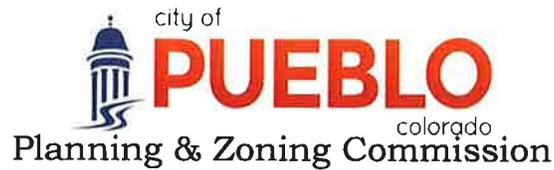


Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Vacant
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Wednesday, January 12, 2022 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNfZnpPWGIYdz09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 927 1786 7722

Passcode: 195462

MEETING CALLED TO ORDER

The meeting was called to order at 3:33 p.m. with Commissioner Castellucci presiding.

The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.

Commissioners Present: Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Christopher Pasternak, and Lisa Bailey.

Commissioners Absent: City Council Representative Chair is currently vacant.

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Wade Broadhead, Planner; Danielle Baxter, Planner; Bart Mikitowicz, Planner; and Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made by Bailey to approve the agenda, Seconded by Spinuzzi.

Motion passed 6-0.

PUBLIC MEETING AND ACTION

Regular Agenda

1. **Z-21-21: Rezoning 3004 S Prairie Avenue:** 1.69 acres located east of S. Prairie Ave. and north of Thornberry Ln., from B-3, Highway and Arterial Business District to B-P, Business Park Zone District

Staff Report by Beritt Odom

BACKGROUND AND ANALYSIS:

Mr. Rubin, owner of 3004 S. Prairie Avenue is requesting to rezone the property to a BP, Business Park Zone District to allow assembly and light manufacturing uses within the existing metal warehouse structure on the site. The proposed BP, Business Park Zone District, is designed to provide for a limited number of retail, office, warehouse, light industrial and manufacturing uses.

The subject property was subdivided in 1976 to facilitate development of warehousing, light industrial and commercial uses, creating a light industrial and business park. In 1976 a Special Use Permit was granted to allow a warehousing use for the Coca-Cola Bottling Company at the site. A 16,000 square foot, metal warehouse was constructed on Lot 1 in 1977 and was used as the Coca-Cola Bottling Company warehouse until the mid-2000's. Adjacent properties to the south and east are zoned B-3, Highway Commercial Arterial, and house light industrial uses. The property to the west is zoned I-2, Industrial District, and is developed with a wireless communications tower (cell tower).

The subject property meets the BP Zone District minimum lot size, front and rear setbacks (the lot has multiple front setbacks and no rear setback because it sits adjacent to three public rights-of-way). However, the BP Zone District requires all structures within the district to be located a minimum of 100-feet away from an existing residential zone district and the metal warehouse on site sits approximately 10-feet from a R-2 Zone District located directly north of the site. The R-2 Zone District property is approximately 43,205 square feet and is developed with a single-family home, multiple accessory structures, and has numerous FedEx commercial vehicles on site. The R-2 zoning appears to be a remnant of the historic residential zoning that existed prior to the late 1960's. Because the rezoning site does not meet the structure separation distance from residential districts, the property owner is requesting a concurrent variance from the 100-foot building separation requirement. The proposed rezoning conforms to the comp plan designation of Employment Center Light Industry Mixed Use and the surrounding light industrial park development.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

□ **Site Character:**

The subject property is approximately 73,285 square feet with the majority of the site paved in concrete and developed with a 16,000 square foot metal warehouse structure.

□ **Neighborhood Compatibility:**

North	R-2, Single-family Residential District, developed with a residential structure, accessory structures and houses multiple commercial vehicles.
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East	B-3, Highway and Arterial Business District, self-storage units.
South	B-3, Highway and Arterial Business District,
West	I-2, Industrial District, wireless communications tower.

□ **Comprehensive Plan Compliance:**

The proposed rezoning request conforms with the Pueblo Comprehensive Plan designation of Employment Center – Light Industrial Mixed Use. According to the Comprehensive Plan, light industrial uses, such as manufacturing, assembly, research, and development, provide tax revenues and jobs for the Region. These uses will be continued and expanded upon in a planned manner so as to minimize the impact on the public infrastructure. The proposed light manufacturing facility use must comply with the BP performance standards which prohibits industrial processes that emit significant smoke, noise, or odors, and hazardous materials. Therefore, the BP Zone rezoning request meets the spirit of the light industrial mixed use land use designation.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED with the following additional staff condition:**

1. The applicant must secure a variance allowing the existing on-site structure to sit 10-feet from the adjacent R-2 zone district. The variance must be secured prior to City Council review.

