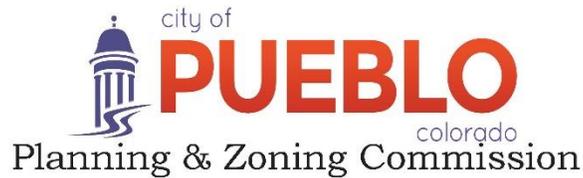


Mike Castellucci
Chair

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, June 8, 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 3:31 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; Wade Broadhead, Senior Planner; and Joe Martellaro, Associate Engineer II.

APPROVAL OF THE JUNE 8, 2022 AGENDA:

Bailey moved to approve the June 8, 2022 agenda with S-22-06 North Vista Filing No. 5 Subdivision and Z-22-04 Keating School Rezoning continued to the July 13, 2022 Planning and Zoning Commission Public Hearing.

Second by Spinuzzi, motion carried 7-0.

PUBLIC HEARING AND ACTION

TA-21-04 Text Amendment: An ordinance amending Section 17-4-7 of Title XVII of the Pueblo Municipal Code relating to landscape requirements.

Staff presentation by Beritt Odom

BACKGROUND AND ANALYSIS:

The City of Pueblo Planning & Community Development Department is requesting approval to remove a requirement from the current landscape performance standard code, which states that any addition to a non-single family residential structure larger than 1,000 square feet would trigger all landscaping requirements. The Planning Department is also proposing to include a residence, two family (duplex) as an exception to the landscape performance standards code.

The City of Pueblo Planning Department has determined that the 1,000 square foot addition currently outlined in Sec 17-4-7(b)(2)(b) and 17-4-7(b)(2)(g)(1) is triggering full landscape requirements, to include parking lot landscape islands, parking lot screening, buffering, tree lawns, and landscape setbacks. These additional landscape requirements are a financial burden and have been proven to be a detriment to the development of existing commercial properties. Therefore, the Planning Department is requesting to remove the 1,000 square foot addition requirement from the landscape code. Removing this requirement will also align the landscape performance standards code with the current small and medium scale development performance standards, which are triggered by any addition to a commercial structure exceeding 35-percent. Prior to 2018, landscaping for commercial development was only required when a new structure was constructed or when an addition was proposed that equaled 35-percent or more of the gross square footage of the existing structure.

The Planning Department is also requesting to add a residence, two family to the exemptions within the landscape performance standards code in Sec 17-4-7(b)(2)(a) and (b). The current landscape code states a residence, single family is exempt from the landscaping requirement that is triggered by a 1,000 square foot and 35-percent addition requirement. Therefore, including residence, two family to this exemption allows residential properties the opportunity to increase in size in zone districts that require landscaping without requiring full landscape improvements. Including the residence, two family in the exemption also aligns with our new residence, multifamily definition, which is now defined as a residential structure with three or more dwelling units. Multifamily dwelling units are considered commercial and must abide by the newly implemented Sec 17-4-14, which outlines multifamily housing development design standards.

RECOMMENDATION:

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

HEARING: No one spoke in favor or opposition.

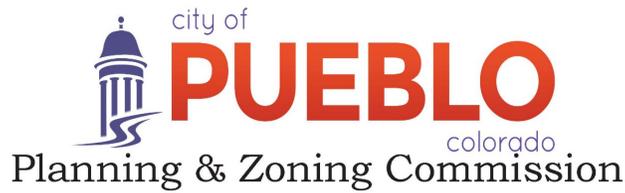
MOTION: Motion to recommend approval to City Council was made by Bailey, second by Aznar.

MOTION PASSED 7-0

Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

TEXT AMENDMENT TA-21-04

TO: City of Pueblo Planning and Zoning Commission
FROM: Danielle Baxter, Planner
THROUGH: Scott Hobson, Acting Director of Planning and Community Development
DATE: June 8, 2022
SUBJECT: An ordinance amending Section 17-4-7 of Title XVII of the Pueblo Municipal Code relating to landscape requirements.

Background:

The City of Pueblo Planning & Community Development Department is requesting approval to remove a requirement from the current landscape performance standard code, which states that any addition to a non-single family residential structure larger than 1,000 square feet would trigger all landscaping requirements. The Planning Department is also proposing to include a residence, two family (duplex) as an exception to the landscape performance standards code.

