

ORDINANCE NO. 9862

AN ORDINANCE AMENDING ZONING RESTRICTIONS FOR
THE NORTH VISTA MASTER PLAN, PLANNED UNIT
DEVELOPMENT

BE IT ORDAINED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The zoning restrictions for the North Vista Master Plan Planned Unit Development Guide upon passage of this Ordinance are hereby amended and shall apply to the following described property:

A PARCEL OF ALND LOCATED IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH p.m. ALL OF LOTS AND BLOCKS IN FOUNTAIN LAKE SUBDIVISION, AND ALL OF NORTH VISTA HIGHLANDS, FILING NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD ON NOVEMBER 15, 2019 AT RECEPTION NO. 2159276 IN THE PUEBLO COUNTY RECORDS, IN THE COUNTY OF PUEBLO AND STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Section 5: Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, and Southwest $\frac{1}{4}$

Section 6: Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$

Section 7: Northwest $\frac{1}{4}$, and Northeast $\frac{1}{4}$

Section 8: Northwest $\frac{1}{4}$, and Northeast $\frac{1}{4}$

EXCEPTING THEREFORM:

All of Lots 1 thru 28 both inclusive in Block 86 in Fountain Lake Subdivision

Containing 1,186.48 ACRES, MORE or LESS

SECTION 2.

With the recommendation of the Planning and Zoning Commission the PUD Development Guide, attached hereto, is hereby approved.

SECTION 3.

The officers and staff of the City are authorized and directed to perform any and all acts consistent with the intent of the Ordinance to implement the policies and procedures described herein.


SECTION 4.

This Ordinance shall become effective immediately upon final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on December 28, 2020.

Final adoption of Ordinance by City Council on January 11, 2021.



President of City Council

Action by the Mayor:

Approved on January 13, 2021.

Disapproved on _____ based on the following objections:



Mayor

Action by City Council After Disapproval by the Mayor:

Council did not act to override the Mayor's veto.

Ordinance re-adopted on a vote of _____, on _____

Council action on _____ failed to override the Mayor's veto.

President of City Council

ATTEST



City Clerk



North Vista Master Plan
Planned Unit Development
First Amendment
Pueblo, Colorado

Applicant/Owners' Representative:

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David Resnick
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Boulder, CO 80304

Prepared by:

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P.O. Box 202411
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Date: December 11, 2020

North Vista PUD-First Amendment



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Legal Description

1. Legal Description

NORTH VISTA HIGHLANDS,
PLANNED UNIT DEVELOPMENT
LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL OF LOTS AND BLOCKS IN FOUNTAIN LAKE SUBDIVISION, AND ALL OF NORTH VISTA HIGHLANDS, FILING NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD ON NOVEMBER 15, 2019 AT RECEPTION NO. 2159276 IN THE PUEBLO COUNTY RECORDS, IN THE COUNTY OF PUEBLO AND STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Section 7: Northwest $\frac{1}{4}$, and Northeast $\frac{1}{4}$

Section 8: Northwest $\frac{1}{4}$, and Northeast $\frac{1}{4}$

EXCEPTING THEREFROM:

All of Lots 1 thru 28 both inclusive in Block 86 in Fountain Lake Subdivision

CONTAINING 1,186.48 ACRES, MORE OR LESS



Applicability & Procedure

2. Applicability & Procedure

- 2.1. **Applicability:** This First Amendment amends the PUD recorded May 8, 2009, at Reception No. 1804823. Unless otherwise specified herein, the development of North Vista shall comply with the provisions of the Pueblo Municipal Code. All subdivisions, public and private streets, public or private street rights of way and general development shall adhere to the standards and design criteria set forth in the Pueblo subdivision ordinance, unless otherwise stated within this PUD ordinance.
 - 2.1.1. Planning Area boundaries are defined by the conceptual transportation network and may vary slightly in area and configuration at time of platting.
 - 2.1.2. Maximum dwelling units per Planning Area may be adjusted and transferred between Planning Areas, but total maximum units for the overall PUD Area may not be exceeded without amending the master plan. Each subdivision application will provide a current overall PUD tally of platted units and remaining units permitted by Planning Area, all park requirements and method of compliance.
 - 2.1.3. Maximum commercial area per Planning Area may be adjusted by 35%, but total maximum area for the overall PUD Area may not be exceeded without amending the plan.
- 2.2. **Procedure:**
 - 2.2.1. **Platting:** Prior to, or in conjunction with development or transfer of ownership of any portion of this Planned Unit Development, said area shall be platted in accordance with the city's subdivision ordinance to delineate within a plat the parcel to be developed or sold separately or any portion thereof. Each subdivision application will provide a current overall PUD tally of platted units and remaining units permitted by Planning Area and all park requirements and method of compliance.
 - 2.2.2. Per Section 17-8-8(d) of the Pueblo Municipal Code (PMC), at the time of subdivision, the Planning and Zoning Commission may exempt residential development from the PUD Site Plan requirement of Section 17-8-7 of the PMC.
 - 2.2.3. Amendments to this PUD for undeveloped lands will not require consent of homeowners and parcel owners with properties governed by covenants, only notification of the amendment. A summary of distribution of units for the overall PUD will be required at subdivision.
- 2.3. **Design Review Board:** A Design Review Board (DRB) shall be established to review and approve all proposed residential and commercial development within the boundaries of the PUD area, as well as any proposed changes to an



existing home. Design Guidelines will be established and amended periodically by the North Vista Highlands Design Review Board. A letter of approval from the DRB for construction or modification of a structure shall accompany any City of Pueblo Building Permit application. The Declaration of Covenants, Conditions, Restrictions, and Easements for North Vista Highlands will set forth the establishment of the DRB. The North Vista Highlands Design Guidelines will contain procedures for review and approval.



3. Impact Analysis

- 3.1. Social: These development guidelines will provide a definitive set of objectives and standards that establish community design character, whereby any impacts on the surrounding neighborhoods are sought to be mitigated. In addition, the social aspect of the community and its surroundings are enhanced through North Vista PUD's pedestrian network of trails and sidewalks. These paths will provide access between adjoining subdivisions and parks as well as connections within the North Vista PUD. The goals for the North Vista Community is to minimize impacts to existing City services by providing the access, recreational infrastructure, schools, and civic uses to serve the residents.
- 3.2. Environment: It is our intent to create a community which works in concert with the environment by using best practices for lot layout, storm-water management, and nature trails.
 - 3.2.1. The existing drainage channels are to be maintained as "green-belts" for recreational, public utility, and drainage purposes. The "green-belt" concept creates an amenity for future subdivisions while maintaining an essential drainage facility. "Green-belt" as it relates to the natural drainage channels will include disturbed areas to be re-vegetated with native grasses along with pockets of intensely landscaped developed parks. The regional drainage channels are to be corridors for trails, utility corridors, or other open space or recreational amenities.
- 3.3. Public Facilities:
 - 3.3.1. A Fire Station site is to be accommodated within the North Vista PUD to provide adequate emergency response.
 - 3.3.2. School sites can be accommodated in most planning areas within the North Vista PUD. The School Districts monitor projected student yield as project phases are planned to determine need, location, and type of school facility. Two factors that may affect projected school yields are current market demand for active adult communities with high density residential and the need for more amenities including commercial uses.



General Provisions

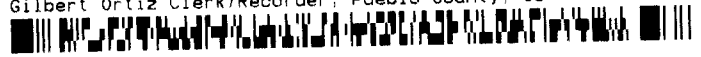
4. General Provisions

- 4.1. North Vista Highlands Community Association:
With the first subdivision filing for the rezoned property as acted upon herein and legally described in this ordinance, action was taken to establish a master property owners' association with property subject to a recorded Declaration of Covenants, Conditions and Restrictions, as amended from time to time. All building restrictions, covenants, and other associated conditions attached to the North Vista PUD shall be made to also apply to said property. The North Vista Highlands Community Association, Inc. is responsible for the ongoing upkeep and maintenance of any privately owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility in this ordinance.



5. Architecture

- 5.1. In addition to the Pueblo Municipal Code (PMC) requirements found in section 17-4-11, and those noted below, architectural design for all buildings within the North Vista development shall be guided in its exterior design by The North Vista Highlands Design Guidelines. The guidelines will be enforced by the Design Review Board (DRB). The DRB will provide a letter of approval to the Department of Planning and Community Development prior to a building permit being issued. Design Review Board's establishment and organization is provided for in a recorded Declarations of Covenants, Conditions and Restrictions. DRB Procedures are provided in the Design Guidelines.
- 5.2. Residential Architecture must comply with the appropriate sections within the North Vista Highlands Design Guidelines. Single Family detached and attached homes shall express a creative presentation of exterior building materials, exterior details and texture, treatment of windows and doors, and use of angles and multiplicity of planes within the wall and roof design. Homes should incorporate a combination of materials which represent a variation of architectural styles or elements. Garages and garage doors should incorporate architectural details with the use of windows, and other facade detailing to integrate into the house design to minimize its presence on the street.
- 5.3. Commercial or Non-Residential Architecture must comply with the appropriate sections of the North Vista Highlands Design Guidelines. Multi-family and commercial buildings shall attempt to express a creative presentation of exterior building materials, exterior details and texture, treatment of windows and doors, and use of angles and multiplicity of planes within the wall and roof design to lessen an ordinary appearance which can be characteristic of large residential and retail buildings. The use of building articulation that breaks up the building mass into modules, which reflect proportions similar to other parcels within the development, shall be required. Methods shall be used to create intervals, which reflect and promote compatibility include:
 - 5.3.1 Facade modulation - stepping back or extending forward a portion of the facade,
 - 5.3.2 Providing a distinct entry, whether structurally covered or awning, to the articulation interval,
 - 5.3.3 Changing the rooflines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval,



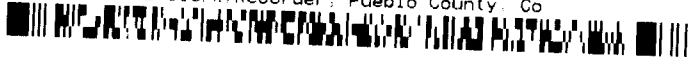
5.3.4 Changing materials with the change in building plane, but never at an outside corner.

5.3.5 Providing a lighting feature, trellis, tree, or other landscape feature with each interval,

5.3.6 Using colors, materials and details that blend with the other buildings within the area and to reinforce the modulation or articulate the interval.

5.4. **Building Materials:**

The use of high quality building materials is encouraged for all structures, fencing, signage and hardscape. The North Vista Highlands Design Guidelines provide direction for the approval of development within the PUD. Building architecture shall incorporate similar high quality materials and design on all sides of the structure, unless the DRC shall determine that the use of alternate building materials enhances the physical appearance and accomplishes a compatible structure with the overall development.



Project Design Criteria

6. Project Design Criteria

Design elements shall comply with the following, unless otherwise stated, including but not limited to signage, lighting, and landscaping.

6.1. Signage

6.1.1. Sign materials, colors and design shall be compatible with the character of the area and the architectural materials and forms of the structures.

6.1.2. Signs may be externally illuminated by downcast lighting that is positioned to reduce light pollution or internally illuminated provided that the light source and glare are mitigated.

6.1.3. Community signage shall be of three classifications; Community Identification Signage, Neighborhood Identification Signage, and Directional Signage. All signs shall be located outside of the vision triangle as defined by Title 15 of the Pueblo Municipal Code, shall not interfere with the official traffic control devices, and are the responsibility of either the North Vista Highlands Metropolitan District or North Vista Highlands Community Association, Inc.. The District will submit a request for a revocable permit for any sign located within the public right of way. The permit shall include a drawing detailing the location, text, and dimensions of the sign structure and sign face of proposed signs.

6.1.4. All sign measurements shall include the sign face, not the decorative elements of the sign. Sign location and design criteria are as follows:

6.1.4.1. Community Identification may only identify the development. Signs may be located within the street median or roundabout.

6.1.4.2. Neighborhood Identification Signage may identify the neighborhood and address. Signs may be located within the street median.

