer Ridge Subdivision, according to the recorded plat thereof, filed for record November 15, 2005 as Reception No. 1648360 in the records of the Pueblo County Clerk and Recorder.

AND

Lots 1 through 5, 10, 12 and 13, Block 1; Lots 21 through 26, Block 7, all within Sawyer Ridge Subdivision Filing No. 2., according to the recorded plat thereof, filed for record September 1, 2005 as Reception No. 1691568 in the records of the pueblo county clerk and recorder.

City of Pueblo, County of Pueblo, State of Colorado.

Cardinal Points Surveying, Inc.

4601 Eagleridge Place, Suite 110

Pueblo, Colorado 81008

Phone (719) 253-0874

Fax (719) 253-0878

July 2, 2015

Planning and Community Development

Attn: Kelly Grisham

211 East D Street

Pueblo, CO 81003

**Re: REQUEST FOR MODIFICATION OF ROADWAY DESIGN WITHIN
SAWYER RIDGE REZONE**

Dear Ms. Grisham:

This a request for modification of the Roadway Classification Design Standards and Policies for the City of Pueblo, adopted by Resolution 10264, Section 17-4-51 (4.1) d.5. requirements of the R-2U Zone District. It is stated that all local public streets shall neither be wider than thirty-two (32 feet) nor narrower than thirty (30) feet. Being that the roadways within Sawyer Ridge Subdivision and Sawyer Ridge Subdivision Filing No. 2 have already been designed as a thirty-six (36) foot wide (flow-line to flow-line) local public street, we are asking for a waiver of the R-2U local public street width requirement.

Please contact me should you have any questions.

Thank you,

Robin Stanton

Cardinal Points Surveying, Inc.