

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

ZBA-22-20

Hearing Date: May 24, 2022

TO: City of Pueblo Zoning Board of Appeals
FROM: Danielle Baxter, Planner
THROUGH: Scott Hobson, Land Use Administrative Official
LOCATION: Proposed addresses of 5111, 5119, 5127, 5135, 5143, & 5151 Ridge Dr
APPLICANT: Alexander Levin
PROPERTY OWNER: Judy & Dennis Britten
YEAR BUILT: undeveloped
LEGAL DESCRIPTION: LOT 1 BLK 2 SKYVIEW FORMERLY #05-120-09-002
ZONE DISTRICT: Highway and Arterial Business (B-3 Zone) District
PARCEL ID: 512201002
LOT SIZE: 16.12 acres

REQUEST: Special Use Permit to allow a residence, multifamily in a Highway and Arterial Business (B-3 Zone) District.

SYNOPSIS OF REQUEST

The applicant is requesting a Special Use Permit to allow a residence, multifamily in a Highway and Arterial Business (B-3 Zone) District, which is a use by review in that district (Sec 17-4-51(c)(128)(c). The applicant is proposing a new apartment complex on the site, which will provide 200-280 dwelling units, clubhouse, trails, and many other on-site amenities.

ANALYSIS OF REQUEST

Parcel 512201002 is a 16.12-acre undeveloped lot generally located north of Ridge Dr. and west of N. Elizabeth St., in the Skyview Subdivision. The City of Pueblo GIS Department has outlined addressing for the proposed clubhouse and five apartment buildings. The clubhouse will be addressed 5135 Ridge Dr and the apartment buildings will be 5111, 5119, 5127, 5143, and 5151 with subsequent unit numbers.

The proposed multifamily apartment complex will obtain access from Ridge Dr, which is currently undeveloped. The applicant is required to improve Ridge Dr along their entire frontage with the construction of sidewalk, curb, gutter, and bike lanes. Each residential building will provide 56 residential units. The clubhouse will provide a pool, hot tub, gas fire pit, fitness center, game room, coffee bar, conference rooms, and dog wash station for residents to utilize. The proposed open space will be located towards Ridge Dr as to provide additional buffering for the apartments from the street. The open spaces are planned to include walking trails, ornamental landscaping, and lawn game areas. The applicant is proposing to exceed City of Pueblo Municipal Code (PMC) parking standards with approximately 530 total spaces, while only 420 spaces are required per PMC. 460 of these parking spaces are surface parking and 70 spaces are within a garage.

The topography of the parcel and surrounding parcels allows for natural screening and buffering; however, the applicant has provided a site plan showing additional landscaping along all edges of the parcel. The businesses to the east of the parcel are located approximately twenty feet below the surface of this parcel because of an existing topographical shelf. These businesses have existing cement or gravel retaining walls along the edge of the parcel. The east side of the parcel bordered by Harley Davidson provides an existing chain link fence.

The proposed location of the multifamily development is situated with businesses to the east, single family residential to the southwest, and phase three of the Outlook Ridge Apartments to the west. Utilizing the parcel as multifamily development provides a transitional space between businesses and existing single family residential.

The applicant attended a Development Review Committee meeting on May 4, 2022, to discuss their project with other city departments and utilities. The applicant is currently working with the Fire and Stormwater Departments to install a secondary access point. The Fire Department requires a second access point for all apartment complexes over 200 residential units. Because the applicant is proposing 280 units a secondary access point is required. It was discussed in the Development Review Committee meeting that the proposed detention pond may be oversized and if so, maybe another access road could be installed along the western side of the parcel. If a secondary access point cannot be installed per Fire’s requirements the applicant is considering a 200-unit apartment complex.

ZONING DISTRICT AND LAND USE

Zone:		Developed with:
North	Highway & Arterial Business (B-3 Zone) District	Undeveloped lot
East	Highway & Arterial Business (B-3 Zone) District	Businesses: Sportsman’s Warehouse, Tractor Supply Co, Harley Davidson Motorcycle
South	Multiple Residential & Office (R-5 Zone) District	Undeveloped platted Ridge Dr; Undeveloped lot
West	Mixed Residential (R-4 Zone) District	Undeveloped lot (commercial application in process for Outlook Ridge Apartments Phase 3 expansion)

COMPREHENSIVE PLAN

Arterial Commercial Mixed Use includes the large commercial areas and corridors found along key sections of I-25, portions of Highway 50, Pueblo Boulevard, Highway 47, Santa Fe Drive, Prairie Avenue and Northern Avenue. While the primary focus of these areas is retail sales and personal services, some office space is intermixed. This land use category does not prohibit compatible land use other than heavy industrial uses. Uses located along major routes such as I-25 and Highway 50, are designed for the regional retail market segment. Uses along other arteries are geared to community-level shopping and services. Uncontrolled “strip” expansion of commercial development along arterial roadways instead of activity nodes should be discouraged. Development should create mixed uses that do not place emphasis on the parking areas but on the commercial uses themselves.

PUBLIC NOTICE

The property was publicly noticed in accordance with Title 17 Section 17-5-33(2) of the City of Pueblo Municipal Code. Specifically, the hearing was published in the Pueblo Chieftain, surrounding property owners within 100 feet of the property were notified by mail, and a sign was placed on the site (See Attachment F). These notices occurred at least 10 days prior to the hearing.

