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Vice Chair

Bob Schilling  
City Council Representative



city of

**PUEBLO**

colorado

Planning & Zoning Commission

David Webb

Brian Lucas

Raymond Seybold

## ODP-15-01

**TO:** City of Pueblo, Planning and Zoning Commission  
**FROM:** Kelly Grisham, Planner  
**THROUGH:** Steven Meier, Director of Planning and Community Development  
**DATE:** August 12, 2015  
**SUBJECT:** **Southern Colorado Clinic Overall Development Plan**  
**APPLICANT:** **Southern Colorado Clinic, P.C.**  
**PROPERTY OWNER:** Same  
**LOCATION:** End of Parker Boulevard, south of Highway 50  
**EXISTING ZONE:** **A-1, County Agricultural One**  
**CONCURRENT REQUESTS:** Z-15-07, Southern Colorado Clinic Rezoning (September 2015)  
S-15-06, Southern Colorado Clinic Subdivision (September 2015)

**Request:**

Overall Development Plan to facilitate future subdivision of urban commercial development.

**Analysis:**

The applicant is requesting approval of the Overall Development Plan to enable them to subdivide off portions of the large Southern Colorado Clinic property. According to Section 12-4-5(a)(1) of the Pueblo Municipal Code (PMC) "When a tract of land proposed for subdivision constitutes a part of a larger tract of land owned or controlled by the subdivider, whose intention is to subdivide the remaining part or parts of the larger tract at some future date, a master development plan shall be prepared and submitted by the developer and approved by the Planning Commission prior to preparation and submission of the subdivision plat of the tract proposed for initial subdivision."

**Applicable Regulations:**

Sec. 12-4-5 and 12-4-6 of the Pueblo Municipal Code (PMC) concerning Overall Development Plans.

**Recommended Action:**

It is the recommendation of the SRC that the Overall Development Plan be **APPROVED** with the following conditions, which must be complete and approved by staff prior to the first Subdivision of this area being scheduled for Planning and Zoning Commission:

1. Drainage Report (M. Turner, 8/3/15):
  - a. Include a location map.
  - b. Describe the method for the hydrologic analysis in the hydrology section of the report (e.g. Rational, SCS, or CUHP).

- c. Provide a discussion the arroyo located in Basin 11-A-3 that is planned to be filled in.
  - d. Make changes to Drainage Report as per redlined comments by Melanie Turner on 7/24/15.
2. Drainage Basin Plan (M. Turner, 8/3/15):
- a. Show the existing drainage facility. Will the proposed facility in 11-A-3 be linked in series to the existing facility or will it outfall directly to Wildhorse Creek?
  - b. Show existing and proposed flow arrows. Show how each facility will outfall.
  - c. Clean up overlapping numbers on property lines.
3. Transportation Master Plan (P. Whittlef, 7/23/15)
- a. Address how you will handle emergency access to the site.
  - b. Provide a copy of the Access Permit from CDOT and include as part of the Transportation Master Plan.
  - c. The emergency access exhibit must also show the emergency access locations.
  - d. The roadway exhibit must be modified to show a roundabout at the intersection of Tuxedo Boulevard and Parker Boulevard. The location of Tuxedo Boulevard may move slightly depending on the Hwy 50 design. The City will coordinate with the applicant the planned location relative to the existing highway projects.
4. Overall Development Plan (K. Grisham, 8/4/15)
- a. Provide a phasing plan in conjunction with the Development Plan showing the anticipated phasing of the development.
  - b. Provide an Environmental Study as part of the Overall Development Plan, as required by Annexation Agreement. If an Environmental Study is not necessary, provide a letter stating that the property does not include any land that is adjacent to or has previously used for solid waste disposal by land filling.
  - c. Show emergency access point on the Development Plan.
  - d. Show the general location of the trail easements that will be dedicated as part of the first Subdivision, and as required by the Annexation Agreement.
  - e. Show the general location of the North-South Utility Corridor that will be dedicated to the City as part of the first Subdivision, and as required by the Annexation Agreement.

**Staff review and findings:**

The applicant annexed the property into the City of Pueblo in 2014 and has indicated a desire to subdivide only a portion of their ownership that lies to the west of the Wild Horse Creek Arroyo. Development on the east side of the arroyo will be costly and will not be done at this time. Final zoning and subdivision of the subject parcel will be filed for City consideration and approval subsequent to the approval of the Overall Development Plan.

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**PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**CHARACTER AND COMPATIBILITY:**

□ **Site Character:**

The property is existing vacant native grassland.

