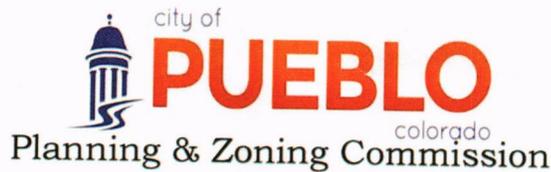


Mike Castellucci
Chair
Patrick Avalos
Vice Chair
Sarah Martinez
City Council Representative



Christopher Pasternak
Alexandra Aznar
Elizabeth Bailey
Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Wednesday, February 9, 2022 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>

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 3:30 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, Sarah Martinez, and Lisa Bailey.

Commissioners Absent: None

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal 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 and add January 26, 2022, minutes for approval, Seconded by Spinuzzi.

Motion passed 7-0.

PUBLIC MEETING AND ACTION

Regular Agenda

1. **TA-21-01: Text Amendment:** An ordinance amending sections 17-2-2, 17-4-51, 17-4-14, and 17-10-05 of Title XVII of the Pueblo Municipal Code relating to multifamily development design standards

Staff report by Bart Mikitowicz, Planner

BACKGROUND AND ANALYSIS:

The City is requesting approval of specific development and design standards for multifamily development, residential structures that contain three or more dwelling units. Currently, the City of Pueblo does not have defined development design standards specifically for multifamily developments. New multifamily developments are reviewed using the small, medium, and large-scale commercial development standards found in §17-4-42 thru §17-4-48. The current commercial development standards limit façade materials and require surface treatments that are not always practical for multifamily development. The standards proposed for multifamily development will allow flexible design and ensure the structures provide aesthetic interest.

Over the past year the City's Planning Department has worked with various local stakeholders from the private and public sector, researched best practices, studied existing language from other municipalities, and internally debated the language as it is related to Pueblo and meeting the objectives of this text amendment.

The product at this time is intended to clearly present the expectations for multifamily developers, allow staff and review agencies to make clearer determinations on issues of compliance, while identifying and reducing requirements on developers that may be seen as overly restrictive, superfluous, or cost prohibitive.

Recommendation:

Staff recommends that the Planning and Zoning Commission forward a recommendation of approval of the proposed text amendment to City Council.

Attachments:

Ordinance Amending §17-2-2, 17-4-51, 17-4-14, 17-10-05 of Title XVII of the Pueblo Municipal Code Relating to Multifamily Development Design Standards.

Mr. Mikitowicz stated that the intent of the text amendment was to allow flexibility and affordable architectural options for multi-family development, which is not specifically addressed in the current City of Pueblo Municipal Code. Mr. Mikitowicz specifically addressed each of the five architectural features that must be utilized on the primary façade of the building. Mr. Hobson added that two architectural features that must be utilized for the secondary façade of the building.

No one spoke in support or opposition of this case.

COMMISSION ACTION:

Motion to approve TA-21-01 with staff conditions made by Bailey, second by Avalos.

Motion passed: 7-0

APPROVAL OF MINUTES

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on January 12, 2022. Motion by Bailey to approve minutes, second by Aznar.

MOTION PASSED 7-0

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on January 26, 2022. Motion by Bailey to approve minutes, second by Aznar.

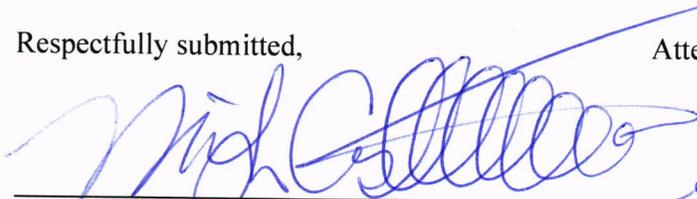
MOTION PASSED 7-0

ADJOURN

There being no further business the Regular Meeting was adjourned at 3:42 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.