

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Chris Kaufman
City Council Representative

PUEBLO

Planning & Zoning Commission

Weston Burrer

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING
City of Pueblo, Colorado
Wednesday, December 11, 2013 – 3:30 p.m.
City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:30 p.m. with Chairperson Jean Latka presiding.

Commissioners Present: Weston Burrer (late), Chris Kaufman, Jean Latka, Brian Lucas, Ray Seybold, and David Webb.

Commissioners Absent: Brandice Eslinger.

Staff Members Present: Jeff Bailey, P.E., Assistant City Manager for Development Services; Paul Willumstad, Attorney for the Planning and Zoning Commission; and Kelly Grisham, Planner.

APPROVAL OF AGENDA

Motion was made by Commissioner Webb to approve the agenda, seconded by Commissioner Seybold. **Motion passed 5-0 (Burrer and Eslinger absent).**

PUBLIC HEARINGS AND ACTION

1. **HARP-13-01 – HARP Plan Review:** Modifications to the Façade of the Existing Building Located at 102 South Union Avenue.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting approval of modifications to the second, third, and fourth floors of the exterior of the existing structure, including the addition of awnings, pergolas, and a deck addition to the Riverwalk side of the existing building. In addition, the applicant is requesting approval of an option to amend the center portion of the roof from a flat roof to a pitched roof.

The proposed modifications will not add to the building footprint, but will enhance the existing structure by the addition of design features. These design features will also serve to

make the outdoor patios more usable, thus creating the environment of celebration that is a design objective of the HARP-1 Zone District.

RECOMMENDED ACTION

Staff recommends Planning and Zoning Commission **APPROVE** HARP-13-01 with the following conditions:

1. If installed, the optional new roof must match the material and color of the existing pitched roofs and must not increase the building height to greater than 70 feet.
2. A separate permit is required for all building signage.

HEARING

Cheryl Santi, 510 N. Farm Road, Monte Vista, CO appeared and spoke in favor of the proposed application.

Hal Wilson, 2101 Main Street, Alamosa, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Council Person Kaufman to approve the proposed application, seconded by Commissioner Lucas, with the following conditions:

1. If installed, the optional new roof must match the material and color of the existing pitched roofs and must not increase the building height to greater than 70 feet.
2. A separate permit is required for all building signage.

Motion passed 5-0. (Burrer and Eslinger absent).

2. **V-13-07 – Vacation:** Easement Vacation at 4428 Porta Fina Drive.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate a portion of the drainage and public utility easement located within Parcel A, Lot Line Rearrangement, LL-13-04. The homes constructed on Parcel A and B, Lot Line Rearrangement, LL-13-04 (previously Lots 25 and 27 of the

Village Green at Walking Stick Subdivision, A Special Area Plan) were both built with stairwells and covered decks that encroach into the side and rear setbacks of their lots. On August 28, 2013, the Subdivision Review Committee voted to approve the Lot Line Rearrangement LL-13-04 by a vote of 3-0-0. On September 25, 2013, the Planning and Zoning Commission voted to approve the Special Area Plan Amendment, which adjusted the setbacks to relate to the rearranged property lines. The applicant is now requesting to vacate a portion of the public utility and drainage easement that runs along the rear of the property. This is the final step in bringing the building encroachments into compliance with current codes.

RECOMMENDED ACTION

Staff recommends that the Vacation be **APPROVED**.

HEARING

Mike Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed vacation, seconded by Commissioner Seybold. **Motion passed 5-0. (Burrer and Eslinger absent).**

Commissioner Burrer arrived.

3. **S-13-10 – Subdivision: Belmont Apartments Subdivision:** One-lot subdivision.

BACKGROUND

Staff report by Kelly Grisham

The applicant is requesting to resubdivide the 7.2-acre (313,632 square foot) property into one (1) lot. The subject property is located between Montebello Road and Bonnymede Road, east of Jerry Murphy Road. The subdivision will combine three (3) existing parcels into one (1) subdivided lot. The property was originally a part of the Belmont 41st and 43rd filings, which were subdivided in 1970 and 1971, respectively. Then in 1977, the surrounding properties were resubdivided, leaving the three (3) remnant parcels that make up the existing property. The applicant is being required to resubdivide the property to eliminate the remaining lot and parcel lines, thus creating a legal one (1) lot subdivision.