Pueblo City/County Health	No comment received
City Transportation	In the Development Review Committee meeting on May 4, 2022, the applicant was notified that there are striping plans available for that section of Ridge Dr to include a bike lane.
Pueblo Regional Building Department	No comment received
Fire Department	Please see attached memo from Erik Duran, dated May 17, 2022. Section J.
City Public Works Department	In the Development Review Committee meeting on May 4, 2022, the applicant was notified that they would be required to construct the entire right of way of Ridge Dr, to include curb and gutter, adjacent to their parcel.
City Stormwater Department	In the Development Review Committee meeting on May 4, 2022, John Sakariason notified the applicant of required documents for commercial site plan review. Also, the applicant is working with Stormwater to reevaluate their detention pond size based on previous drainage reports.
City Code Enforcement	No comment received
Pueblo Board of Water Works	No comment received
City Wastewater Department	In the Development Review Committee meeting on May 4, 2022, Sonia Mondragon notified the applicant that wastewater infrastructure would need to be extended through Ridge Dr. Also, a building easement would be required for sewer mains.
City Parks and Recreation Department	No comment received

CONDITIONS REQUIRED FOR LIMITED USE PERMIT

1. Ingress and egress to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Comments: Affirmative finding. The proposed site currently has a single access point off Ridge Dr. However, the Fire Department is requiring a secondary access point into the apartment complex because there are over 200 residential units on-site.

2. Off-street parking and loading areas where required, with particular attention to the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

Comments: Affirmative finding. The applicant is proposing to exceed City of Pueblo Municipal Code (PMC) parking standards with approximately 530 total spaces, when only 420 spaces are required. 460 of these parking spaces are surface parking and 70 spaces are within a garage.

3. Refuse and service areas, with reference to the items above.

Comments: Affirmative finding. The applicant will use an on-site trash container for refuse, which is located in the northwest corner of the parking lot. Applicant states the site will be equipped with a 30–35-yard trash compactor as well as roll-off recycle containers. Trash will be picked up weekly unless a bulk pickup is required. The refuse area will be enclosed with concrete masonry units.

4. Utilities, with reference to the location's availability and compatibility.

Comments: Affirmative finding. Sewer, electrical, and water service are available to the property.

5. Screening and buffering with reference to type, dimensions, and character.

Comments: Affirmative finding. Due to the topography of the parcel, there is a natural land shelf buffering the multifamily residential use from the businesses along N Elizabeth St. The applicant is proposing to setback residential buildings from Ridge Dr and install ornamental landscaping along the perimeter of the parcel for additional screening and buffering.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

Comments: Affirmative Finding. Any proposed signs must conform with Sec. 17-10-05 Sign Standards of the Pueblo Municipal Code, B-3 Zone District Sign Regulations.

7. Required yards and other open space.

Comments: Affirmative finding. Yards and open space are adequate.

8. General compatibility with adjacent properties and other properties in the district.

Comments: Affirmative finding. The proposed multifamily residential development will provide a transition between the existing businesses on N Elizabeth Street and the single-family residences to the southwest. There is also an active commercial plan review for phase three of the Outlook Ridge apartment complex, which will back up to the west property line.

PLANNING AND COMMUNITY DEVELOPMENT STAFF RECOMMENDATION

If the Board chooses to approve this Limited Use Permit staff recommends Standard Permit Conditions 1 through 13 as well as the following staff conditions:

1. Provide secondary access point for proposed 280 residential units or decrease units to 200 units to abide by Fire Code Appendix D.

ATTACHMENTS

- A. Standard Permit Conditions
- B. Location Map
- C. Site Map
- D. Zoning Map
- E. Comprehensive Plan Map
- F. Public Notice Photo
- G. Site Photographs
- H. Application
- I. Supporting documentation
- J. Memo from Erik Duran, Fire Department

Exhibit A. Standard Permit Conditions

Standard Permit Conditions Date of Issuance of Permit: 5/24/2022	
1.	Time Limits Zoning permit shall become invalid unless work or action authorized by permit is fully executed by 5/24/2023
2.	Required Revisions Any revisions or additions to plans required as a result of approval must be submitted and stamped "approved" prior to the sign-off of the building permit routing slip or business license.
3.	Changes The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the Department of Planning and Community Development. The project shall not deviate from the approved plans without prior written approval from the Department of Planning and Community Development.
4.	Property Inspection By acceptance of this permit, Permit holder authorizes City Officials and/or their authorized representatives, access to the subject property for purpose of observing work in progress, inspecting and/or measuring the property or improvements as long as the use authorized by this permit remains in effect.
5.	Certificate of Occupancy A certificate of occupancy must be issued by Regional Building <u>PRIOR</u> to use and/or occupancy of the subject premises. Prior to issuance, the Department of Planning and Community Development must certify that work has been completed in accordance with approved plans and that applicable conditions have been met. The Permit holder may be required to provide a Letter of Credit to obtain a Certificate of Occupancy prior to completion of all required improvements.
6.	Completion and Maintenance of Improvements and Landscaping Permit holder or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Permit holder agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.
7.	Building Permit; Other Permits Permit holder is solely responsible for obtaining <u>BUILDING PERMIT</u> and all other applicable local, state and federal permits.
8.	Off-Site Drainage Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties.
9.	Appeals of a decision of the Land Use Administrator can occur up to thirty (30) days following such decision. Appeals of Zoning Board of Appeals decisions can occur up to thirty (30) days following final decision. Any work done in connection with this permit prior to the expiration of all applicable appeal periods is done <u>SOLELY</u> at the risk of the Permit holder.
10.	Errors Permit holder is solely responsible for the accuracy of all information contained in the Zoning Permit form and in accompanying documentation. Any errors contained therein may invalidate the Zoning Permit and may result in issuance of a code violation citation and prosecution.
11.	Transfer of Ownership In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become Permit holder and subject to compliance with the terms and conditions of this permit.
12.	Violations/Penalties A violation of any of the conditions of this permit or of any provision of the Pueblo Municipal Code may result in a penalty of up to three hundred dollars (\$300) per day.
13.	Incorporation and Reference of All Plans Presented to the Zoning Board of Appeals. This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant at Zoning Board of Appeals meetings and hearings on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