□ **Neighborhood Compatibility:**

- North County A-1, Vacant  
East R-2U, Single Family District  
South S-5, Private Open Space District, YMCA Campus  
West B-4, Regional Business District, church and offices

The use of the property as a commercial area is compatible with the surrounding area. The future subdivision and rezoning of the property will be consistent with the surrounding area; therefore, the proposed Plan will not have a negative effect upon the existing neighborhood.

□ **Comprehensive Plan Compliance:**

The project site has been designated by the Pueblo Comprehensive Plan as “Institutional Mixed Use”:

*Institutional Mixed Use* is a category that includes public and semi-public uses such as hospitals, government complexes, the State Fair Grounds, schools cemeteries, etc. Also included in this designation are supporting uses such as medical offices, lodging and restaurants...

**The proposed is in conformance with Comprehensive Plan designation.**

□ **Roadway Preservation Plan Compliance**

The Transportation Plan provides for the future extensions of Parker Boulevard and Tuxedo Boulevard, as well as a connection to Highway 50. The Annexation Agreement for this development does show the connection from Highway 50 onto the site, being a through movement; however, upon further review of the engineering of the through movement from Highway 50, it has been determined that a roundabout is warranted at the intersection. Staff is recommending the applicant modify the Traffic Study to indicate a round-about at this intersection.

□ **Trails Master Plan Compliance**

According to the Annexation, trail easements along the east bank of the Wild Horse Creek Arroyo, and along the south side of Highway 50, must be granted with the first subdivision, and constructed within 180 days of issuance of the first certificate of occupancy for Phase 2.

**ATTACHMENTS:**

- A. Site Photographs
- B. Aerial Photograph
- C. Zoning Map
- D. Comprehensive Plan Map
- E. Application
- F. Overall Development Plan





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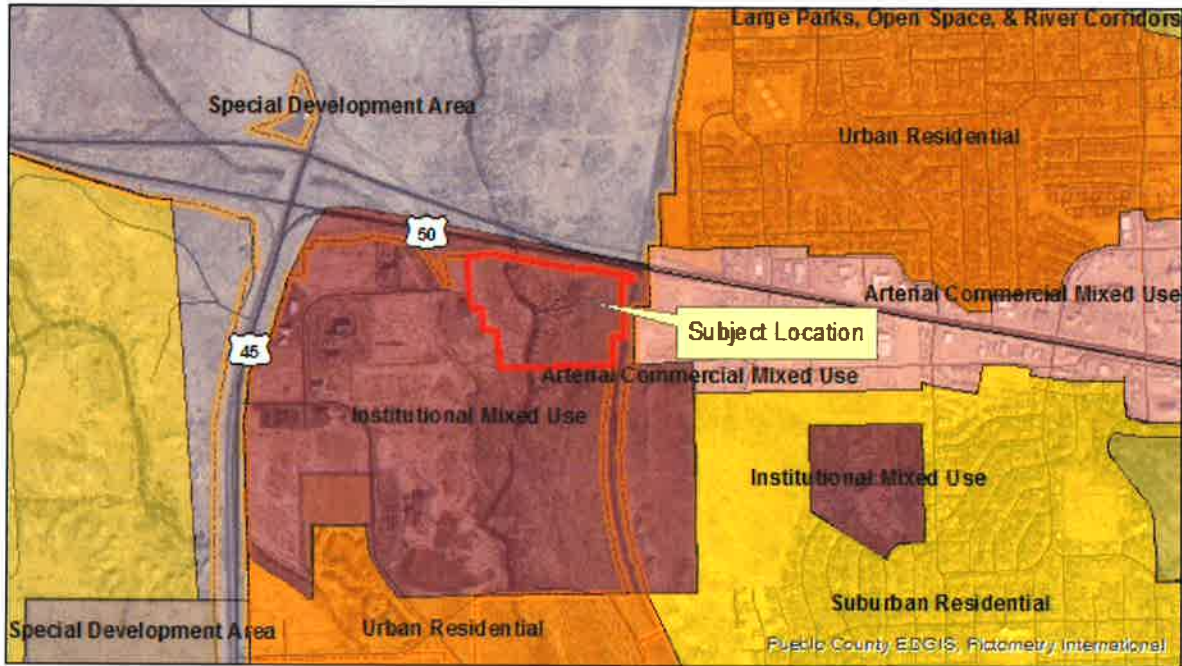
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**Exhibit C. Comprehensive Map**