RECOMMENDED ACTION

Move that the requested Subdivision be **APPROVED** with the following noted:

Request for Waiver from Requirements: None requested.

Requests for Modification to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval:

1. Provide easements surrounding each of the water meter locations. These easements shall extend from the adjacent property line and incorporate a minimum area of 5' on either side of the meter and 5' beyond the meter.
2. The on-site water system, as shown in the supplemental map, does not correlate to the records that the Board has for this site. Please coordinate further, prior to recording of the plat, to ensure accuracy.

HEARING

Mike Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared on behalf of the applicant and testified in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Seybold to approve the proposed subdivision, seconded by Commissioner Lucas, with the following conditions:

1. Provide easements surrounding each of the water meter locations. These easements shall extend from the adjacent property line and incorporate a minimum area of 5' on either side of the meter and 5' beyond the meter.
2. The on-site water system, as shown in the supplemental map, does not correlate to the records that the Board has for this site. Please coordinate further, prior to recording of the plat, to ensure accuracy.

Motion passed 6-0 (Eslinger absent).

4. **PUD-13-01 – Planned Unit Development Site Plan:** Spanish Peaks PUD Site Plan.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting preliminary approval to construct a nine (9) building, 93,739 square foot Health and Wellness Center in the Spanish Peaks Health and Wellness Center PUD Zone District. The proposed facility will be located on Lot 1, Block 1, of the recently resubdivided Park West Business Campus, Filing No. 8. The nearly 10-acre parcel was subdivided and rezoned specifically for this Project. The applicant is proposing to construct the buildings in four (4) phases, with the first phase including the bistro (located in Planning Area – 1); maintenance building and yard (located in Planning Area – 2); the medical and dental building and the shell of the adult services and administration building (both located in Planning Area – 3). With the proposed phase 1, the Project will also construct the parking and landscaping for the areas immediately surrounding the proposed buildings, as well as the landscape setback along Spaulding Avenue and Sanchez Lane.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission **APPROVE** the proposed PUD Site Plan with the following noted:

1. Prior to the issuance of any building permit or business license for the property, final construction plans must be submitted and approved by the Planning and Zoning Commission.
2. Prior to submitting for final PUD Site Plan approval, address all departmental concerns.

HEARING

Mike Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared and spoke in favor of the proposed application.

David Lytle, Attorney at Law, 229 Colorado Avenue, Pueblo, CO appeared and spoke in favor of the proposed application.

Robert Kepplinger, 1026 West Abriendo Avenue, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Lucas, with the following conditions:

1. Prior to the issuance of any building permit or business license for the property, final construction plans must be submitted and approved by the Planning and Zoning Commission.
2. Prior to submitting for final PUD Site Plan approval, address all departmental concerns.

Motion passed 6-0 (Eslinger absent).

APPROVAL OF MINUTES

Motion was made by Commissioner Lucas to approve the Minutes of the November 13, 2013 Public Hearing, seconded by Commissioner Webb. **Motion passed 6-0 (Eslinger absent).**

Motion was made by Council Person Kaufman to approve the Minutes of the November 20, 2013 Public Hearing, seconded by Commissioner Lucas. **Motion passed 6-0 (Eslinger absent).**

SCHEDULE PUBLIC HEARING

The Public Hearing for January will convene on January 8, 2014 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION


The Work Session for December will convene on Wednesday, December 18, 2013 at 3:30 p.m. in the Planning Department Conference Room, 211 East D Street.

ADJOURN

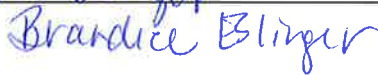
There being no further business the Regular Meeting was adjourned at 4:10 p.m.


Respectfully submitted,

Attest:



Jean Latka
Co-Chairperson





Steven Meier
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.