Exhibit B. Location Map

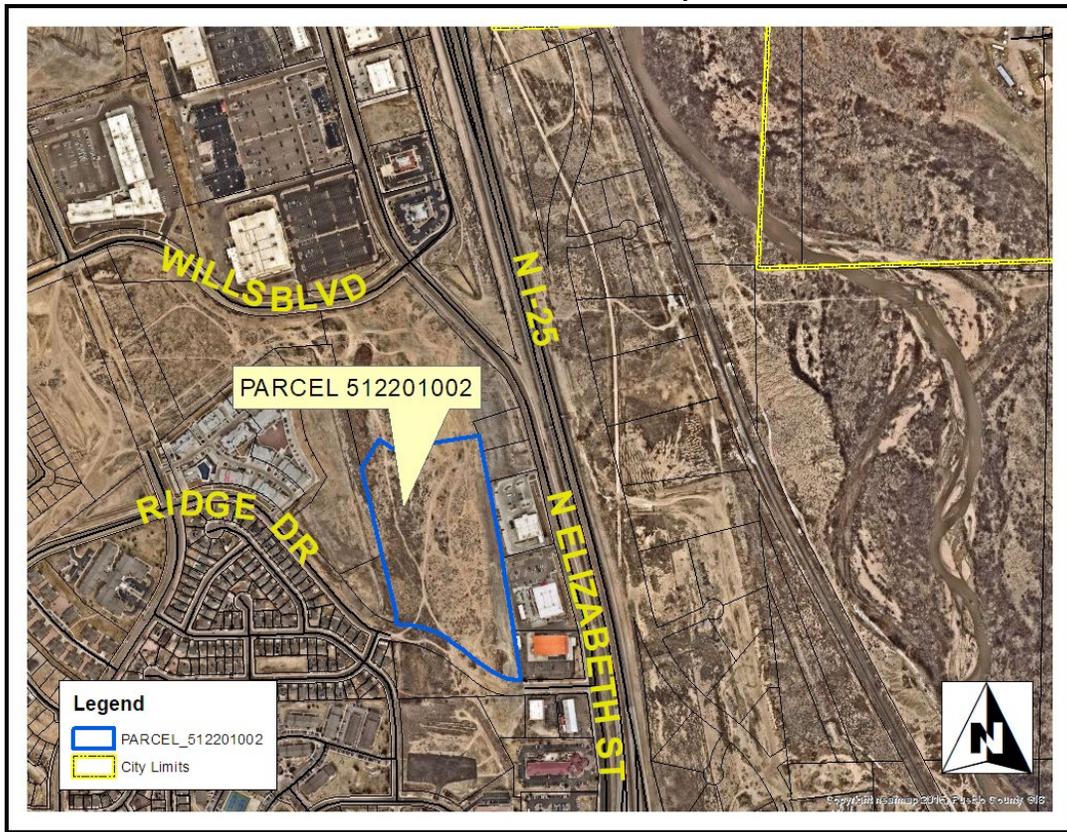


Exhibit C. Site Map

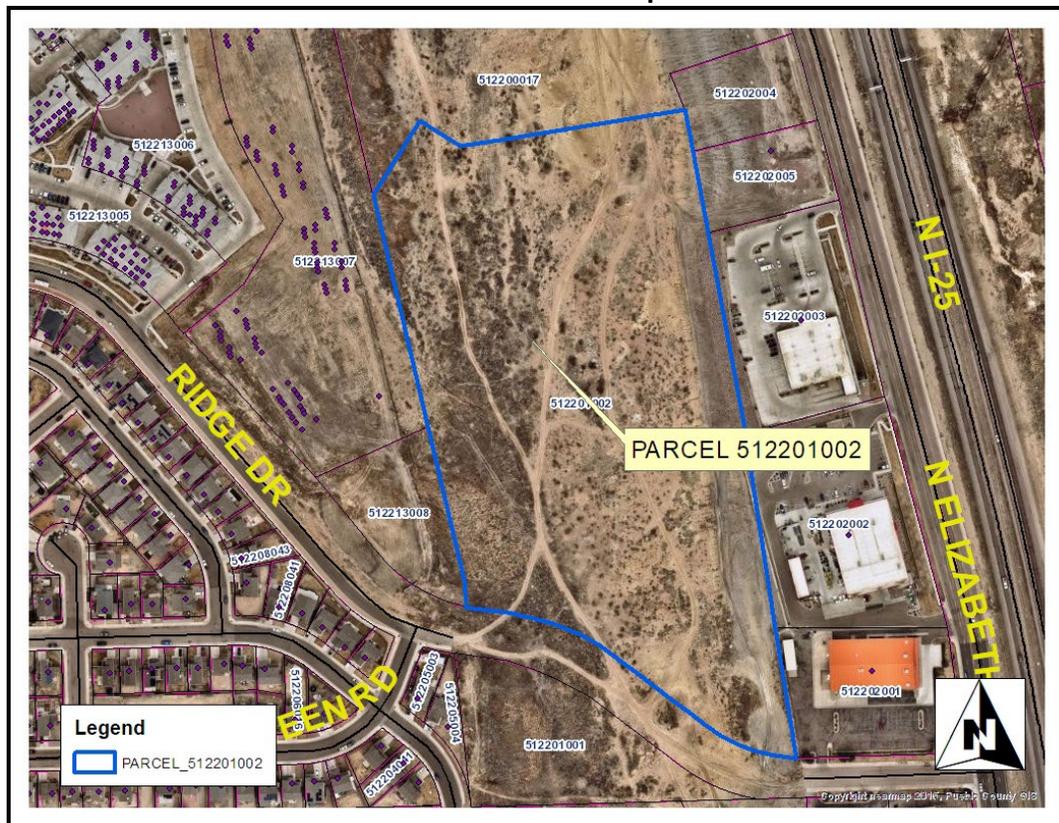


Exhibit D. Zoning Map

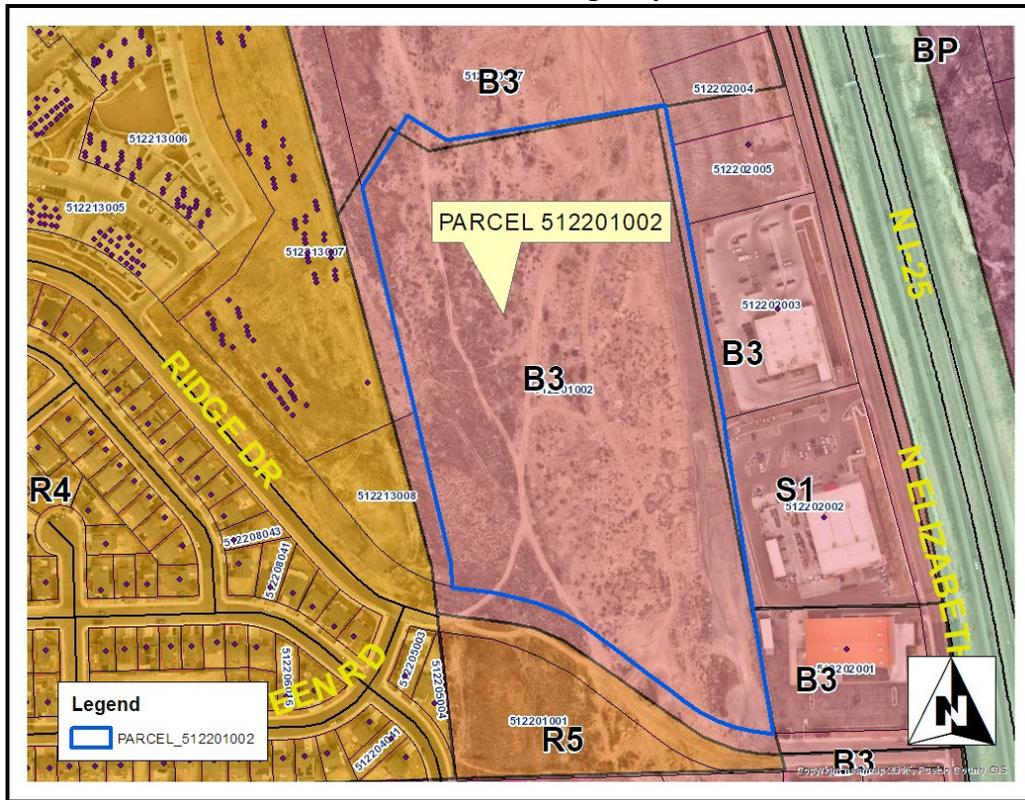


Exhibit E. Comprehensive Plan Map

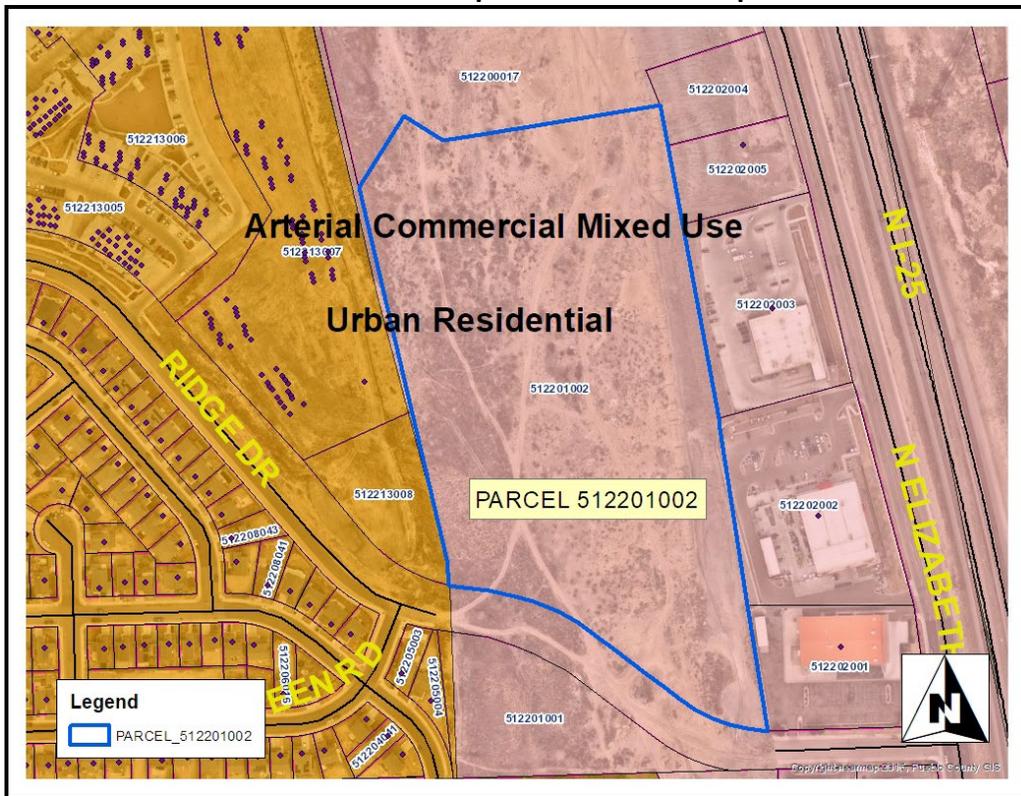


Exhibit F. Public Notice



Taken from east side of Ridge Dr.



Taken from west side of Ridge Dr.

Exhibit G. Site Pictures



Taken from east side of Ridge Dr facing north.



Taken from undeveloped Ridge Dr facing north.



Taken from west side of Ridge Dr facing east.



Taken from west side of Ridge Dr facing west.



Proposed address points from City of Pueblo GIS Dept

Exhibit H. Application Completed in OpenGov

5/2/22, 12:32 PM

OpenGov



City of Pueblo PLACE

05/02/2022

22-70

Zoning Board of Appeals - Special Use Permit & Variances

Status: Active

Date Created: May 2, 2022

Applicant

Alexander Levin
alevin@bldgroup.com
1500 Cordova Road
Suite 300
Fort Lauderdale, FL 33316
3055827252

Location

1989 No Street Name
PUEBLO, CO 81002

Owner:

BRITTEN DENNIS G/BRITTEN JUDY C
1000 WALKER WAY CANON CITY , CO 81212-2018

Internal

ZBA Case Number

ZBA-22-20

Planner Assigned

--

ZBA

Hearing Date

05/24/2022

Hearing Results

--

Board Conditions

--

Appeal Term End Date

--

Permit Completion Date

--

Specially Requested Hearing

Public Notice

Number of Posters

--

Number of Postcards Sent

--

Cost of Newspaper Notice

--

Public Notice Costs

0

Other Fees:

--

Public Notice costs must be paid by:

--

Public notice zoning poster must be displayed BY:

--

Public Notice zoning poster must be displayed UNTIL:

--

Scope of Work

