

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Brian Lucas

Rodger Ortiz

Minutes for February 27, 2018
City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Brian Lucas, Yvonne Lujan-Slak, Steve Anselmo, and Rodger Ortiz.

Board Member Absent: None

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Daniel Kogovsek, Board Attorney; and Valerie A. Sherman, Planner.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting January 23, 2018 by Lucas, second by Lujan-Slak.

Motion passed 5 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for February 27, 2018, by Lujan-Slak, second by Ortiz.

Motion passed 5 - 0

REGULAR BUSINESS

Regular Agenda

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Valerie A. Sherman, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

ZBA-18-08 (150 South Santa Fe Avenue)

A variance to reduce landscape performance standards for a hotel parking lot.

Applicant present: Laurie Clark, Clark Engineering, LLC

Zoning Board of Appeals, Minutes for February 27, 2018

Lucas asked Planner Sherman where the new building was going to be built, and Planner Sherman showed him on the map.

Castellucci asked Planner Sherman how the three inches on the east side of the property were short to start with. Mr. Hobson stated that is was probably administratively done.

Laurie Clark explained how the development of the Gruma subdivision came about, and the intent was that the lot on the north side of Gruma Drive, would eventually be combined to add a 2nd hotel. Ms. Clark explained that the property must be re-subdivided because they cannot do two lot lines for the proposed hotel. Ms. Clark explained that in order to have the required parking, the property owner previously added parking along Hector Garcia Place. By adding landscape islands to meet the code for the proposed building, it will lessen parking by three spaces. Ms. Clark also stated the parking lot is concrete and they do not want to jackhammer the parking lot.

Castellucci asked about what landscaping would go along Gruma Drive. Planner Sherman explained that the proposed subdivision will double the existing ten-foot wide landscape buffer along Gruma Drive.

No public testimony in support.

No public testimony in opposition.

Commission Action:

Motion to grant by Lucas, second by Lujan-Slak.

Motion passed 5 - 0 with staff conditions and standard permit conditions.

ZBA-18-09 (2111 West 18th Street)

A variance to reduce architectural, parking, and trash collection/loading area performance standards for a retail store.

Applicants present: Griffan Bryant

Mr. Bryant explained that for the 1st negative finding, the building would be a metal frame with brick and full masonry. Bumpouts would take two additional feet on each side of the building, which would lessen parking and landscaping. Mr. Bryant stated that there would be masonry with windows and parapets.

Mr. Bryant provided the board with a truck movement plan and site plan, which were introduced as exhibits 1 and 2. Mr. Bryant explained that for the 2nd negative finding, because of where the drainage area is on the east side of the land, it would not be wide enough for the trucks and would take away parking space. The trucks would not have room.

Castellucci asked where the ten-foot landscape buffer will go on the north side of the property. Planner Sherman explained that there would be a six-foot solid fence against the alley on the north side of the property.

Public testimony in support:

Zoning Board of Appeals, Minutes for February 27, 2018

- Rudolph Martinez, 1902 W. 22nd St, Pueblo, CO. Mr. Martinez stated that he is a land owner in Hyde Park and there is nothing in that area so, he thinks it will be good for the area.
- Michael Neises, 2118 W. 19th St, Pueblo, Co. Mr. Neises stated that he lives one house to the north of the property, and he thinks the store would be an asset to the area. Mr. Neises also stated that he appreciates them putting the trash on the 18th St. side, and placing a six-foot fence on the alley side.

Public testimony in opposition:

- Pedro Cruz, 2110 W. 18th St., Pueblo, CO. Mr. Cruz stated that he lives across the street from the site and is concerned about the traffic, because traffic is tuff there. Mr. Cruz stated that he will be looking at the trash enclosure area out of his front window, and he mentioned that the Troy store has a lot of problems with the trash being outside of the trash enclosure area and blowing around. Mr. Cruz stated that he does not want a trash problem.

Mr. Bryant stated that the trash enclosure area would be screened with a brick wall and would not be visible.

Castellucci asked Mr. Bryant if there would be any other places for the trash receptacle. Mr. Bryant explained that it cannot be moved back anymore due to the detention pond to the east of the proposed trash enclosure and it will be completely screened.

Castellucci asked Mr. Kogovsek if trash problems would be a code enforcement issue. Mr. Kogovsek stated that the residents could call codes enforcement if there was a problem with the trash.

Lucas asked about moving the trash enclosure next to the detention pond and why the trucks cannot unload from the back of the building. Mr. Hobson stated that the detention pond is designed to drain to the east of the property and the trash enclosure and screening will be solved through the commercial review. Lucas asked if the detention pond could be moved. Mr. Hobson stated that it cannot be moved.

Castellucci stated that there are actually four different detention ponds there.

Ortiz asked Mr. Bryant if they looked at other sites for the store. Mr. Bryant stated that they looked extensively and that was the best site.

Commission Action:

Motion to grant by Ortiz, second by Lujan-Slak.

Motion passed 5 – 0 with staff conditions and standard permit conditions.

Old Business

No items.

ADJOURNMENT

Meeting adjourned at 8:00 p.m.

Minutes respectfully submitted by Sherman.