Analysis:

The City of Pueblo Planning Department has determined that the 1,000 square foot addition currently outlined in Sec 17-4-7(b)(2)(b) and 17-4-7(b)(2)(g)(1) is triggering full landscape requirements, to include parking lot landscape islands, parking lot screening, buffering, tree lawns, and landscape setbacks. These additional landscape requirements are a financial burden and have been proven to be a detriment to the development of existing commercial properties. Therefore, the Planning Department is requesting to remove the 1,000 square foot addition requirement from the landscape code. Removing this requirement will also align the landscape performance standards code with the current small and medium scale development performance standards, which are triggered by any addition to a commercial structure exceeding 35-percent. Prior to 2018, landscaping for commercial development was only required when a new structure was constructed or when an addition was proposed that equaled 35-percent or more of the gross square footage of the existing structure.

The Planning Department is also requesting to add a residence, two family to the exemptions within the landscape performance standards code in Sec 17-4-7(b)(2)(a) and (b). The current landscape code states a residence, single family is exempt from the landscaping requirement that is triggered by a 1,000 square foot and 35-percent addition requirement. Therefore, including residence, two family to this exemption allows residential properties the opportunity to increase in size in zone districts that require landscaping without requiring full landscape improvements. Including the residence, two family in the exemption also aligns with our new residence, multifamily definition, which is now defined as a residential structure with three or more dwelling units. Multifamily dwelling units are considered commercial and must abide by the newly implemented Sec 17-4-14, which outlines multifamily housing development design standards.

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 §17-4-7 of Title XVII of the Pueblo Municipal Code Relating to Landscape Performance Standards.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17-4-7 OF CHAPTER 4 OF TITLE XVII OF THE PUEBLO MUNICIPAL CODE RELATING TO LANDSCAPE PERFORMANCE STANDARDS.

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

(brackets indicate matter being deleted, underscoring indicates new matter being added)

SECTION 1.

Section 17-4-7(b)(2) of the Pueblo Municipal Code is hereby amended to read as follows:

Sec. 17-4-7. Landscape Performance Standard

. . .

(2) Applicable Zones: Unless provided through a Special Area Plan or Planned Unit Development, the provisions of this Section shall apply in the following zone districts: R-4, R-5, R-6, RCN, B-1, B-2, B-3, B-4, BP, PUD (when the PUD does not establish its own landscaping regulations), H-B, Industrial-Zoned properties in the designated high-visibility areas, O-1, CCN, S-1, S-4 and S-5 when at least one (1) of the following occurs within the above-mentioned zones:

a. The construction or placement of any building or structure upon any lot except a residence, one (1) family **and a residence, two (2) family.**

b. Any addition of thirty-five percent (35%) or more of the gross square footage of an existing building, except a residence, one (1) family **and a residence, two (2) family; [an addition of more than one thousand (1,000) square feet, except a residence, one (1) family;]** or an addition **[over] of** ten thousand (10,000) **gross square feet or more of an existing building** in an I-2 zone district (whichever quantity is less). Additional increases in floor area, based on the above zone districts, shall be a maximum allowable limit of expansion whether cumulative or not, based on structure size after 2017.

. . .

g. Those properties located in the "Established Development Area", as illustrated on the map adopted by City Council Resolution and on file in the Community Development Department, are eligible for adjustments to the Landscape Performance Standards for the landscaping locations/functions described in [Section 17-4-7\(b\)\(3\)](#), as follows:

1. A building addition **[of over one thousand (1,000) square feet, or more] greater** than thirty-five percent (35%) of the existing building's **gross** square footage **[(whichever is greater),]** shall not require compliance with the requirements of [Section 17-4-7\(b\)\(3\)](#) in the "Landscape Setback", "Parking Lot", and "Landscaped Open Space" areas, when it has been determined by the Land

Use Administrator that omitting landscaping from the proposed construction project would not be considered a significant visual impact nor detriment to the health, safety, and welfare of the neighborhood. However, additions to existing buildings within the size ranges described in this paragraph must comply with the standards described in paragraph (b)(2)g.2 below. Criteria used in determining whether this waiver shall be allowed include:

SECTION 2.

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 3.

This Ordinance shall become effective thirty (30) days after the date of final action by the Mayor and City Council.

Action by City Council:

Introduced and initial adoption of Ordinance by City Council on _____.

Final adoption of Ordinance by City Council on _____.

President of City Council

Action by the Mayor:

Approved on _____.

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