**PUEBLO’S COMPREHENSIVE PLAN**  
Pueblo Area Council of Governments

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**LAND DEMAND AND CAPACITY**

- **LAND DEMAND**
  - The land base analysis is an estimate of the amount of land necessary for economic growth and is based on county-wide data. It includes land for new residential units, commercial and industrial development, and agricultural land. The analysis is used to accommodate future population growth and to ensure that the region’s land use is consistent with its land use policy and the State of Colorado’s Regional Comprehensive Plan.
  - New residential units are accommodated in the developed urban area. Commercial and industrial development is accommodated on the non-residential land.

- **Population Demand**
  - The population projections are made by the Colorado Population Study Group (CPSG) for the years 2010, 2020, and 2030. The projections are based on the past trends of population growth and future projections made by the Census Bureau. The projections are used to estimate the future demand for residential units and commercial and industrial development.

- **Employment Demand**
  - The employment projections are also made by the CPSG for the years 2010, 2020, and 2030. The projections are based on the past trends of employment growth and future projections made by the Census Bureau. The projections are used to estimate the future demand for commercial and industrial development.

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**PLANNING OVERVIEW**

- **Future Character**
  - The future character of the Pueblo Region will be determined by the community’s desire for a variety of development patterns. The plan is to accommodate future population growth and to ensure that the region’s land use is consistent with its land use policy and the State of Colorado’s Regional Comprehensive Plan.
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**DEVELOPMENT ACTION AREAS**

- **Development Action Areas**
  - The Regional Plan identifies “Development Action Areas” for the future development of the Pueblo Region. The areas are geographically delineated development areas identified for future growth. The six Development Action Areas are listed below.

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**COMMUNITY OUTREACH**

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**DEVELOPMENT MALFUNCTIONS**

- **Development Malfunctions**
  - The Regional Plan identifies “Development Malfunctions” for the future development of the Pueblo Region. The malfunctions are geographical regions that are ill-suited for development due to environmental or social constraints. The malfunctions are used to accommodate future population growth and to ensure that the region’s land use is consistent with its land use policy and the State of Colorado’s Regional Comprehensive Plan.
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