6.1.4.3. Directional Signage may identify directions to neighborhood focal points such as the community center or park.

6.1.5. Planned Sign Programs

6.1.5.1. The intent of this Section is to permit some flexibility in the location, design and materials permitted for non-residential signage within the North Vista Planned Unit Development District.

6.1.5.2. Non-residential structures, within the PUD, shall obtain approval of signage from the Planning Department prior to any signs being erected or maintained. Any deviations from an approved proposal shall be unlawful unless and until a revised sign proposal is approved by the Planning Department.



Project Design Criteria

- 6.1.5.3. The Planning Director shall have the discretion to require Planning Commission review of any sign program, which may result in a significant visual impact or is located in an area which has a significant impact upon the image of the City.
- 6.1.5.4. Planned sign program application. An application for a planned sign program shall include at least the following information:
- 6.1.5.5. A copy of the approved site plan showing all existing or approved buildings with the dimensions of building frontage and square footage for each building site.
- 6.1.5.6. The total amount of sign area for each structure.
- 6.1.5.7. Location, materials and maximum area for each sign that an individual business will be allowed to display.
- 6.1.5.8. Directory signs, building identification signs, information signs and display boxes, if any, shall be included in the planned sign program.
- 6.1.5.9. Individual sign permits. Individual sign permits are required for signs contained within an approved planned sign program.
- 6.1.5.10. The total signage as presented shall be proportional to the building size, taking into account the relative size of the building and the size and other factors deemed appropriate by the Planning Staff or Planning and Zoning Commission in determining proportionality.
- 6.1.5.11. The total signage as presented shall be architecturally integrated with the structure. Freestanding signs shall be integrated with the landscape.
- 6.1.5.12. Materials and Lighting Plans should describe the type of materials used in the sign and method for lighting.
- 6.1.5.13. Planned “for sale” sign program. Owners of buildings, subdivisions or planned developments containing four (4) or more individually saleable units or multiple homebuilders must obtain approval from the DRB and a sign permit from the City in order to display any “for sale” signs.
- 6.1.5.14. All signage for both residential and commercial development within the PUD area must be approved by the North Vista Highlands Design Review Board prior to submittal to the Planning Department for review and approval. Planning Department may refer signage approval to the Planning and Zoning Commission for approval, if the Director determines that Planning and Zoning Commission review is appropriate.



Project Design Criteria

6.2. Lighting

- 6.2.1. Outdoor lighting must adhere to Section 17-4-52 of the Pueblo Municipal Code.
- 6.2.2. Pedestrian lighting may be located along trails and within open spaces as needed. Pedestrian lighting shall be paid for by the North Vista Highlands Metropolitan District.
- 6.2.3. Street lighting shall be consistent with the City standard for public street lighting, however, special fixtures fitting the community theme may be used provided specifications meet City standard and that repair and replacement costs are covered by either the North Vista Highlands Metropolitan District or North Vista Highlands Community Association, Inc.

6.3. Fencing

- 6.3.1. Fences for yards which abut parks, open space, or trail corridors shall be designed with fencing materials that allow an open design where vertical or horizontal elements are spaced at intervals to allow views into the public space. Compliance with the North Vista Highlands Design Guidelines and approval process will be required for all fencing within the PUD area. Fencing along thoroughfares may include privacy fencing but must be approved by the DRB.

6.4. Landscaping: Landscaping shall adhere to or exceed the Pueblo Municipal Code. In addition, Design Guidelines shall apply for residential and commercial uses as administered by the DRB:

6.4.1. Intent & Concept

- 6.4.1.1. The landscape theme for North Vista should provide a high quality appearance, which harmonizes with the architecture. Special attention should be paid to earth forms, site drainage, plant forms and placement, hardscape materials, and ground plane treatments. It will be necessary for all landscape plans to address soil types and climate. It is also the intent to promote low water use plant material, which is reflected in the recommended plant palette listed in the Design Guidelines.

6.4.2. Overall Grading and Drainage Requirement

- 6.4.2.1. All grading shall gradually transition into existing slopes. No final grading shall extend beyond existing lot lines or designated building envelopes, unless by special approval of the North Vista Highlands Design Review Board.

6.4.3. Landscape Plans

- 6.4.3.1. Plant Materials: All landscape plans shall be prepared so that all plant material is clearly identified by common name, botanical name, size, spacing, quantity and special planting notation, as required.



Project Design Criteria

6.4.3.2. Landscape Features: A detail of the following features must be submitted with the Landscape Plan and approved by the North Vista Highlands DRB prior to installation:

- fences & walls
- attached and free-standing structures
- gardens
- large rocks
- pools, hot tubs
- play equipment
- outdoor lighting
- bird houses and bird baths
- courtyard areas
- sculptures & outdoor artwork

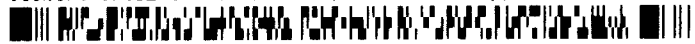
6.4.4. Single Family Use Landscape Requirements:

Requirements must be satisfied prior to the issuance of certificate of occupancy. This includes landscaping in the street right-of-way in all planning area. Street trees along public streets in this Master Plan will be provided by the developer. Builders will reimburse the developer for landscaping in adjacent right-of ways and maintain the landscaping in these areas. In addition:

- a. Street trees along arterial and collector streets shall be required at a quantity calculated at one (1) tree for every 35 lineal feet. The minimum size for all street trees on arterial, collectors, and local streets is 2.0 inch caliper.
- b. Tree lawns (area between back of curb and detached sidewalk) must be minimum of 8' wide and 75% of area must have living ground cover.
- c. Service areas and utility cabinets must be screened from view of street and adjacent properties by appropriate plant materials.
- d. Adjacent property owners will maintain all landscaping to the curb unless provisions for their maintenance are established by the Metropolitan District.
- e. Native and drought tolerant plant materials shall be used whenever possible.

6.4.5. Commercial and Non-Residential Landscape Requirements:

6.4.5.1. Buffers: In order to enhance compatibility and mitigate impacts between residential and non-residential development, a buffer will be required between developments limited to non-residential uses and developments limited to residential units with a minimum width of 10'. Minimum landscaping within the buffer shall consist of (1) tree and (3) shrubs for every (30) feet of length along the adjacent



Project Design Criteria

boundary. Parking and circulation should be screened to mitigate glare from vehicle lights. Fencing, if used, must be 6' in height and be opaque. Metal or plastic chain link fence slats, corrugated metal and fiberglass shall be prohibited. Buffers are not required between residential and mixed use developments that contain residential uses. The City Planning administrator may permit a reduction of the buffer requirement, provided that: 1) the building service functions, parking and circulation are screened from view of residential properties; 2) the residential and non-residential properties are separated by a street, alley or other public right-of-way; and 3) the reduction of the buffer will not negatively impact the adjacent properties.

6.4.6. Parking Lot

- 6.4.6.1. Ten percent of parking lot areas shall be comprised of landscape islands of no less than 9' by 18'. Dimensions are measured from back of curb.
- 6.4.6.2. No parking stall shall be more than 12 spaces from a landscaped area.
- 6.4.6.3. Each row of parking must have an island located at its terminus.

7. Parks & Open Space

- 7.1. Parks and open spaces will be located in all Planning Areas. The intent of open space is to allow for a balance between natural areas and the built environment and to provide for the overall beautification of the development. Open space may consist of manicured or natural open spaces, storm water detention areas, lakes, arroyos, recreational sports fields, golf courses, and trails. Water features and structures such as gazebos, arbors, pergolas, etc., that are associated with outdoor pedestrian use areas may be used to enhance the space. All open space shall be maintained by the North Vista Highlands Metropolitan District except where dedicated to the City of Pueblo.
- 7.2. Pedestrian access shall be provided between all Planning Areas within the North Vista PUD to permit and encourage pedestrian movement between Planning Areas and surrounding developments and to discourage utilizing motorized vehicles for access. Pedestrian travel ways should be separated from vehicular traffic with landscaping, on-street parking, bollards, special paving, or any other feature which identifies the pedestrian space. To further promote a higher level of pedestrian awareness, the use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes shall be required. All sidewalks shall be detached in all residential areas unless within a mixed-use/commercial district. Off-street trail corridors shall be maintained by the North Vista Highlands Metropolitan District.
- 7.3. All regional detention facilities should employ techniques to prevent the release of "clear-water". "Clear-water" promotes downstream channel degradation. Final detention pond design shall explore the inclusion of a sediment by-pass system. The post-development hydrograph must mimic the pre-development hydrograph as close as possible. Post-development peak flows and volumes must match pre-development peak flows and volumes as closely as possible to minimize the aggregation and degradation of downstream portions of Fountain Creek and tributary drainage channels. Stormwater detention will be regional facilities serving a tributary area of at least 160 acres.
- 7.4. Water quality facilities will be local in nature and designed and constructed at the time of each subdivision. All commercial, high density residential and residential development shall incorporate Low Impact Development (LID) techniques for run-off reduction. LID measures should be uniformly applied throughout the PUD area. LID measures should include but are not limited to reduction in directly connected impervious areas (DCIA), porous

Parks & Open Space

pavements (commercial), and open drainage channels. Runoff from impervious areas should be directed to pervious landscaping or porous paving. This will reduce runoff from minor storms in the attempt to match the historic hydrograph.

- 7.5. Natural drainage corridors should be used to the fullest extent reasonable and stormwater should be conveyed in open channels rather than an enclosed storm sewer system wherever practical. The natural drainage corridors should be preserved with building “Prudent Line” setbacks. The developer may acquire water rights to re-establish the historic reservoir location or other water features as an open space amenity for the community.
- 7.6. Development along the drainage channels will utilize distinct architectural elements to enhance and beautify these amenities. The construction of “grade-control” structures will be necessary to mitigate erosion by flattening the longitudinal channel slopes and reducing runoff velocities. Using drainage channels to convey stormwater reduces the amount of Directly Connected Impervious Areas (DCIA) and therefore, increase water quality and reduce runoff volumes.
- 7.7. Public Dedication of Parks, Trails, and Open Space
 - 7.7.1. Intent

This Section is intended to provide adequate sites for the location of public parks, trails, and open space necessitated by the impacts created by new development.
 - 7.7.2. Land For Parks, Trails, and Open Space
 - 7.7.2.1. Applicability and Purpose

Land for parks, trails, and open space based on demand generated by the proposed use shall be provided. In general, these lands shall be suitable for the development of active play areas, passive open areas, trails, and preservation of unique landforms or natural areas.
 - 7.7.2.2 Nonresidential Park Development

To provide recreational opportunities for those employed within each Planning Areas, all non-residential projects shall develop landscaped areas and plazas/gathering spaces at a minimum of 20% of the development area.



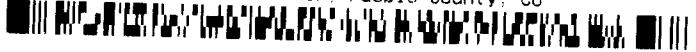
7.7.2.3 Residential Park Development

The following formula is used to calculate the minimum amount of park land dedication required in residential or mixed use subdivisions containing residential units. This formula is based upon seven and one-half (7.5) acres of developed park land per one thousand (1,000) population (based upon an occupancy factor of 3.0 people per household). Therefore each dwelling unit generates .0225 acres of total park dedication. That .0225 acres/dwelling units is further divided into two types of parks: District Park and Neighborhood Park/Pocket Park. Calculations for parks contribution by type, per dwelling unit can be made using the following table:

Total Park Area to be dedicated per dwelling unit = 0.0225 acres
District Park = .0075 acres per dwelling unit
Neighborhood Park/Pocket Park = .015 acres per dwelling unit

The City Council reserves the right to adjust the acreage requirement between park categories as deemed necessary to meet specific needs and to determine the amount of developed park acreage required based upon recommendations by the Planning and Zoning Commission.

