

**RESOLUTION NO. P&D 18- 049**

**THE BOARD OF COUNTY COMMISSIONERS  
OF PUEBLO COUNTY, COLORADO**

**A RESOLUTION APPROVING MAP AMENDMENT NO. 2018-003 REZONING  
PUEBLOPLEX PROPERTY CONSISTING OF 15,847 ACRES FROM A S-1, PUBLIC  
USE ZONE DISTRICT DESIGNATION TO THE P-1, PUEBLOPLEX ZONE DISTRICT  
FOR THE PROPERTY IN PORTIONS OF TOWNSHIP 19 SOUTH, RANGE 62 WEST  
AND TOWNSHIP 20 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> P.M.,  
PUEBLO COUNTY, COLORADO**

**WHEREAS**, an application for map amendment was filed by the Pueblo County Department of Planning and Development and PuebloPlex to rezone the PuebloPlex property consisting of 15,847 acres from the S-1, Public Use Zone District to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan; and

**WHEREAS**, the legal description of the properties to be rezoned are attached as Exhibit A; and

**WHEREAS**, a public meeting was held by the Pueblo County Planning Commission (PCPC) on September 13, 2018 at a special PCPC meeting, then continued to October 17, 2018 and then to November 14, 2018, at which time the Planning Commission voted to recommend approval of Map Amendment No. 2018-003 to the Board of County Commissioners and pursuant to Chapter 17.144, Section 060 *Hearing and Findings* of the Pueblo County Code which requires the action of the County Planning Commission contain the following findings of fact and statements setting forth those factors which the Planning Commission considered controlling factors in reaching its decision as follows, with staff's comments thereafter:

**A. The proposed amendment is in conformance with the Land Use Plan.**

The main objective of the map amendment is for the PuebloPlex property consisting of 15,847 acres to be rezoned to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan.

**B. The change requested promotes the public necessity, health, safety, and general welfare and is consistent with good land use and zoning practice.**

The P-1, PuebloPlex Zone District is needed to accommodate the PuebloPlex Redevelopment Plan. The Plan provides jobs, tax revenue, property tax, as well as other considerations. The requested change to the P-1, PuebloPlex Zone District promotes the public health, safety, and general welfare of Pueblo County. The map amendment change is good land use and zoning practice.

**C. If the proposed change involves property bounded on one (1) or more sides by the boundary of a City or Planning or Zoning District, the matter has been referred to the Planning Commission of that City or Planning or Zoning District for its review and recommendation.**

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The property of this map amendment is not bounded on any side of a City or Planning or Zoning District. Therefore, this matter does not need to be referred to the Planning Commission of any City or Planning or Zoning District for review and recommendation. However, staff did refer Map Amendment No. 2018-003 to the Town of Boone, City of Pueblo, and Pueblo Memorial Airport along with numerous other agencies for comments.

**WHEREAS**, a public hearing, preceded by proper public notice, was opened by the Board of County Commissioners on October 24, 2018, and then continued to November 17, 2018, then to December 12, 2018 and, at which time, all those present at the hearing who desired to be heard were heard and their testimony recorded; and

**WHEREAS**, the Board of County Commissioners has reviewed and taken administrative notice of the recommendation of the Planning Commission and the testimony, application, evidence, documents submitted at the hearing, and the contents of the Planning Director's file; and

**WHEREAS**, the Board of County Commissioners finds as follows:

- The main objective of the map amendment is for the PuebloPlex property consisting of 15,847 acres to be rezoned to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan.
- The P-1, PuebloPlex Zone District is needed to accommodate the PuebloPlex Redevelopment Plan. The Plan provides jobs, tax revenue, property tax, as well as other considerations. The requested change to the P-1, PuebloPlex Zone District promotes the public health, safety, and general welfare of Pueblo County. The map amendment change is good land use and zoning practice.
- The property of this map amendment is not bounded on any side of a City or Planning or Zoning District. Therefore, this matter does not need to be referred to the Planning Commission of any City or Planning or Zoning District for review and recommendation. However, staff did refer Map Amendment No. 2018-003 to the Town of Boone, City of Pueblo, and Pueblo Memorial Airport along with numerous other agencies for comments.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Pueblo County, Colorado, does hereby approve Map Amendment No. 2018-003 to rezone the PuebloPlex property consisting of 15,847 acres from the S-1, Public Use Zone District to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan and the Board makes the following findings in its approval:

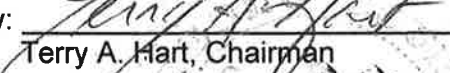
- A. The proposed amendment is in conformance with the Land Use Plan;
- B. The change requested promotes the public necessity, health, safety, and general welfare and is consistent with good land use and zoning practice; and

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- C. The property is not bounded by the City of Pueblo; therefore, this matter was not required to be referred to a Planning Commission of any City or Planning or Zoning District.

**PASSED AND ADOPTED** this 12th day of DECEMBER 2018, in Pueblo County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS  
OF PUEBLO COUNTY, COLORADO:**

By:   
Terry A. Hart, Chairman

**ATTEST:**

By:   
Gilbert Ortiz, County Clerk