<https://pueblo.viewpointcloud.io/#/explore/records/30648/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011981%2C1011982%2C...> 1/5

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OpenGov

Type of Request

Use by Review (Special/ Limited Use Permit)

Type of Use by Review

Special Use Permit

Provide a short description of the proposed request:

BLD Group is formally requesting a Special Use Permit to support the development of multi-family residential for parcel 5122010003. The current zoning is B-3: Highway and Arterial Business District. Multi-Family Residence is listed as Number 21 within the Use by Review list.

What is the general use of the property

Other

Other (please specify)

The property is currently vacant. BLD Group is requesting a Special Use Permit for Multi-Family which is a Use by Review under the current zoning.

Detailed explanation of the request as listed above.

Specically, BLD Group is requesting a Special Use Permit for 280 multi-family rental apartments. The site area is 16.12 acres which corresponds to a density of 17.4 units per acre. The proposed development would include 6 buildings (5 residential buildings with 56 units each and 1 clubhouse building). BLD Group also anticipates building out the connection for Ridge Drive which will be beneficial to both the commercial district to the east of the site and the residential to the west of the site.

Justification of facts required for the request. Be specific.

The current zoning of B-3 allows for multi-family as a use by review. The density of 17.4 units per acre aligns with the future comprehensive plan for Commercial Mixed-Use, which requires 16 units or higher per acre. The area will be well served by additional housing units and the parcel is well located for a high density multi-family residential development, with commercial to the east of the site and lower density single family to the west of the site. Currently there are two other apartment communities, one to the northwest and one to the southwest of the site. The requested multi-family use works to help fill a gap in terms of much needed housing for the growing area while complementing the neighboring uses surrounding the parcel.

Please see the attached document for assistance with Justification of Facts:

 ZBA Use by Review Assistance
([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Use_by_Review_HANDOUT_06-2020_Thu_Jul_22_2021_15:43:00_GMT+0000_\(Greenwich_Mean_2020\).pdf](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Use_by_Review_HANDOUT_06-2020_Thu_Jul_22_2021_15:43:00_GMT+0000_(Greenwich_Mean_2020).pdf))

Please see the attached document for assistance with Justification of Facts:

 ZBA Non-Residential Variance Assistance
([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Non-Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:48_GMT+0000_\(Greenwich_Mean_2020\).pdf](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Non-Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:48_GMT+0000_(Greenwich_Mean_2020).pdf))

 ZBA Residential Variance Assistance
([https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:55_GMT+0000_\(Greenwich_Mean_2020\).pdf](https://viewpointcloud.blob.core.windows.net/profile-pictures/ZBA_Residential_Variance_HANDOUT_06-2020_Thu_Jul_22_2021_15:42:55_GMT+0000_(Greenwich_Mean_2020).pdf))

Are there any concurrent zoning requests?