At the time of subdivision, park dedication will be based on the formula below. If the total park dedication requirements for a subdivision cannot be configured into the minimum size for District Parks and Neighborhood Parks, park requirements can be met by identifying appropriate locations within .25 miles of the subdivision that can accommodate the Neighborhood Park. Planning Areas 1, 2, and 7 have been identified as probable locations for satisfying the requirement for District Parks. The City of Pueblo will maintain District Parks. Neighborhood Parks and Pocket Parks will be maintained by the North Vista Highlands Metropolitan District or North Vista Highlands Community Association where appropriate.



Parks & Open Space

7.7.3. General Standards For Dedicated Park Land And Open Space Lands

7.7.3.1 Identification of Land

Land proposed for park and open space dedication shall be clearly identified on any submitted plat including the number of acres for each site and the total acreage proposed for each park or open space dedication within the project. Each subdivision application will provide a current distribution of all platted units, remaining units permitted and all current and proposed park requirements by Planning Area for the PUD area.

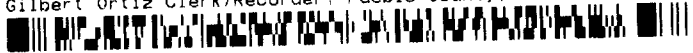
7.7.3.2 Conveyance of Dedicated Land

The conveyance of dedicated District park land and open space to the City shall be by warranty deed, and the title shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of conveyance. The developer shall provide the City with a title insurance policy in the City's name at the time of conveyance. Dedicated park land shall include the necessary water rights or other available water service to provide for irrigation and drinking water. The developer shall

assume all responsibility for construction of initial improvements for all dedicated parks, open space and trails, unless otherwise determined by the City. Parks and open space to be developed and maintained by the North Vista Highlands Metropolitan District will be dedicated to the District at time of plat. The City of Pueblo will maintain District Parks. Neighborhood Parks and Pocket Parks will be maintained by the North Vista Highlands Metropolitan District or North Vista Highlands Community Association.

7.7.3.3 Drainage Detention Areas

Requirements regarding the dedication of drainage detention areas dedicated to the City or used as part of a Neighborhood, Pocket Park, or open space: If a proposal is made to dedicate a detention area to the City, the City shall determine if the detention area serves the public interest. Public interest shall be based on ease of maintenance, potential use of the area for open space or recreation uses by the public, whether the area meets the minimum criteria for the Park, whether the area would complement the City's park or trail system, and/or whether the applicant will provide cash escrow for ongoing maintenance of the facility. If the City accepts dedication of a detention area, or if the detention area is intended to be part of a Neighborhood, Pocket Park or common open space area, regardless of ownership or maintenance, the following standards shall apply:

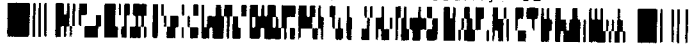


Project Design Criteria

- a. Slopes shall comply with City construction standards and specifications, but in no case shall exceed a slope of 4:1.
- b. Adequate access shall be provided to the detention area for pedestrians, the physically disabled and maintenance equipment.
- c. Drainage structures shall be designed and located to facilitate maximum use of the detention area for recreational use.

7.7.3.4 Arroyos as Recreation Area

The arroyos may be counted towards the required park dedication requirement. A maximum of forty percent (40%) of the developed portions of arroyos, natural areas and floodplains that contain improved trails, landscaped areas containing irrigated trees and/or shrubs, native seed areas and other improvements can count towards the total parks dedication requirements.



Parks & Open Space

7.7.3.5 Park Development Standards

Park land within the North Vista development is broken down into three (3) categories. Park categories include District, Neighborhood, and Pocket Parks. Land will not be considered for park dedication if it is an exclusive utility or other easement, public street right-of-way or pedestrian walkway required under other regulations, or contains topographical or hazardous obstructions that would preclude development as a park. All District Parks shall be maintained by the City of Pueblo and will be developed according to City park development and construction standards. All Neighborhood and Pocket Parks shall be developed and maintained by the North Vista Highlands Metropolitan District or North Vista Highlands Community Association where appropriate.

7.7.4 Trails

Trails may be considered for acceptance for the park dedication requirements if all the following selection criteria are met:

1. Lands dedicated for public trails shall be at locations identified in the Master Parks, Open Space, and Trails Plan, or approved by the City of Pueblo Director of Parks & Recreation.
2. The City shall not accept land for public trail dedication if the land is not part of a District Park, an exclusive utility or other easement, public street right-of-way or pedestrian walkway required under other regulations, or if the land contains topographical or hazardous obstructions that would preclude development of a trail.
3. All trails shall provide for easy, safe and secure usage and allow for sufficient easement or right-of-way to accommodate pedestrian, bike and equestrian uses.
4. To the maximum extent practicable, parks, trails and open space shall be organized to create integrated systems of open areas that connect with the following types of lands located within or adjacent to the development:
 - a. Existing and proposed parks or trails;
 - b. Existing or proposed school sites;
 - c. Other existing or proposed common open spaces;
 - d. Neighborhood shopping and activity centers; and
 - e. Adjacent employment centers.



Land Use Design Criteria

8. Land Use Design Criteria

- 8.1. In addition to the general criteria as stated above, the following land use design criteria shall apply to the development areas designated on the development plan. The development plan delineates ten (10) planning areas of the PUD as Planning Areas (PA) 1 thru 10. Planning Area boundaries are conceptual by nature and may be adjusted at the time of platting; however, any change in area greater than 20% will require an amendment.
- 8.2. Lot sizes from 36' to 49' width noted in all Planning Areas are intended for alley loaded detached single family homes. Lot widths of 30' are for attached residential structures with alley loaded garages. In the event that a front loaded detached home is requested for this size lot, the North Vista Highlands Design Review Board shall review the home plan for compliance with the North Vista Design Guidelines to assure the home is of comparable quality of the surrounding neighborhood. Planning Commission review will be required for all single-family attached homes on 30 foot wide lots at the time of subdivision review.
- 8.3. Certain residential products may require private streets maintained by an owner's association and gated entrances. These enclaves are permitted throughout the North Vista PUD and must meet emergency access requirements and allow for access to public utilities.
- 8.4. Open Space for Multi-Family: A minimum of 20% open space will be required for multi-family developments. However, residential developments adjacent to developed neighborhood parks, district parks and developed arroyos may reduce the on-site open space requirement to 15%. The open space should consist of both passive and active spaces. Active spaces, such as plazas, fountains, courtyards and playgrounds shall be integrated into the landscape to provide a useable outdoor space for the residents of the development. Passive space, such as lawn areas and living landscape materials, should express quality and integrate the architecture into the landscape.



Planning Area 1

8.5. **Planning Area 1 (PA-1)**

Acres: 66.5

Character: Located within the Fountain Creek flood plain, most of this area will remain in a natural state, however opportunities exist to create parks and construct recreation related structures such as a picnic shelters and restroom facilities. Open Space and Park amenities provided in this planning area will benefit and serve both the community-at-large and the adjacent uses in PA-5. Trail connections between the North Vista community and the Fountain Creek trail may occur in this area.

Permitted Uses by Right:

- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Civic
- Utilities
- Community Farm
- Energy Production (Solar)

Bulk Standards: N/A



Planning Area 2

8.6. **Planning Area 2 (PA-2)**

Acres: 185.4

Character: This planning area shall allow for a diverse mix of land uses: mixed use commercial, office, single family residential attached or detached, and multi-family. Ideally the development of this area will mix these uses (commercial on the first floor, office or residential on the second floor and residential on the third floor) to create an Urban Village. The trail corridor along the arroyo will allow pedestrian access to other areas within North Vista and to the existing neighborhoods to the south. The Urban Village character will be defined as an integrated organization and design of uses that emphasizes a pedestrian-friendly environment that does not promote excessive automobile usage or parking areas.

In addition, PA-2 contains an arroyo feature that will be enhanced and stabilized. The channel will be used to aid in water run-off and detention. There will be a multi-purpose off-street trail paralleling the arroyo to connect the Urban Village to the rest of the community. A minimum 40' buffer along the south property boundary will serve as a buffer to the existing residences of University Hills. In addition, residential development within 300 feet of the south property boundary will be restricted to single-family residential (without accessory dwelling units).

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Assisted Living Facility
- Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Sales Center
- Daycare
- School
- Civic
- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Bar/Tavern
- Church
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Utilities

Residential Standards

Density: Maximum gross density of 20 dwelling units per acre.

Maximum Residential Units: 625

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached/ Multi-Family (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
House Setback (livable portion)				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5'***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Maximum Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	30'***
Maximum Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
**Average within any block.				
***Side setback only applies to the unattached portion of the structure.				

Non – Residential Standards:

Maximum non-residential F.A.R.: 0.50

Maximum non-residential Area: 170,000 square feet.



Planning Area 2

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	55'
FAR	0.50
Minimum Lot Area	N/A
Minimum Lot Width	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



Planning Area 3

8.7. **Planning Area 3 (PA-3)**

Acres: 94.3

Character: This planning area is to be comprised of a medium density neighborhood that will offer a variety of housing products and lots sizes. The area south of the arroyo is anticipated to be comparable to the Walking Stick Vista neighborhood. The area north of the arroyo anticipates both detached and attached residential products. There is also the potential to provide neighborhood scale commercial in this area to serve the local neighborhoods. The arroyo will be preserved and a corridor defined that incorporates drainage and trails with connections to parks.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use
- Neighborhood Commercial
- Sales Center
- Daycare
- School
- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Assisted Living Facility
- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Church
- Civic
- Utilities

Residential Standards

Density: Maximum gross density of 20 dwelling units per acre

Maximum Residential Units: 675

Planning Area 3

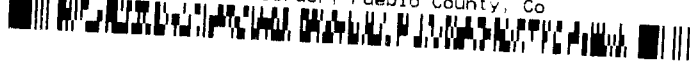
Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' – 74')	Single Family Detached (lot width 75' and above)	Single Family Attached/ Multi-Family (Lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
**Average within any block.				
***Side setback only applies to the unattached portion of the structure.				

Non-Residential Standards

Maximum non-residential F.A.R.: 0.25

Maximum non-residential Area: 65,000 s.f.

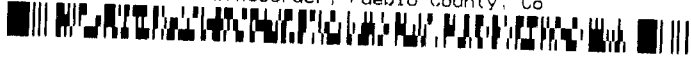


Planning Area 3

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	55'
FAR	0.25
Minimum Lot Area	N/A
Minimum Lot Width	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



Planning Area 4

8.8. Planning Area 4 (PA-4)

Acres: 174.9

Character: This planning area is to be comprised of a medium density neighborhood that will offer a variety of housing products and lots sizes. The area south of the arroyo is anticipated to be comparable to the Walking Stick Vista neighborhood. The area north of the arroyo anticipates both detached and attached residential products. There is also the potential to provide neighborhood scale commercial in this area to serve the local neighborhoods. The arroyo will be preserved and a corridor defined that incorporates drainage and trails with connections to parks.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use
- Neighborhood Commercial
- Sales Center
- Daycare
- School
- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Assisted Living Facility
- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Church
- Civic
- Utilities

Residential Standards

Density: Maximum gross density of 8 dwelling units per acre

Maximum Residential Units: 600



Planning Area 4

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached/ Multi-Family (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
House Setback (livable portion)				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
**Average within any block.				
***Side setback only applies to the unattached portion of the structure.				



Non-Residential Standards

Maximum non-residential F.A.R.: .025

Maximum non-residential Area: 85,000 s.f.