HEARING: Nico Cordova (211 W 2nd St #306, Pueblo, CO 81003) spoke on behalf of the applicant and stated they signed a lease for Reyes Campers, manufacturing, and sales of campers. Property to north zoned R-2 wishes to rezone as well at a later time to BP zone district.

No one spoke in support or opposition for the application.

MOTION: Motion to recommend approval of Z-21-21 with the condition that the applicant must secure a variance allowing the existing on-site structure to sit 10-feet from the adjacent R-2 zone district prior to City Council review was made by Bailey, second by Avalos.

MOTION PASSED 6-0

2. **SNC-21-03: Street Name Change for a future portion of Spaulding Ave. located between W 11th St. and W 31st St.** The City staff is requesting a Street Name Change for a future portion of Spaulding Avenue located between W 11th Street. and W 31st Street to meet the Pueblo City-County Addressing Standards adopted in May 2010. The P&Z Commission will hold a public hearing to receive comments and provide a recommendation on the following proposed names: Tava Ave/Blvd, Crane Ave/Blvd, Sun Mountain Ave/Blvd, or Ranger Ave/Blvd.

Staff Report by Bart Mikitowicz

Staff Review and Findings:

City staff is proposing to rename the future undeveloped section of Spaulding Avenue that is located south of the intersection of West 31st Street and Spaulding Avenue. This future street is

east of Pueblo Blvd, in the city limits between W. 11th Street and 31st Street, terminating at the Southern Colorado Medical Center Subdivision. The Long-Range Transportation Plan has previously identified this roadway as a connection between Parkwest area (Southern Colorado Clinic Subdivision) linking in the future with 24th Street and 18th Street adjacent to Delores Huerta and Cesar Chavez schools. 24th Street is identified to be part of the future roadway corridor providing better access from the west side of the city into Downtown Pueblo. This future roadway corridor will help support development of western areas of the city. Originally, the road was platted to be an extension of Tuxedo Avenue, however modifications to the Long-Range Transportation Plan resulted in Tuxedo Avenue remaining as a north to south roadway that did not connect to 31st Street. In April 2001 the future platted sections of this roadway corridor were renamed to Spaulding Ave to reflect the change in planning direction.

In 2021, City of Pueblo IT Department identified several issues with the continuation of the Spaulding including possible confusion with Pueblo West addresses, driver disorientation from a north-south travel lanes changing to an east-west travel lanes, and most importantly to avoid future conflicts in the addressing system in which there weren't enough numbers remaining to match the future address points.

A majority of this road remains to be constructed including areas that yet to be subdivided. In November of 2021, the City of Pueblo Planning Department reached out directly to the property owners whose land was adjacent to future section of road. Upon receiving feedback, a public meeting was scheduled and held on December 12th at 6:00 p.m. via Zoom. At the meeting, several names were suggested.

The suggestions were compiled and analyzed against Pueblo City-County Addressing Standards by the Pueblo Regional Building Department and the City of Pueblo IT Department.

<u>Name</u>	<u>Significance</u>	<u>Usable</u>
Tava Ave/Blvd	Tava" being the Colorado Mountain Ute name for Pikes Peak, meaning "sun mountain"; due to its height, the peak was the first to be touched by the dawn.	Yes
Sun Mountain Ave/Blvd	English translation of "Tava"; see meaning above	Yes
Dolores Huerta Ave/Blvd	Honoring the late American labor leader and civil rights activist.	No; too long, 13-character limit
Foothills Ave/Blvd	Bearing in mind the original name of the area that is involved.	No; the name Foothills is already in use
Crain Ave/Blvd	Honoring the Crain Family, long time residence and contributors to this area.	Yes
Donley Ave/Blvd	Honoring the Donley Family, long time residence and contributors to this area.	No; the name Donley is already in use
Ranger Ave/Blvd	To help branding, marketing and way finding for Pueblo Rangers Soccer Club which are developing soccer fields in this area.	Yes

Recommended Action:

Staff recommends the Planning and Zoning Commission APPROVE the Street Name Change and the motion include a recommended NEW street name.

HEARING:

Testifying in Support of the street name change:

1. Tamara Pleshick (1725 Garwood Dr, 81005) part of NeighborWorks Pikes Peak Park project, recommends name “Tava” or “Sun Mountain.”
2. William (Bill) Crain, resident of the area, recommends name “Crain.”
3. Ashleigh Winans, part of NeighborWorks project, recommends “Tava” or “Sun Mountain.”

No one spoke in opposition of the street name change.