No

Use by Review Justification of Facts

Describe the ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

1. Roadway improvements will include extending the pavement along bordering Ridge Drive to connect to the existing roadway improvements to the east and west as well as associated landscaping and sidewalks on the north side of the right-of-way.
2. Ingress and egress to the site will be provided by a single full movement access from Ridge Drive.
3. The drive aisles within the site will be looped to provide fire lane access to all buildings within the subject property.

Describe off-street parking and loading areas where required, with particular attention to the items in Subparagraph a above and the economic noise, glare or odor effects of the use by review on adjoining properties and properties generally in the district.

1. Parking needs will be met off street internally with a combination of garages and surface parking spaces. Screening will be provided as per code to minimize any impact to adjoining properties. The site sits slightly above the commercial to the east and car lights also will be blocked by the residential buildings and screening along the perimeter of the site as shown on the site plan.

<https://pueblo.viewpointcloud.io/#/explore/records/30848/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011981%2C1011982%2C...> 2/5

2. Approximate parking required: 420 spaces (1.5x spaces per unit).
3. Approximate parking provided: 530 total spaces: 460 surface spaces, plus 70 garage space. This corresponds to parking per unit ratio of 1.9x.
4. The total parking provided count does not include any parking along the future Ridge Drive. The parking will be refined during the design process to label ADA stalls and include required islands. The preliminary plan proposes full-sized parking stalls and 2-way access drives.

Describe refuse and service areas, with particular reference to the items in the two questions above.

Primary refuse processing area is indicated on the site plan in the northwest portion of the site plan.

Describe utilities, with reference to the location's availability and compatibility.

The proposed utility improvements for the subject property are as follows:

1. Water service will be provided via the existing 16" PVC water main within the Ridge Drive Right-of-Way by Pueblo Water.
2. Sanitary sewer service will be provided by extending the existing public sanitary sewer main through Ridge Drive.
3. Storm sewer infrastructure will be provided as necessary to convey all offsite and onsite tributary area to the proposed detention facility at the southwest corner of the property.
4. Gas service will be provided for the subject property via Xcel Energy.
5. Electric service will be provided by Black Hills Energy.
6. Telecommunication services will be provided by either Comcast or Century Link.

Describe screening and buffering with reference to type, dimensions and character.

Screening and buffering is planned to be achieved primarily with the use of planting buffers per the City landscape code. Please review the attached site plan for a preliminary landscape design (to be further developed and reviewed with Staff).

Describe signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect and compatibility and harmony with properties in the district.

A monument sign is anticipated along Ridge Drive. Secondary signage and wayfinding will be included internal to the project site to assist with locating units through a combination of free standing and building mounted signage.

External lighting is planned for providing safe pedestrian access from parking lots to building entries. Parking lot lights are planned to meet City code and minimize lighting impacts beyond the property line. A combination of parking lot lighting, pedestrian lights, and accent lights are proposed to help identify entries, provide safe walking routes, and feature project amenity areas.

Describe how you will comply with the required yards and other open space.

Open space areas include perimeter landscape buffers, internal walkway connections, amenity area and central open lawn, and a potential loop trail around the stormwater detention area per the attached site plan.

Describe the general compatibility with adjacent properties and other property in the district.

The project is ideally situated to provide much needed housing within a location that includes business commercial to the east along the I-25 corridor and residential housing directly to the west.

The High Density Residential section of the Pueblo Regional Development Plan (page 48) encourages multiple family housing complexes as a transitional use between commercial and lower density residential uses.

The Future Land Use Plan also encourages land use variety in the Arterial Commercial Mixed Use description. This project offers much needed housing within close proximity to a wide range of employers, services, amenities, and destinations.

The project also will include top of the line amenities for residents, including:

5/2/22, 12:32 PM

OpenGov

1. Clubhouse with management office
2. State of the art fitness center and cardio/yoga room
3. Game room, coffee bar, and indoor gas fire place
4. Private work spaces and conference rooms
5. Outdoor pool and spa
6. Grill area / outdoor kitchen and furnishings
7. Dog wash station, dog walking routes
8. Ornamental landscaping, open space and trails
9. Outdoor gas fireplace
10. Private garages and storage
11. Bocce/lawn game areas

Terms

Is the applicant and property owner the same?

No

Applicant Signature

Alexander M Levin
05/01/2022

Attachments

 220429-Planting-Labeled.pdf
 Uploaded by Alexander Levin on May 2, 2022 at 11:37 am



220427-Aerial-Labeled-2 (1).jpg
 Uploaded by Alexander Levin on May 1, 2022 at 1:39 pm
 Ridge Road - Property Owner Affidavit - Signed.pdf
 Uploaded by Alexander Levin on May 2, 2022 at 11:39 am



20220427-BLD-Pueblo-Zoning (1).jpg
 Uploaded by Alexander Levin on May 1, 2022 at 1:38 pm



Future land use plan.png
 Uploaded by Alexander Levin on May 1, 2022 at 1:39 pm



220428-Context-Aerial-Labeled.jpg
 Uploaded by Alexander Levin on May 1, 2022 at 1:39 pm
 PUEBLO-COLOR ELEVATION-2 042822.pdf
 Uploaded by Alexander Levin on May 2, 2022 at 11:38 am
 A0.00-ELEVATION-CLUBHOUSE-1 04.30.22.pdf
 Uploaded by Alexander Levin on May 2, 2022 at 11:38 am