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	55'
FAR	2.5
Minimum Lot Area	N/A
Minimum Lot Width	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



8.9. **Planning Area 5 (PA-5)**

Acres: 73.6

Character: This planning area is located at the intersection of two principal arterials that will have links to interchanges at Highway 47 and I-25. Due to the nature of the road access and visibility, the plan envisions the opportunity for a corporate office and research campus, a regional retail center, a multi-family residential community, or any combination including a comprehensive mixed-use development. The intensity of uses will benefit from the excellent site visibility, vehicular access, and trail access within the adjacent open space. A minimum 40' wide buffer along the south property boundary will be required to separate proposed development. In addition, residential development within 300 feet of the south property boundary will be restricted to single-family residential.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Assisted Living Facility
- Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Sales Center
- Daycare
- Civic
- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

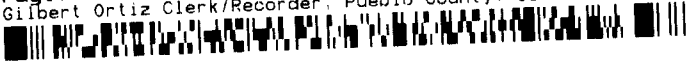
Permitted Uses by Special Review:

- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- School
- Church
- Utilities

Residential Standards

Density: Maximum gross density of 20 dwelling units per acre.

Maximum Residential Units: 800



Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached/ Multi-Family (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
House Setback (livable portion)				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
** Average within any block.				
*** Side setback only applies to the unattached portion of the structure.				



Planning Area 5

Bulk Standards:

	Multi-Family
Front Yard	25'
Rear Yard	25'
Second Front	15'
Second Yard	10'
Minimum Street Frontage	N/A
Max Building Height	55'
FAR	1.0
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	20%

Non-Residential Standards

Maximum non-residential F.A.R.: 1.0

Maximum non-residential Area: 500,000 s.f.

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	70'
FAR	0.50
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



Planning Area 6

8.10. **Planning Area 6 (PA-6)**

Acres: 52.5

Character: Bounded by arterial streets on three sides, this planning area is envisioned to be comprised of a mix of commercial uses and high density residential uses to be designed a san Urban Village. This area will be a complement to the urban village uses in PA-2. The proposed uses will also benefit from excellent visibility and access to arterial roadways.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Assisted Living Facility
- Neighborhood Commercial
- Regional Commercial
- Sales Center
- Daycare
- Civic
- Recreation
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- School
- Church
- Utilities

Residential Standards

Density: Maximum gross density of 20 dwelling units per acre.

Maximum Residential Units: 500



Planning Area 6

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached (lot width 30'minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
** Average within any block.				
***Side setback only applies to the unattached portion of the structure.				



Planning Area 6

Bulk Standards:

	Multi-Family
Front Yard	25'
Rear Yard	25'
Second Front	15'
Second Yard	10'
Minimum Street Frontage	N/A
Max Building Height	50'
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	10%

Non-Residential Standards

Maximum non-residential F.A.R.: 0.50

Maximum non-residential Area: 230,000 s.f.

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	50'
FAR	0.50
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



8.11. **Planning Area 7 (PA-7)**

Acres: 158.8

Character: This planning area shall be comprised of mixed use commercial, single family residential attached or detached, and multi-family. With its central location to the overall community, key civic, community recreational, and school uses will be encouraged. Existing topography provides the opportunity for a lake feature that can serve as an amenity to the community.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use
- Neighborhood Commercial
- Regional Commercial
- Sales Center
- Daycare
- Civic
- Recreation
- Golf
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Assisted Living Facility
- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- School
- Church
- Utilities

Residential Standards

Density: Maximum gross density of 12 dwelling units per acre

Maximum Residential Units: 500



Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,000 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
** Average within any block.				
***Side setback only applies to the unattached portion of the structure.				

Non-Residential Standards

Maximum non-residential F.A.R.: 0.25

Maximum non-residential: 105,000 s.f.

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	50'
FAR	0.25
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



Planning Area 8

8.12. Planning Area 8 (PA-8)

Acres: 200.0

Character: This planning area shall be comprised of a residential neighborhood consisting of both detached and attached products. It is anticipated that a golf course will serve as a central amenity to the Planning Area and would integrate the three existing arroyos into the design.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Neighborhood Commercial
- Sales Center
- Recreation
- Golf
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Daycare
- School
- Church
- Civic
- Utilities

Density: Maximum gross density of 6 dwelling units per acre

Maximum Residential Units: 600



Planning Area 8

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
** Average within any block.				
*** Side setback only applies to the unattached portion of the structure.				

Non-Residential Standards

Maximum non-residential F.A.R.: 0.25

Maximum non-residential: 40,000 s.f.

Planning Area 8

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	50'
FAR	0.25
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.

Planning Area 9

8.13. Planning Area 9 (PA-9)

Acres: 80.1

Character: This planning area shall be comprised of a medium density neighborhood including single family attached and detached products.

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Multi-Family Residential
- Sales Center
- Recreation
- Golf
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Neighborhood Commercial
- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Daycare
- School
- Church
- Civic
- Utilities

Density: Maximum gross density of 8 dwelling units per acre

Maximum Residential Units: 250



Planning Area 9

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' - 74')	Single Family Detached (lot width 75' and above)	Single Family Attached (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
Livable portion of home				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,000 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
**Average within any block.				
***Side setback only applies to the unattached portion of the structure.				



Planning Area 9

Non-Residential Standards

Maximum non-residential F.A.R.: .25

Maximum non-residential: 20,000 s.f.

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	55'
FAR	0.25
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



Planning Area 10

8.14. Planning Area 10 (PA-10)

Character: This planning area shall be comprised of a residential neighborhood consisting of both detached and attached products. Golf Course use is also anticipated for this area.

Acres: 100.4

Permitted Uses by Right:

- Single Family Detached Residential
- Single Family Attached Residential
- Mixed Use
- Neighborhood Commercial
- Sales Center
- Recreation
- Golf
- Park (5 acres or smaller)
- Park (5 acres or larger)
- Open Space
- Detention

Permitted Uses by Special Review:

- Bar/Tavern
- Home Occupations
- Accessory Dwelling Units
- Energy Production (Solar)
- Daycare
- School
- Church
- Civic
- Utilities

Density: Maximum gross density of 4 dwelling units per acre

Maximum Residential Units: 300



Planning Area 10

Bulk Standards:

	Single Family Detached (lot width 36' -59')	Single Family Detached (lot width 60' – 74')	Single Family Detached (lot width 75' and above)	Single Family Attached (lot width 30' minimum)
Garage Setback				
Front Yard	20'	25'	30'	20'
Second Front	5'	7'	8'	5'***
Alley	5'	20'	20'	5'
Second Yard	20'	20'	20'	8'
House Setback (livable portion)				
Front Yard	10'	15'	20'	10'
Rear Yard	20'	20'	20'	15'
Second Front	5'	7'	8'	5' ***
Second Yard	10'	13'	15'	10'
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Minimum Lot Area	3,600 sf	5,000 sf	6,000 sf	N/A
Max Lot Coverage	60%	60%	65%	75%
Minimum Street Frontage	30'	30'	30'	**30'
Max Building Height	35'	35'	35'	35'
* All Setbacks to be measured from the property line.				
** Average within any block.				
*** Side setback only applies to the unattached portion of the structure.				

Non-Residential Standards

Maximum non-residential F.A.R.: 0.25

Maximum non-residential: 10,000 s.f



Planning Area 10

Bulk Standards:

	Non-Residential Uses
Front Yard	30'*
Rear Yard	30'*
Second Front	25'*
Second Yard	15'*
Minimum Street Frontage	N/A
Max Building Height	35'
FAR	0.25
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Open Space	N/A

*In urban village setting, 0' setbacks permitted where wide sidewalks extend to property line and building is accessible from rear alley or drive.



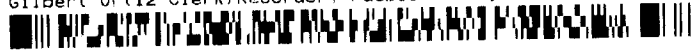
9. Infrastructure

- 9.1. The general road alignments shown on the North Vista PUD are consistent with a “Transportation Plan” prepared by selected adjacent ownerships for the vicinity of this property in conjunction with the latest City/PACOG plans at the time the North Vista PUD was first approved (2009) and may be subject to change. The City may request a Traffic Impact Analysis at time of subdivision. The analysis will outline any street improvements that may be necessary for roadways in the vicinity of North Vista development.
- 9.2. Right-of-ways and easements for accommodating public utilities shall be established with the platting of any and all parcels within The North Vista PUD.
- 9.3. Roadway Design Standards - All roads shall be designed according to the North Vista proposed road cross sections. However, if a standard City cross section is more suitable, it can be substituted. All streets will be constructed to City standards unless specific waivers have been approved by the City. Right of way dedication shall occur with each subdivision plat of the property.



10. Definitions

- 10.1. **Accessory Dwelling Units:** An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. The design of these units must comply with design guidelines and be architecturally compatible with the principal structure.
- 10.2. **Assisted Living Facility:** Residential facilities, apartments or condos, offering a housing alternative for older adults who may need assistance with personal day to day activities, but do not require the intensive medical and nursing care provided in nursing homes.
- 10.3. **Bar/Tavern:** An establishment primarily engaged in the sale of beverages (fermented malt, vinous, and spirituous liquors) for consumption on the premises. It includes the sale of meals, entertainment, and the sale for consumption off-premise of beer. Drinking places include beer gardens, cocktail lounges, cabarets, discotheques, saloons, and tap rooms.
- 10.4. **Church:** A building together with its accessory buildings and uses, where persons regularly assemble for religious worship and where all facilities are maintained and controlled by a religious body organized to sustain public worship. It may also include an accessory use of one (1) dwelling unit for persons associated with the religious organization.
- 10.5. **Civic:** Those uses that typically serve the public and are maintained by a government or quasi-governmental agency. Examples include city administration, libraries, post offices, public safety services (fire, police, ambulance), and cultural facilities.
- 10.6. **Community Amenities:** A broad category of items that add value to the lives and properties of the residents. Includes parks, open space, and trails. Other amenities may include water features such as lakes and streams; or facilities such as community centers, transit centers, golf courses, and event centers; and aesthetic additions such as enhanced landscaping, lighting, street furnishings, and artwork.
- 10.7. **Community Farm:** Describes the use of a portion of the community for gardens for food production, demonstration of plant materials, and allowance for livestock. A special use permit application is required and will provide the details for this use. This land use excludes feed lots, kennels, and commercial livestock breeding activities. A minimum of one-fourth acre of land must be provided for each horse or other large animal, which may include but not limited to bovine. Each swine, goat, or sheep must have a minimum of 15 square feet of area. All stables and corrals must be set back 15 feet from property lines.
- 10.8. **Daycare:** A facility maintained for the care of children by the owner or operators with or without compensation. The term includes facilities