COMMISSION ACTION:

Spinuzzi moved to recommend two street names, “Crain” and “Sun Mountain.” Chairman Castellucci asked for a roll call vote with each commission member indicating their preferred street name:

- Spinuzzi-Crain
- Avalos-Crain
- Bailey-Crain
- Pasternack-Sun Mountain
- Aznar-Sun Mountain
- Castellucci-Sun Mountain

3. **Z-21-16: Rezoning: Pikes Peak Park PUD:** Proposal to rezone 75 acres generally located North of 24th St., west of Wildhorse Creek and east of Pueblo Blvd. to PUD allowing mixed-use residential and commercial development.

COMMISSION ACTION:

Motion to continue Z-21-16 to the February 9, 2022, P&Z meeting made by Avalos, seconded by Bailey.

MOTION PASSED 6-0

APPROVAL OF MINUTES

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on December 8, 2021. Motion by Bailey, second by Spinuzzi.

MOTION PASSED 6-0

NEW/OLD BUSINESS:

1. **GU-21-08 K8 Expeditionary School-** Site Development Plan Review for K-8 Expeditionary School

Staff Report by Wade Broadhead

Synopsis:

District 60 is proposing to construct a new Kindergarten through eighth grade (K-8) school on the site of the former Heroes Academy, which was demolished in 2021. The proposed K-8 school will have two floors and serve 675 students. Outdoor student amenities including three new playgrounds, basketball courts, a multi-use play field and outdoor learning areas for art and other subjects. The auxiliary gym and athletic fields will remain.

Parking and Traffic:

Parking for the new school will be located primarily along the south and west of the building. Staff recommended the school district make and or repair pedestrian connections to adjoining Montezuma Road to the West and West Street to the East. Those sidewalk improvements will be made as part of this project according to the project architect. The previous site had relatively deteriorated and underdeveloped parking areas. The new design will enhance and rebuild parking lots providing a total of 129 spaces. An access road will snake around the building along the eastern and northern facades giving limited access to the back of the building where outdoor classrooms will be located. The road also provides some additional separation from the adjacent residential housing.

Landscaping:

Staff did not receive detailed landscape plans as part of the submittal, but the site plan and renderings seem to indicate landscape medians and areas along and around the school in between hardscaped courtyards. A Colorado themed grassland garden and outdoor learning center are shown on the north side of the property.

The median for the drop off zone is landscaped but the plan deviates from municipal code in that there does not appear to provide landscaped islands in the large parking areas to the south and west.

Architecture:

The proposed school includes multiple façade materials including concrete masonry unit veneer, prefinished galvanized steel, and metal panel wall systems. The front entrance of the school is located on the south side of the building and includes a small hardscape plaza area, multiple façade materials and windows providing visual appeal. All other facades provide visual interest with windows, varying plane depths, material, and color changes. The mechanical equipment on the roof will be screened. The predominate architectural façade feature, will be dark blue metal paneling together with variations of decorative concrete masonry unit block.

Planning and Zoning Commission Review per Colorado Revised Statutes §22-32-124:

According to the Colorado Revised Statutes “the board of education shall submit a site development plan for review and comment to the planning commission or governing body prior to construction of any structure or building.” If the Planning Commission has concerns and or comments, the statutes state that “the planning commission or governing body may request a public hearing before the board of education relating to the proposed site location or site development plan.”

Although there was no hearing there were multiple people in attendance to speak on behalf of this project. Amy (no last name given), Bob Lawson, Brian Calhoun, Dave Horner, Andrew Olson, Erica (no last name given).

2. DPR-21-01 102 South Union Ave- Development Plan Re-Approval for balcony on the second floor facing Union Avenue in a HARP-1 Zone District.

Staff Report by Danielle Baxter

SYNOPSIS:

The applicant is requesting Planning and Zoning Commission review of a proposed 115 square foot balcony on the second floor of 102 S. Union Avenue. The proposed balcony will extend approximately five feet over the Union Avenue sidewalk right of way and will be approximately 23 feet long. The primary building material will be vertical black metal railing and will also include a stucco base to match the horizontal band on the façade of the building. The balcony will be partially supported by the one-foot stucco band that extends horizontally along the façade, and the remaining two feet will be cantilevered, with supporting corbels. The corbels will begin at approximately 13 feet above the sidewalk grade and extend upwards to the balcony deck which is approximately 16 feet above the sidewalk grade.

The original submittal was heard and approved on July 14, 2021, and included an 80 square foot balcony, which extended approximately four feet over the Union Avenue sidewalk and was approximately 20 feet in length. The new proposed balcony will be a foot wider over the Union Avenue sidewalk and three feet longer in length. The proposed black metal railing is now the main architectural element of the balcony. In the previous submittal the applicants proposed vertical black railing about a foot in height with most of the balcony being composed of stucco. The new proposed balcony has decorative vertical black railing approximately three feet in height, with a small stucco band along the base of the balcony. Also, the new submittal includes interior stormwater drainage, which will be collected under the balcony, funneled into the building's existing interior drainage system, and expelled from the building in the alley located on the southeast side of the building, which is currently where all the building's drainage is released.