History

Date	Activity
Apr 29, 2022 at 4:05 pm	Alexander Levin started a draft of Record 22-70
May 1, 2022 at 1:38 pm	Alexander Levin added attachment 20220427-BLD-Pueblo-Zoning (1).jpg to Record 22-70
May 1, 2022 at 1:39 pm	Alexander Levin added attachment Future land use plan.png to Record 22-70

<https://puebloco.viewpointcloud.io/#/explore/records/30848/printable?act=true&app=true&att=true&emp=true&int=true&loc=true&sec=1011981%2C1011982%2C...> 4/5

Date	Activity
May 1, 2022 at 1:39 pm	Alexander Levin added attachment 220428-Context-Aerial-Labeled.jpg to Record 22-70
May 1, 2022 at 1:57 pm	Alexander Levin added attachment PUEBLO-COLOR ELEVATION-2 042822.pdf to Record 22-70
May 1, 2022 at 1:57 pm	Alexander Levin added attachment A.000-ELEVATION-CLUBHOUSE-1 04.30.22.pdf to Record 22-70
May 2, 2022 at 11:37 am	Alexander Levin removed attachment PUEBLO-COLOR ELEVATION-2 042822.pdf from Record 22-70
May 2, 2022 at 11:37 am	Alexander Levin removed attachment A.000-ELEVATION-CLUBHOUSE-1 04.30.22.pdf from Record 22-70
May 2, 2022 at 11:38 am	Alexander Levin added attachment PUEBLO-COLOR ELEVATION-2 042822.pdf to Record 22-70
May 2, 2022 at 11:38 am	Alexander Levin added attachment A.000-ELEVATION-CLUBHOUSE-1 04.30.22.pdf to Record 22-70
May 2, 2022 at 11:39 am	Alexander Levin submitted Record 22-70
May 2, 2022 at 11:39 am	changed the deadline to May 04, 2022 on approval step Fee Review on Record 22-70
May 2, 2022 at 11:39 am	approval step Fee Review was assigned to Planning Front Counter on Record 22-70
May 2, 2022 at 11:39 am	changed the deadline to May 04, 2022 on approval step Fee Review on Record 22-70
May 2, 2022 at 12:27 pm	Karen Elgin changed ZBA Case Number from "" to "ZBA-22-20" on Record 22-70
May 2, 2022 at 12:28 pm	Karen Elgin changed Hearing Date from "" to "05/24/2022" on Record 22-70

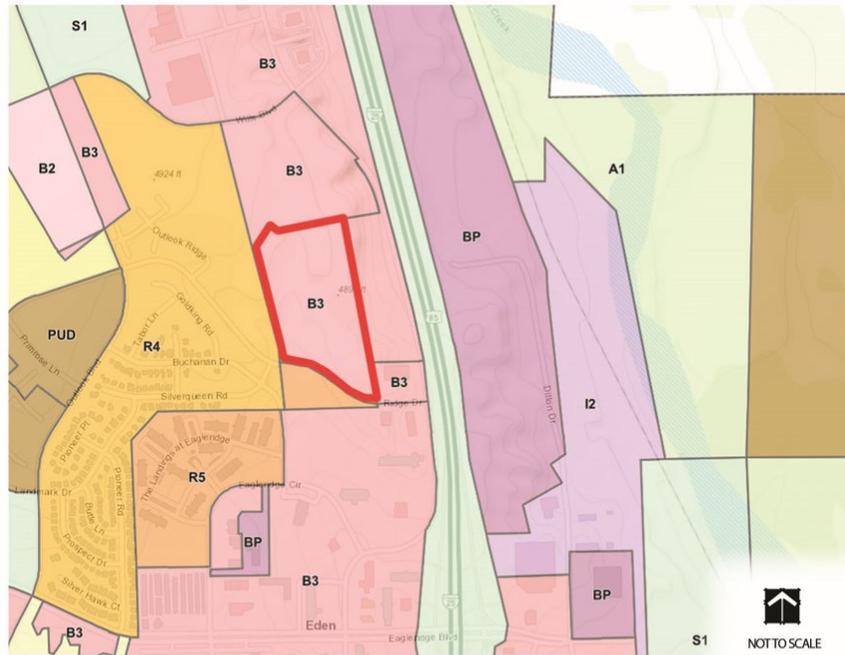
Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 Fee Review	Active	May 2, 2022 at 11:39 am	-	Planning Front Counter	05/03/2022
 Application Fee	Inactive	-	-	-	-
 Intake Review	Inactive	-	-	-	-
 Land Use Tech Review	Inactive	-	-	-	-
 Case Assignment	Inactive	-	-	-	-
 Planning (Zoning) Initial Review of Submittal	Inactive	-	-	-	-
 Public Notice	Inactive	-	-	-	-
 Public Notice Memo	Inactive	-	-	-	-
 Public Notice Fee	Inactive	-	-	-	-
 Staff Report and Agenda Distribution	Inactive	-	-	-	-
 ZBA Hearing Outcome	Inactive	-	-	-	-
 Permit Issuance	Inactive	-	-	-	-
 Final Inspection	Inactive	-	-	-	-