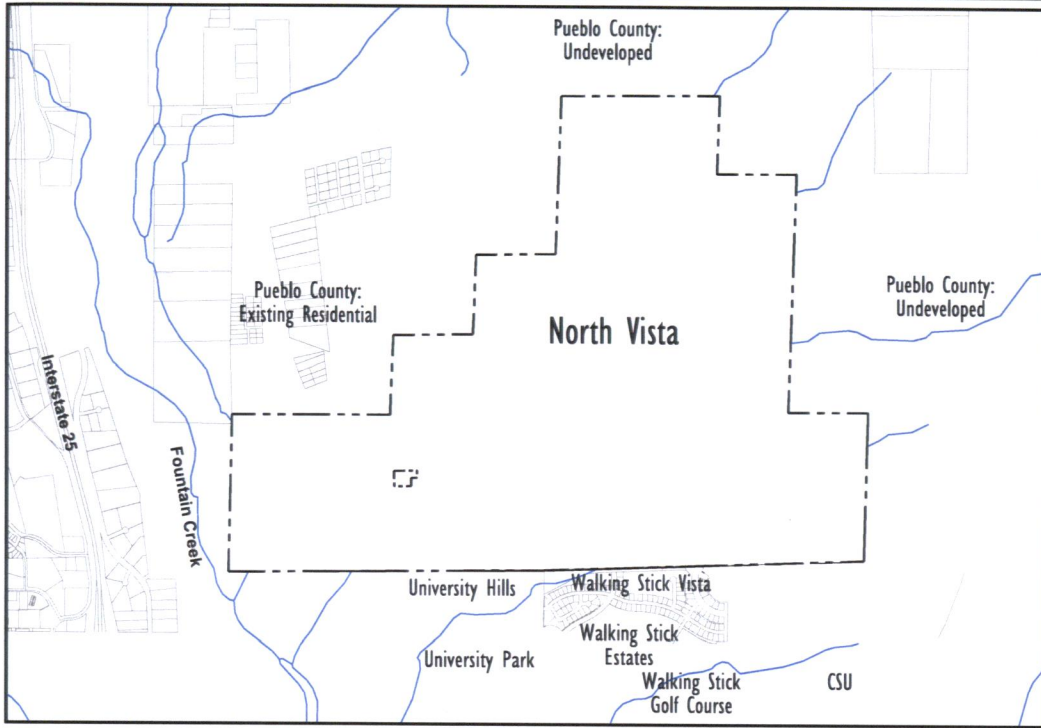


-
- commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, play groups, day camp, summer camps, and centers for developmentally disabled children.
- 10.9. **Detention:** Refers to a facility designed to detain storm-water on the property so that its release downstream can be accomplished in a measured and controlled manner according to city engineering standards.
- 10.10. **Energy Production:** A land use permitted by special review that allows for the generation, distribution and storage of energy generated from solar facilities. This includes opportunities for facilities on a community wide basis and for individual property owners.
- 10.11. **Golf Course:** A facility that includes all grounds and course over which golf is played, including accessory uses and structures such as a club house (with restaurant/bar), swimming pool, tennis courts, and maintenance buildings.
- 10.12. **Home Occupations:** This term applies to any occupation that is conducted within a dwelling unit and engaged in by residents of that premises. Permitted by Special Review, this use must be incidental to the primary residential use and meet the City's conditions for approval.
- 10.13. **Institutional:** Includes uses related to educational, religious, or medical facilities.
- 10.14. **Mixed Use:** A mix of uses within structures (horizontally or vertically) that may, for example, contain retail uses on the ground level and office and residential uses would be located on upper levels.
- 10.15. **Multi-Family Residential:** Residential structures designed for housing three (3) or more families, where the number of families in residence does not exceed the number of dwelling units.
- 10.16. **Neighborhood Commercial:** Retail and office uses that cater to the immediate neighborhood rather than depend on a regional draw. Typical businesses are for local convenience and service. Examples include: convenience stores, grocery stores, branch banks, post office, dry cleaners, video stores, personal and professional services, and small medical offices.
- 10.17. **Open Space:** All areas of a development that do not contain enclosed and permanently occupied structures for businesses or residences. The purpose is to provide relief from development and an amenity by preserving natural areas for visual enjoyment, land use buffers, drainage, storm water detention, steep slopes, vegetation (both natural and landscaped), water features, and trail corridors. Vacant land that may be subject to future development is not considered open space.
- 10.18. **Parks:** Improved open space where landscaping, irrigation, and specific facilities have been constructed. This PUD under section 7.7.2.3 further divides park use into three categories:
- Pocket Park:** A small park area (up to 5 acres) that primarily serves the adjacent local neighborhood.
 - Neighborhood Park:** A park or usable open space area (5-15 acres) that serves residents of the local neighborhoods within North Vista Highlands.



District Park: A large park area (15 acres and larger) that serves the greater community and is dedicated and maintained by the City.

- 10.19. **Recreation:** Any leisure activity whether passive or active and occurring either outside or within a structure. Typically these facilities are associated with a park or community center that can serve the public or be exclusive to residents and may include sports fields, swimming pools, fitness centers, clubhouses, picnic shelters, bike/hike trails, golf courses, playgrounds, and accessory uses such as restrooms.
- 10.20. **Regional Commercial:** Retail, entertainment, and office uses that often depend on a service area outside the immediate development or neighborhood and may include large scale retail centers, office parks, medical campuses, and research and development campuses.
- 10.21. **Sales Center:** An office use dedicated to providing information to potential property buyers and conducting property sales. Typically a sales center is a temporary use until all properties are sold.
- 10.22. **School:** Any facility for educational or training purposes and any accessory uses or structures associated with the organization whether publicly or privately owned and funded.
- 10.23. **Single Family Attached Residential:** a dwelling unit having one or more walls or portions of a wall in common with another dwelling unit. This includes terms such as duplex, patio home, townhouse, condominium, apartment and similar terms.
- 10.24. **Single Family Detached Residential:** One dwelling unit located on one site, with no physical or structural connection to any other dwelling unit and used exclusively for the occupancy of one family.
- 10.25. **Utilities:** Generally includes all facilities, structures, and conductors of public services such as water, wastewater, electrical, communications, refuse collection or disposal, power generation apparatus such as solar collection panels and wind turbines.



Vicinity Map  Not to Scale

Project Team:

Applicant/Developer:
 Pueblo Heights LLC as "Founder" and
 "Declarant" and with the consent of the
 Home Town Finance Company
 4068 Crystal Court
 Boulder, CO 80304
 (619) 838-8855
 Contact: David Resnick

Planner:
 PlanMark Design, LLC
 P.O. Box 202411
 Denver, CO 80222
 (720) 232-5081
 Contact: Mark Nemger

Civil Engineer/Surveyor:
 Northstar Engineering and Surveying, Inc.
 111 E. 5th Street
 Pueblo, CO 81003
 (719) 544-6823
 (719) 544-6825 (fax)
 Contact: Michael Cuppy, PE

Sheet Index:

1. Cover Sheet
2. Context Map
3. Master Plan
4. Circulation
5. Phasing Plan
6. Topography
7. Trails and Open Space
8. Street Sections
9. Street Sections
10. Street Sections

Legal Description:

A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL OF LOTS AND BLOCKS IN SAID FOUNTAIN LAKE SUBDIVISION, AND ALL OF NORTH VISTA HIGHLANDS, FILING NO. 1 ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD ON NOVEMBER 15, 2019 AT RECEPTION NO. 2159276 IN THE PUEBLO COUNTY RECORDS, IN THE COUNTY OF PUEBLO AND STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Section 5: Southwest ¼ of the Northeast ¼, West ½ of the Southeast ¼, Northwest ¼, and Southwest ¼

Section 6: Northeast ¼ of the Southeast ¼, and South ½ of the Southeast ¼

Section 7: Northwest ¼, and Northeast ¼

Section 8: Northwest ¼, and Northeast ¼

EXCEPTING THEREFROM:

All of Lots 1 thru 28 both inclusive in Block 86 in Fountain Lake Subdivision

CONTAINING 1,186.48 ACRES, MORE OR LESS

Zoning:

Current Zoning: Pueblo County A-1 & North Vista PUD
 Proposed Zoning: North Vista PUD

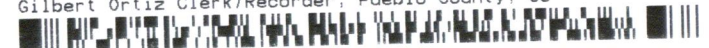
North Vista PUD - First Amendment Legal Description

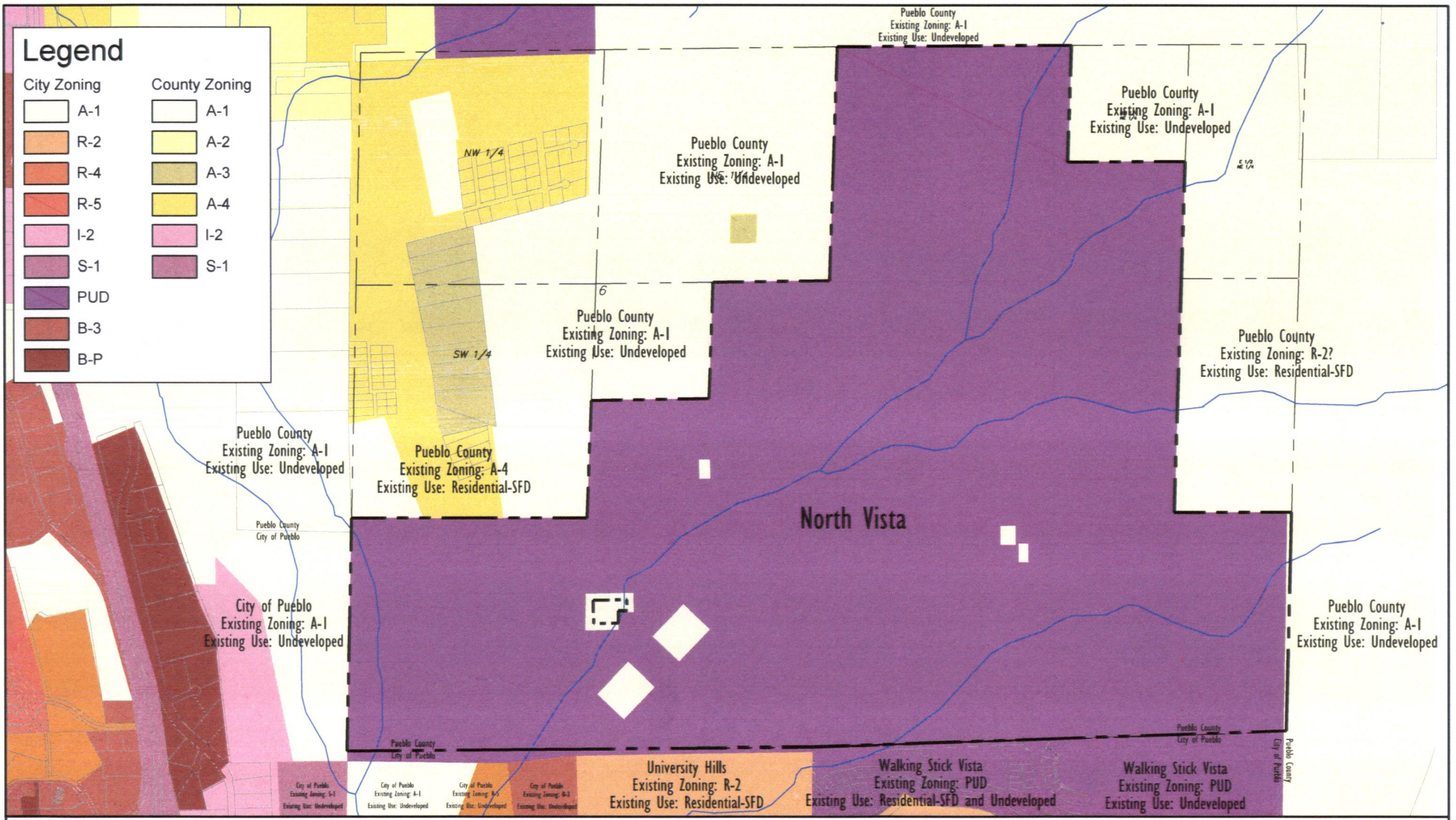
Jevin Investments, Inc.