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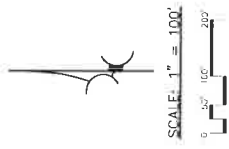
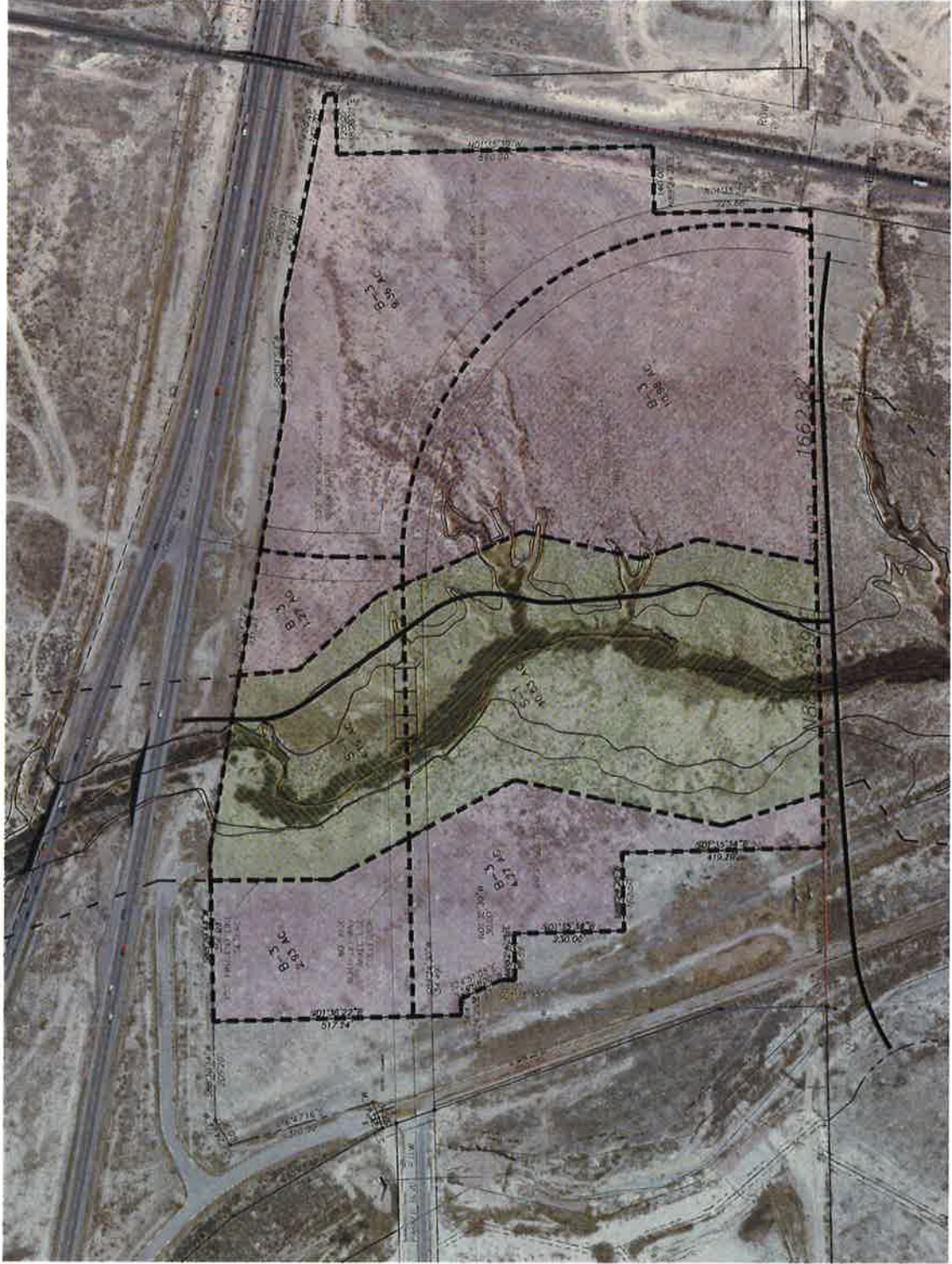
**ODP-15-01**



**Vacant land**

# OVERALL DEVELOPMENT PLAN

A PORTION OF WILEY'S PARK HEIGHTS, LOCATED WITHIN A PORTION OF THE NE 1/4 OF SECTION 15,  
TOWNSHIP 20 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF PUEBLO, STATE OF COLORADO



**NORTHSTAR**  
ENGINEERING AND SURVEYING  
PUBLIC CO. IN ILL. INC.  
SOUTHERN COLORADO CLINIC-ZONING EXHIBIT  
SCALE: 1" = 100' SHEET NO. 10-5  
DATE: 11-23-13 PROJECT NO. WPC/ACC JOB NO. 1202000