Analysis:

The subject property is zoned HARP-1. Section 17-4-5(5)b(1) of the Pueblo Municipal Code states: "No building permit shall be issued nor shall any work be undertaken or commenced to construct, reconstruct, remodel, repair, paint, rehabilitate or in any way alter or modify the exterior of any building in a Historic Arkansas Riverwalk of Pueblo Zone District until the Planning and Zoning Commission has reviewed, approved and issued a written certificate of compliance for such work."

Design standards in the HARP-1 Zone indicate that the buildings must complement the traditional architectural design of the Union Avenue Historic District as well as provide a smooth visual transition from the street level to the river level. Staff analysis determined that the proposed balcony meets these standards as the balcony is symmetrical, much like many of the traditional Victorian commercial buildings along Union Avenue. While few of the historic buildings along Union Avenue have balconies, the Riverwalk facing façade of the subject property has multiple balconies, therefore, the single balcony along Union Avenue will provide a transition between the Historic Riverwalk Development and the Historic Business District.

Although there was no hearing the architect Dave Weiner was in attendance to speak on behalf of this project and answer questions.

COMMISSION ACTION:

Motion to approve amended changes to DPR-21-01 made by Bailey, seconded by Spinuzzi.

MOTION PASSED 6-0

3. **PUD-21-02 525 W 15th Street Parkview Cancer Center Signs** – Parkview is requesting Planned Unit Development Site Plan approval for two new monument signs and three wall signs to be constructed at the new Cancer Center site.

Staff Report by Beritt Odom

SYNOPSIS:

Sign construction and placement within the Parkview Medical Center, Hospital Campus, are regulated by the Parkview Medical Center PUD, which requires all signs to be reviewed and approved by the Planning and Zoning Commission. Parkview Medical Center is proposing to construct two monument signs and three wall signs on the new Cancer Center. The first monument sign is proposed for construction at the corner of W. 15th Street and N. Greenwood Street and the second monument sign at the corner of W. 15th Street and N. Elizabeth Street. The decorative monument signs are located on Parkview property and list the tenements of the new cancer center that is currently under construction. The signs are 10-feet tall and consist of brick and anodized metal with the new Parkview logo. The color scheme is gray, black, and orange. Hospitals and medical clinics are a use by right in a R-5 Zone District, therefore the non-residential sign standards are an appropriate standard to utilize in analyzing sign area for the new cancer center. The R-5 municipal code standards for monument signs allow one monument sign per development site with 48 square feet of sign area and a maximum height of six-feet. Parkview is proposing two monument signs, with 62.27 square feet of sign area and a height of 10-feet, which exceeds the R-5 standards, but may be allowed if the Planning and Zoning Commission finds that the signs are appropriate for the development and provide an effective means of way finding.

Three wall signs are also being proposed for the new cancer center, the signs are located on the south and west façades. The Planning and Zoning Commission approved the proposed wall signs, which meet the non-residential R-5 Zone District Sign Standards for the new cancer center in February 2021 as part of the PUD Site Plan Review (PUD-21-01). Parkview is proposing two wall signs on the south façade, with a combined area of 146 square feet. The non-residential R-5 Zone District sign standards allow two square feet of signage per linear foot of frontage. The south elevation has 173-feet of frontage, allowing a maximum sign area of 346 square feet on the south façade. The proposed 146 square feet of sign area is well below the maximum area and meets the prior site plan approval. The west façade is approximately 98-feet in length, which allows a maximum sign area of 196 square feet (R-5 sign standards). The proposed sign area for the west façade is only 60 square feet, well below the maximum area allowed, meeting prior site plan approval.

Although there was no hearing the applicant was in attendance to speak on behalf of this project and answer questions.

COMMISSION ACTION:

Motion to accept sign plan as presented made by Bailey, seconded by Avalos.

MOTION PASSED 6-0

ADJOURN

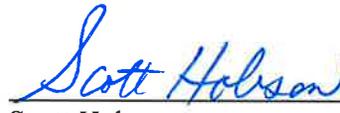
There being no further business the Regular Meeting was adjourned at 4:46 p.m.

Respectfully submitted,

Attest:



Mike Castellucci
Chairperson



Scott Hobson
Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 211 East D Street, Pueblo, CO.