Sheet 1 of 10
 August 12, 2020

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 Gilbert Ortiz Clerk/Recorder, Pueblo County, Co



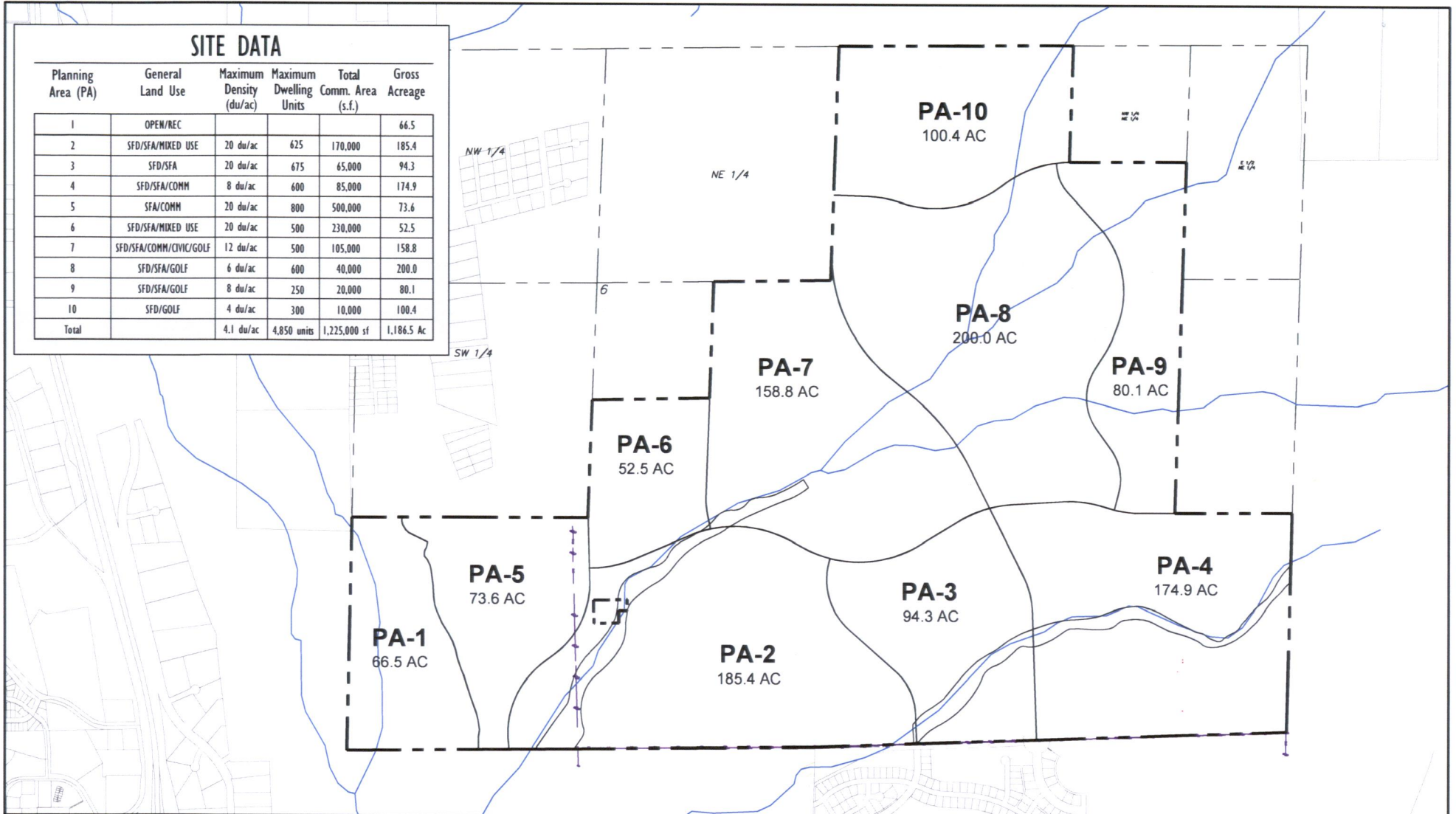


North Vista PUD - First Amendment Existing Context Map

Jevin Investments, Inc.   Scale 1"=1000'  Sheet 2 of 10 August 12, 2020

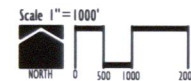
SITE DATA

Planning Area (PA)	General Land Use	Maximum Density (du/ac)	Maximum Dwelling Units	Total Comm. Area (s.f.)	Gross Acreage
1	OPEN/REC				66.5
2	SFD/SFA/MIXED USE	20 du/ac	625	170,000	185.4
3	SFD/SFA	20 du/ac	675	65,000	94.3
4	SFD/SFA/COMM	8 du/ac	600	85,000	174.9
5	SFA/COMM	20 du/ac	800	500,000	73.6
6	SFD/SFA/MIXED USE	20 du/ac	500	230,000	52.5
7	SFD/SFA/COMM/CIVIC/GOLF	12 du/ac	500	105,000	158.8
8	SFD/SFA/GOLF	6 du/ac	600	40,000	200.0
9	SFD/SFA/GOLF	8 du/ac	250	20,000	80.1
10	SFD/GOLF	4 du/ac	300	10,000	100.4
Total		4.1 du/ac	4,850 units	1,225,000 sf	1,186.5 Ac



North Vista PUD - First Amendment Master Plan

Jevin Investments, Inc.



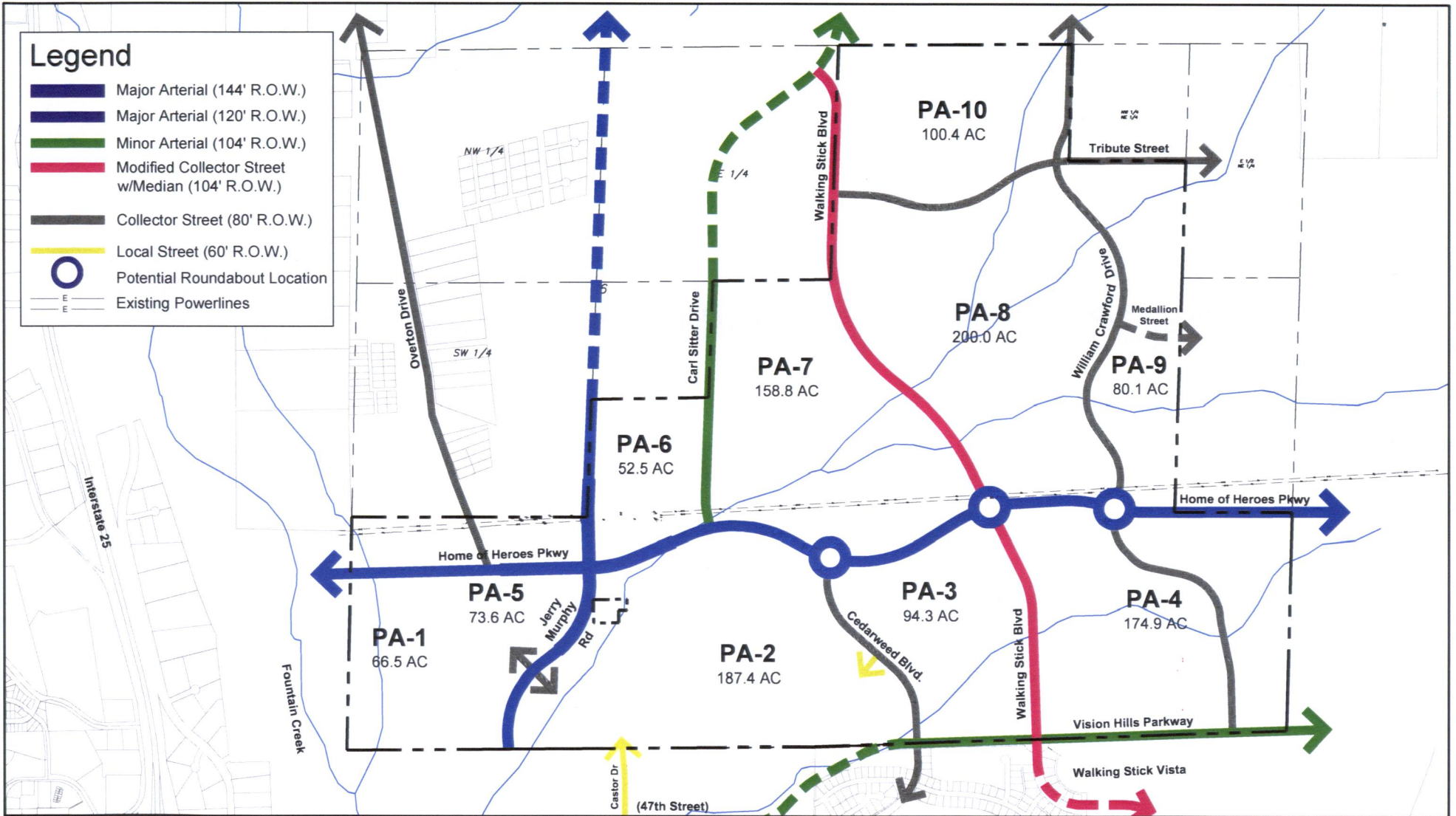
Sheet 3 of 10
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Gilbert Ortiz Clerk/Recorder, Pueblo County, Co



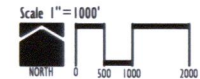
Legend

- Major Arterial (144' R.O.W.)
- Major Arterial (120' R.O.W.)
- Minor Arterial (104' R.O.W.)
- Modified Collector Street w/Median (104' R.O.W.)
- Collector Street (80' R.O.W.)
- Local Street (60' R.O.W.)
- Potential Roundabout Location
- Existing Powerlines

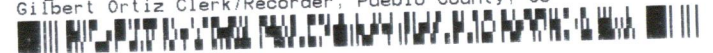


North Vista PUD - First Amendment Circulation

Jevin Investments, Inc.

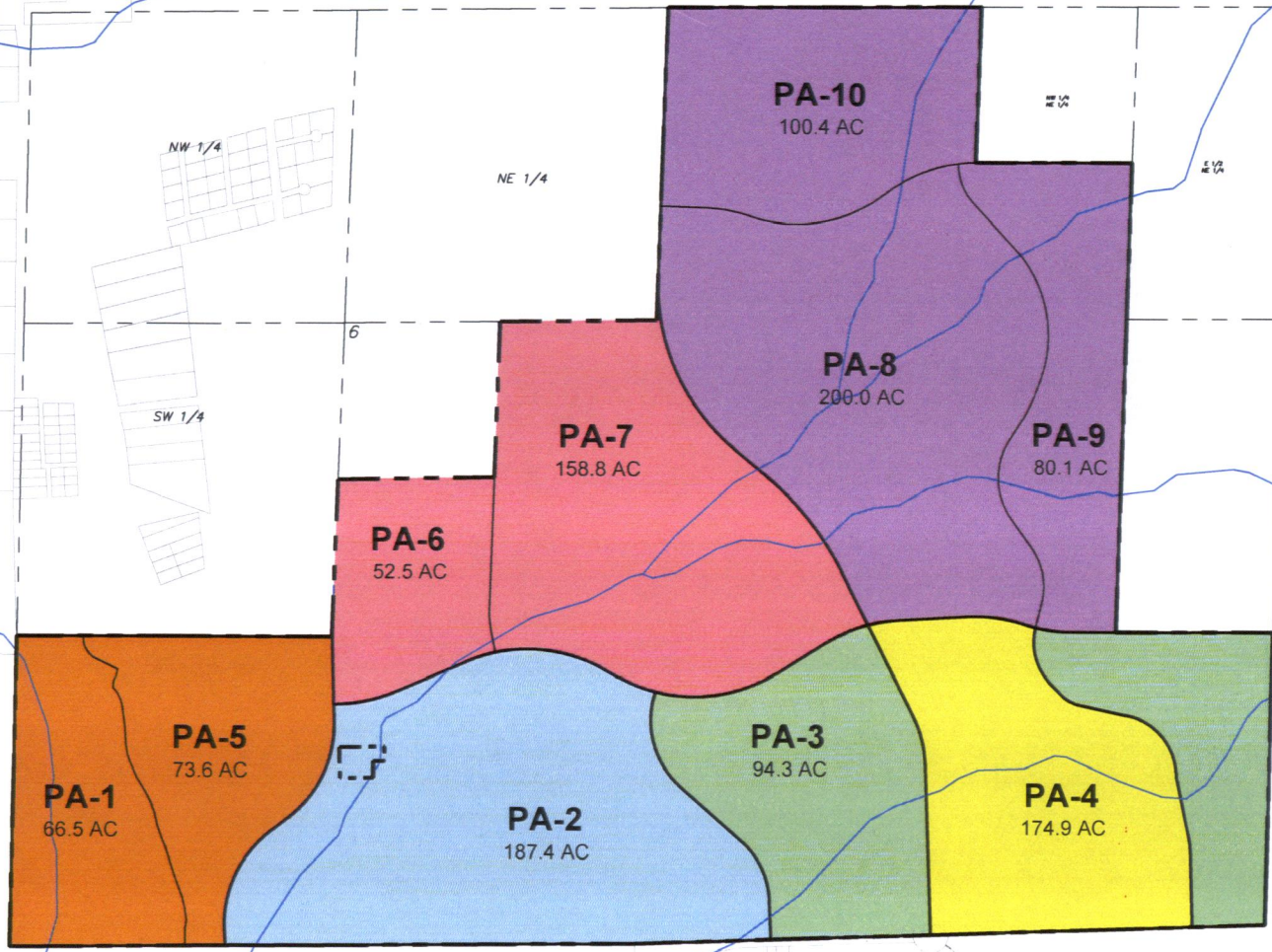


Sheet 4 of 10
October 22, 2020



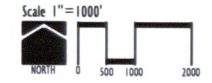
Legend

- Phase 1 - PA - 4
- Phase 2 - PA - 3, 4
- Phase 3 - PA - 2
- Phase 4 - PA - 1, 5
- Phase 5 - PA - 6, 7
- Phase 6 - PA - 8, 9, 10