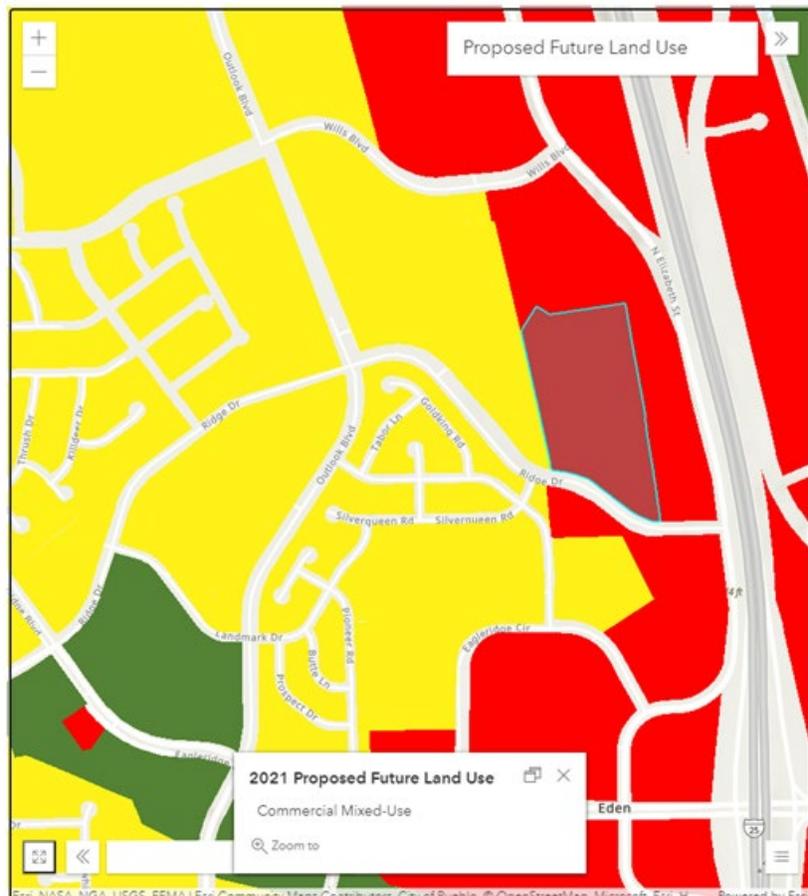
Exhibit I. Supporting Documents

EXISTING CONDITIONS SURROUNDING SITE





- | | |
|---|---|
|  SITE BOUNDARY |  PUD: CONSULT PUD PLAN |
|  R-4: MIXED RESIDENTIAL |  S-1: GOVERNMENTAL USE DISTRICT |
|  B-3: HIGHWAY AND ARTERIAL BUSINESS DISTRICT |  A-1: AGRICULTURAL ONE |
|  BP: NEIGHBORHOOD OFFICE DISTRICT |  R-5: MULTIPLE-RESIDENTIAL AND OFFICE DISTRICT |
|  I-2: INDUSTRIAL DISTRICT | |







CLUBHOUSE



FRONT FACADE ELEVATION



Planning & Community Development

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

Property Owner Affidavit

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

Property Owner:			
Name: <u>Dennis G Britten</u>		Company:	
Address: <u>1000 Walker Way</u>			
City: <u>Canon City</u>		State: <u>CO</u>	Zip: <u>81212</u>
Phone: <u>772 485 1987</u>	Email: <u>DGB118@GMAIL.COM</u>		
Applicant:			
Name: <u>Alexander M Levin</u>		Company: <u>BLD GROUP</u>	
Phone: <u>(305) 582-7252</u>	Email: <u>ALEVIN@BLDGROUP.COM</u>		
Property Address: <u>TBD Ridge Road (Parcel: 512201002)</u>			

I, Dennis G Britten, hereby state that I am the owner of record of the property located at TBD Ridge Road (Parcel: 512201002), Pueblo, Colorado, and further acknowledge that by signing this affidavit I authorize the submission of an application for a Special Use Permit for Multi-Family Residences at said location.
(application type)

[Signature] 5/1/2022
 Signature of Property Owner Date

J. Memo from Erik Duran, Fire Department

Fire Chief
Barbara Huber

Deputy Fire Chiefs
Chris Harner
Keith Novak

Fire Inspectors
Erik Duran
Paul Haley



Fire Department

1551 Bonforte Blvd.
Pueblo, CO 81001
Phone (719) 553-2830
www.pueblo.us/fire

MEMO

TO: Bart Mikitowicz, Planner
FROM: Erik Duran, Fire Inspector **RECORD:** 22-70
DATE: May 17, 2022
CASE: ZBA-22-20 **SUBJECT:** Parcel 5122010003
Special Use Permit

Applicant is requesting to construct a development with five multi-story, multi-family residential buildings with a total of 280 individual dwelling units and one clubhouse.

This memo is to serve as the Fire Department’s review of the referenced project submittal.
Please forward to the applicant’s representative.

See comments/conditions below.

The 2015 International Fire Code was adopted into the Pueblo Municipal Code with amendments and modifications to Appendix D: Fire Apparatus Access Roads to include, but not limited to, the following:

The adopted text requires that multi-family residential developments having more than 100 dwelling units be accessible from two separate public roadways.

(10) Subsection D106.1 of Appendix D is amended to read as follows:

"D106.1 Multiple-family residential projects having more than 100 dwelling units or generating more than 600 vehicle trips per day. Multiple-family residential projects having more than one hundred (100) dwelling units or generating more than six hundred (600) vehicle trips per day shall be equipped throughout with two (2) separate directions via public roadways."

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ACCREDITED SINCE 2008 – COMMISSION ON FIRE ACCREDITATION INTERNATIONAL