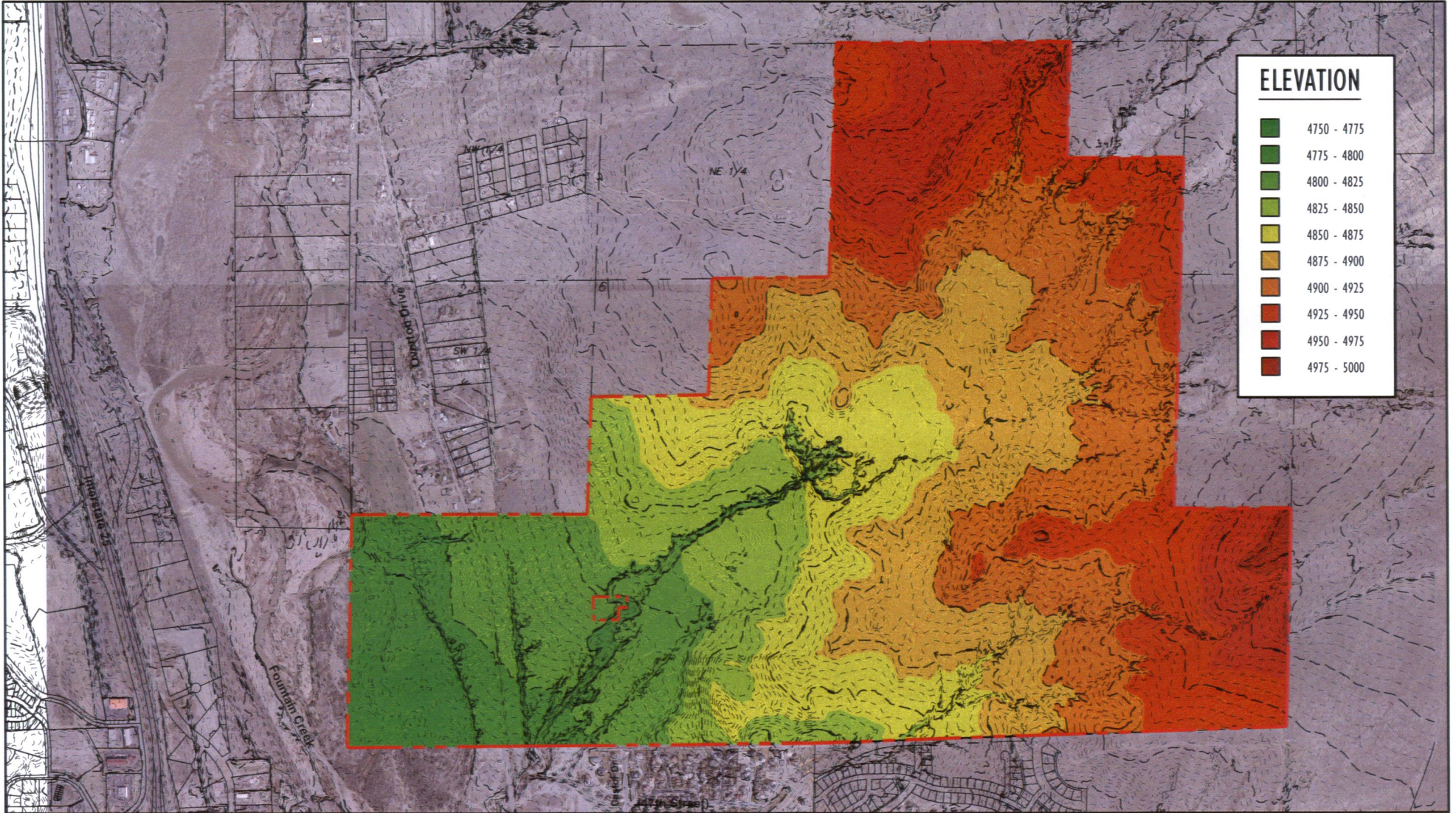
North Vista PUD - First Amendment Phasing Plan

Jevin Investments, Inc.



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August 12, 2020





ELEVATION	
Green	4750 - 4775
Light Green	4775 - 4800
Yellow-Green	4800 - 4825
Yellow	4825 - 4850
Light Orange	4850 - 4875
Orange	4875 - 4900
Dark Orange	4900 - 4925
Red-Orange	4925 - 4950
Red	4950 - 4975
Dark Red	4975 - 5000

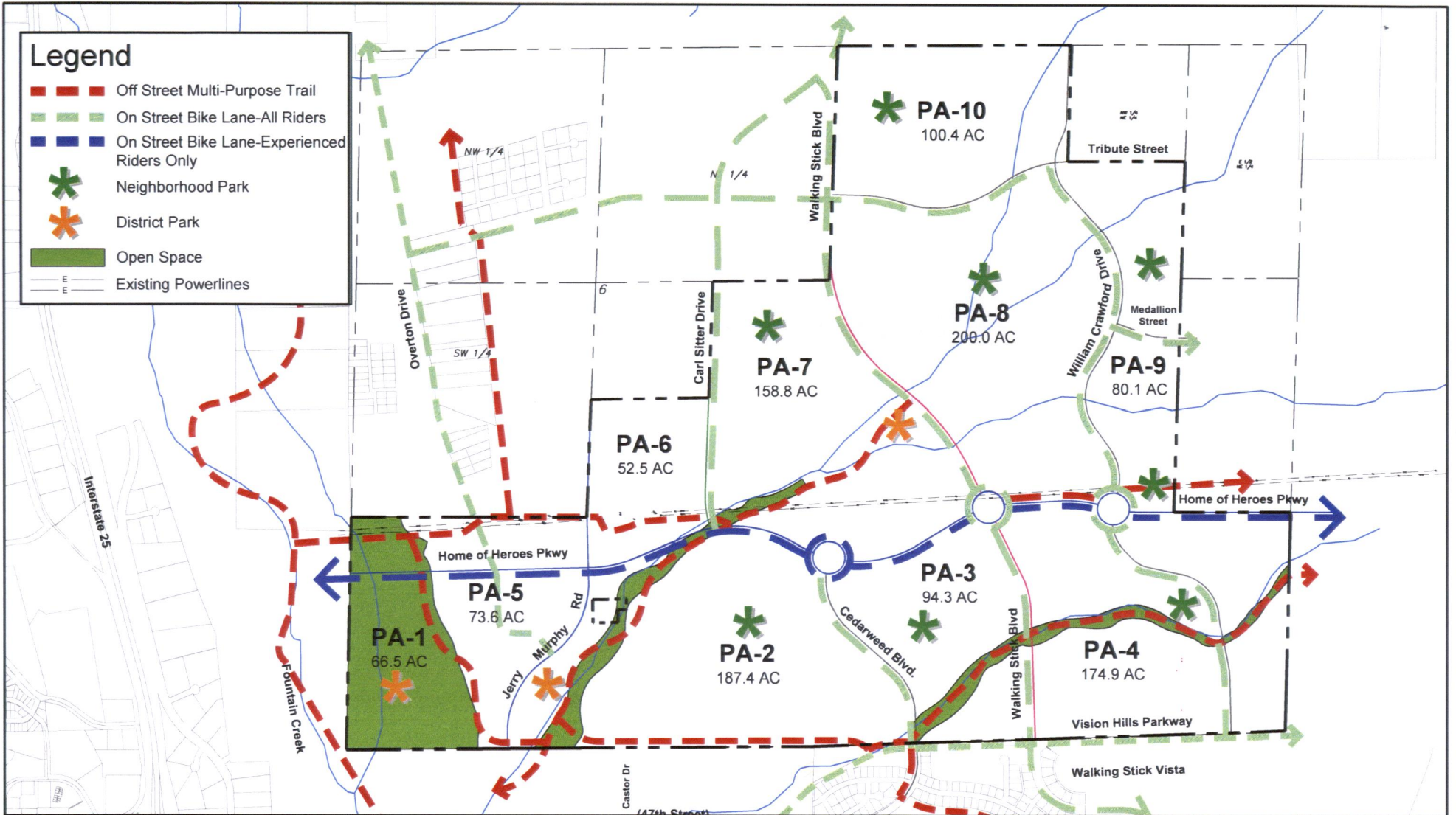
North Vista PUD - First Amendment Topography

Jevin Investments, Inc.  

Scale 1"=1000' 

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 August 12, 2020

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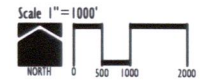


North Vista PUD - First Amendment Trails & Open Space

Jevin Investments, Inc.

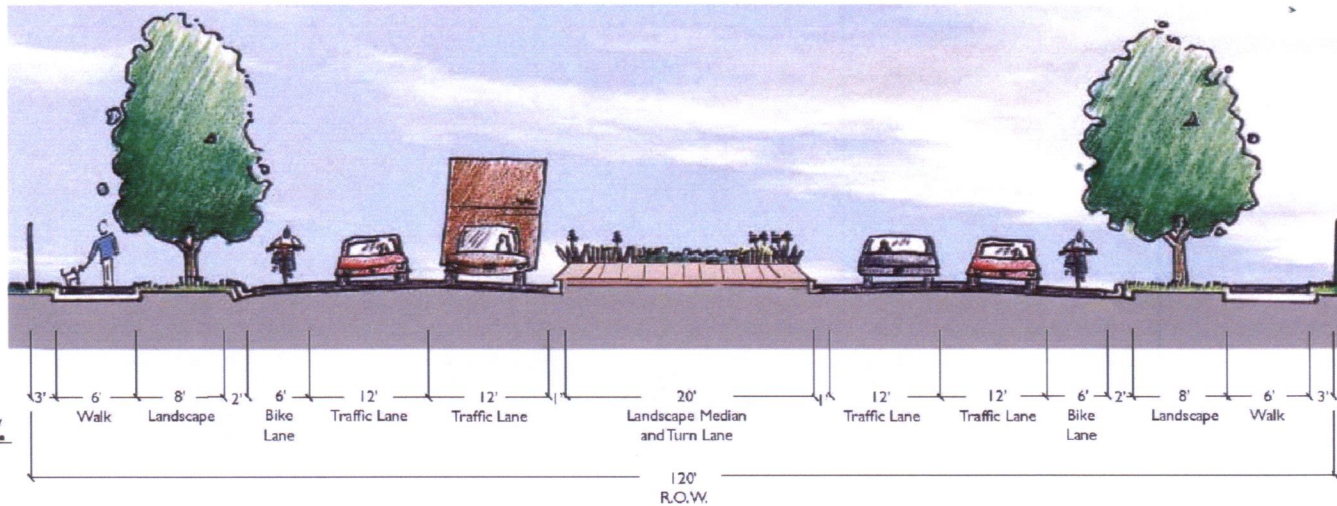
NORTHSTAR
INC.

PLAN MARK
DESIGN, LLC

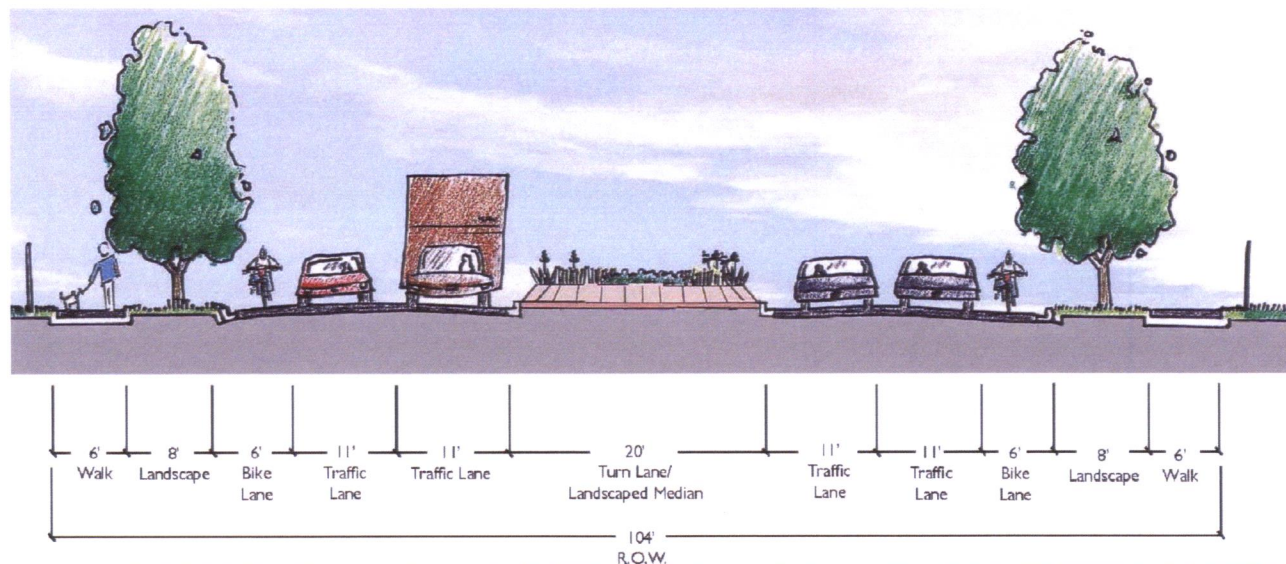


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December 2, 2020

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Gilbert Ortiz Clerk/Recorder, Pueblo County, Co



Major Arterial with Median - 120' R.O.W.
Home of Heroes Parkway, Jerry Murphy Road



Minor Arterial with Median - 104' R.O.W.
Carl Sitter Drive, Vision Hills Parkway

North Vista PUD - First Amendment

Street Sections

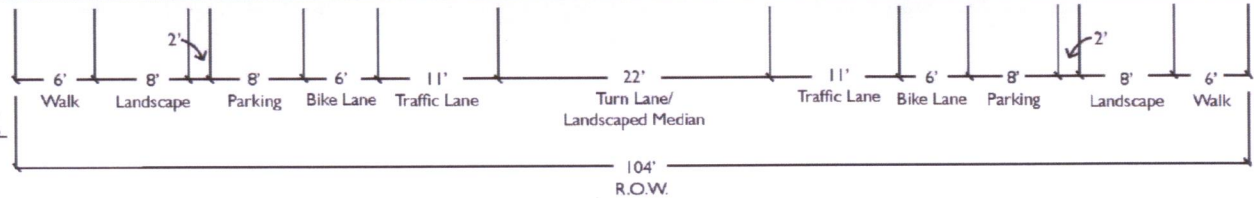
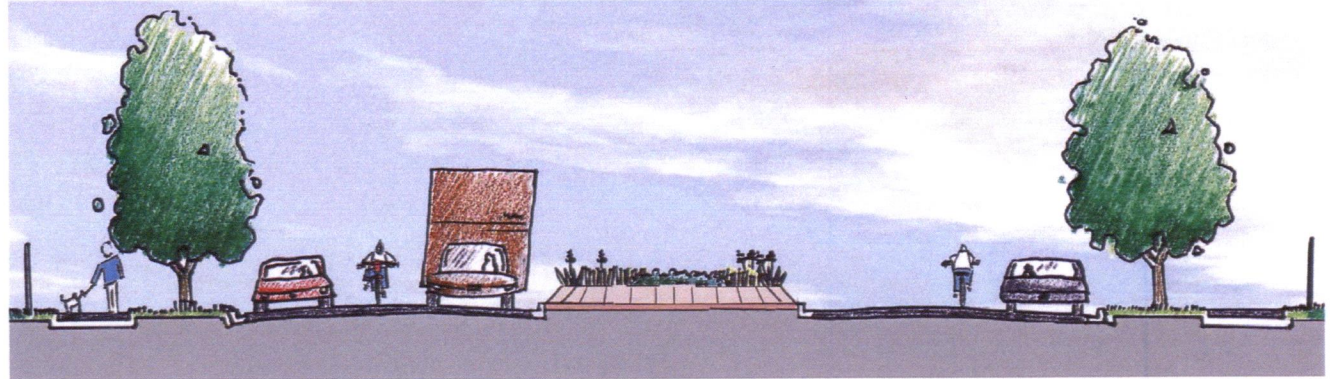
Jevin Investments, Inc.

NORTHSTAR
INC.

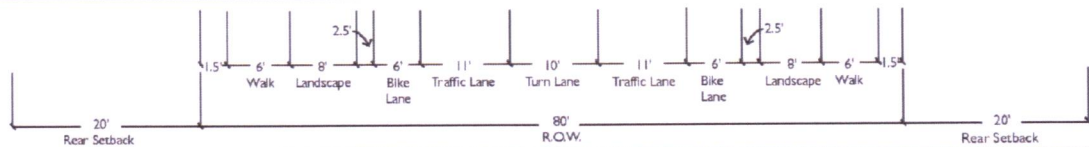
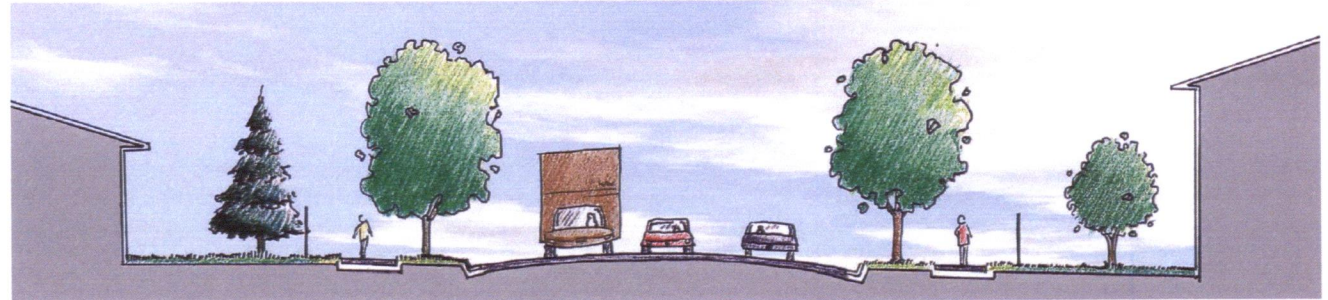
PLAN MARK
DESIGN LLC

Sheet 8 of 10
October 22, 2020

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Page: 61 of 63 R 323.00 D 0.00 T 323.00
Gilbert Ortiz Clerk/Recorder Pueblo County, CO



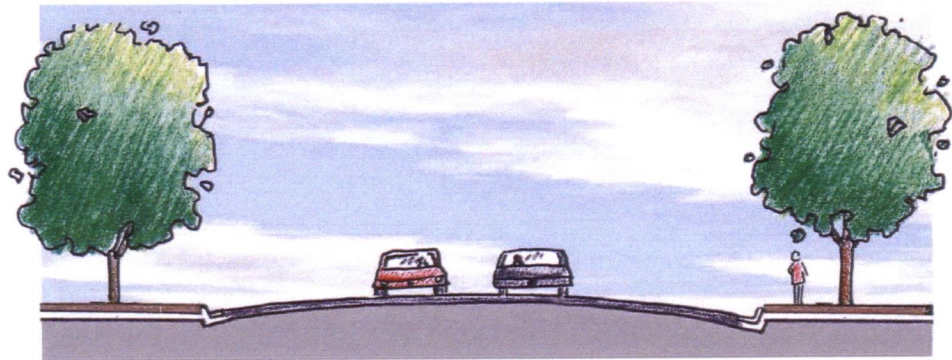
Modified Collector with Median- 104' R.O.W.
Walking Stick Boulevard



Collector Street - 80' R.O.W.
(ROW will increase to 92' to accommodate parking lane where desired.)

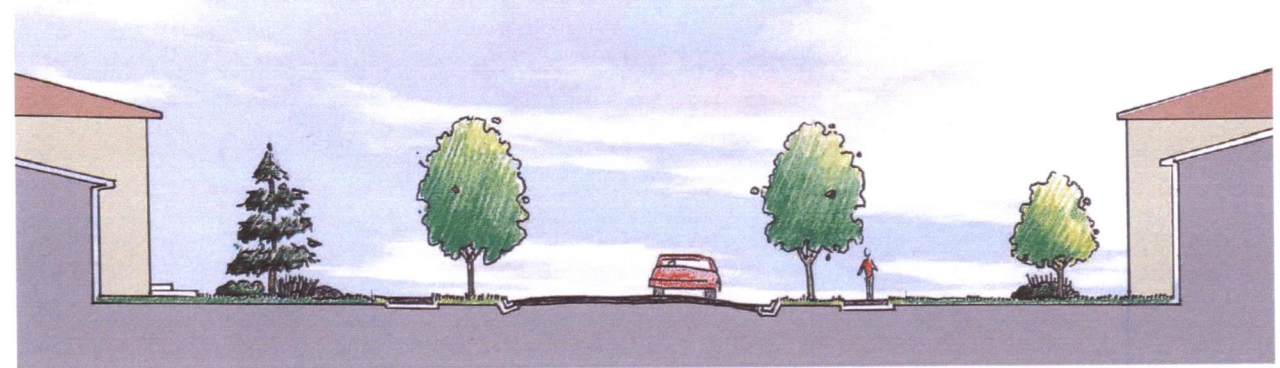
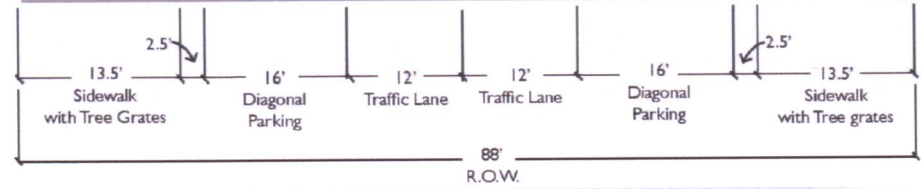
North Vista PUD - First Amendment Street Sections



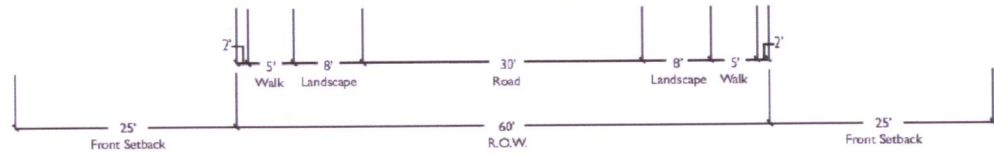


- Final Design will include:
- 88' R.O.W.
 - Diagonal Parking
 - Attached Walks with Tree Grates

Village Street - 88' R.O.W.
Serving Mixed Use (Residential/Retail/Office)



Local Street - 60' R.O.W.
Detached Walk. Parking Permitted on both sides.



North Vista PUD - First Amendment
Street Sections