

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, February 12, 2014 – 3:30 p.m.
City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:35 p.m. with Acting Chairperson Brandice Eslinger presiding.

Commissioners Present: Weston Burrer (late), Brandice Eslinger, Brian Lucas, Ray Seybold, and David Webb.

Commissioners Absent: Chris Kaufman and Jean Latka.

Staff Members Present: Steven Meier, Director of Planning; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Transportation Engineer; Jerry Pacheco, Senior Planner; and Kelly Grisham, Planner.

APPROVAL OF AGENDA

Motion was made by Commissioner Webb to combine items Z-13-06 and S-1311, and Z-13-07 and S-13-12 for purposes of the public hearing, seconded by Commissioner Seybold. **Motion passed 4-0 (Burrer, Kaufman, and Latka absent).**

PUBLIC HEARINGS AND ACTION

1. **Z-14-01 – Rezoning:** Rezone Lot 3, Block 2, South Prairie Subdivision 2nd Filing from B-3 to BP.

BACKGROUND

Staff report given by Jerry Pacheco.

The applicant is requesting to rezone 0.911 acres from B-3 (Highway and Arterial Business District) to BP (Business Park District). The subject property is located on the west side of Hayhurst Avenue, mid-block, approximately 200 feet north of the intersection with Farabaugh Lane. The applicant is proposing to rezone with the intention of expanding an existing mini-storage development from the north onto the subject property. The proposed

rezoning request conforms with the Pueblo Comprehensive Plan designation and meets the minimum zone district requirements.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

HEARING

Laurie Clark, Clark Engineering, 6821 Highway 78 West, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Lucas. **Motion passed 5-0. (Burrer, Kaufman, and Latka absent).**

Commissioner Burrer arrived.

2. **SAP-13-03 – SAP Amendment:** A Special Area Plan Amendment to Remove Existing Building Envelopes on the Unimproved Lots Located within the Rancho Del Sol, Eighth Filing, A Special Area Plan.

BACKGROUND

Staff report given by Jerry Pacheco.

The subject request proposes to remove building envelope footprints previously approved in April 2000 for the vacant lots remaining in the Rancho Del Sol Eight Filing Subdivision. As proposed, the applicant desires to replace the building envelopes prescribed in the original Special Areal Plan with R-2 zoning standards to allow more flexibility in the placement of new single-family residences on the remaining vacant lots within the subdivision. However, the proposal would retain the zero side yard setback for lots identified for "common wall" construction.

RECOMMENDED ACTION

Staff recommends the Special Area Plan Amendment be **APPROVED**.

HEARING

Randy Reeves, 4601 Eagleridge Place, Suite 110, Pueblo, CO appeared and spoke in favor of the proposed application.

Joseph Vega, 1323 Aquila Drive, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Seybold. **Motion passed 5-0. (Kaufman and Latka absent).**

3. **Z-13-06 – Rezoning:** Rezone Regency Crest Subdivision Filing No. 8 from A-1 to R-2U.

BACKGROUND

Staff report by Kelly Grisham

The applicant is requesting to rezone the proposed Regency Crest Subdivision, Filing No. 8, containing approximately 5.5 acres to R-2U, Single Family Residential. The subject property is located north of Red Creek Springs Road and to the east of the current end of Applecrest Drive in the Omega Homes Neighborhood. The applicant is proposing to rezone the proposed thirty (30) single family residential subdivision. This portion of the property is part of the Regency Crest West Master Plan, which was approved by the Planning and Zoning Commission on January 12, 2005. The property is currently vacant. The project site has been designated by the Pueblo Comprehensive Plan as “Suburban Residential.” The lots have been reviewed and comply with the minimum lot size and width and maximum lot coverage.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

HEARING

Quentin Armijo, 64 Caledonia Road, Pueblo, CO appeared and testified in favor of the proposed application.

Ed Fisher, 4732 Eagleridge Circle, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Lucas. **Motion passed 5-0 (Kaufman and Latka absent).**

4. **S-13-11 – Subdivision: Regency Crest Subdivision Filing No. 8:** Subdivide approximately 5.5 acres for single family residential development.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting to subdivide the 5.5-acre (241,582 square foot) property into thirty (30) lots. The subject property is located north of Red Creek Springs Road and to the east of the current end of Applecrest Drive in the Omega Homes Neighborhood. This portion of the property is part of the Regency Crest West Master Plan, which was approved by the Planning and Zoning Commission on January 12, 2005. The property is currently vacant. The project site has been designated by the Pueblo Comprehensive Plan as “Suburban Residential.” The lots have been reviewed and comply with the minimum lot size and width and maximum lot coverage.

RECOMMENDED ACTION

The Subdivision Review Committee, at their January 29, 2014 meeting, recommended 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: Address the comments in the memorandum dated 1/8/14 from Joe Martellaro.

HEARING

Quentin Armijo, 64 Caledonia Road, Pueblo, CO appeared and testified in favor of the proposed application.

Ed Fisher, 4732 Eagleridge Circle, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Seybold, with the condition that comments in the memorandum from Joe Martellaro be addressed prior to the case being scheduled for City Council hearing. **Motion passed 5-0 (Kaufman and Latka absent).**

5. **Z-13-07 – Rezoning:** Rezone Regency Crest Subdivision Filing No. 9 from A-1 to R-2U.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting to rezone the proposed Regency Crest Subdivision, Filing No. 9, containing approximately 5.5 acres to R-2U, Single Family Residential. The proposed subdivision will contain twenty-five (25) residential lots. This portion of the property is part of the Regency Crest West Master Plan, which was approved by the Planning and Zoning Commission on January 12, 2005. The property is currently vacant, undeveloped land. The R-2U Zone District requires a minimum of 5,000 square foot of lot area, with a minimum of 50 foot wide street frontage; however, a minimum lot area of 4,500 square feet and a minimum lot width of 45 feet are permitted if the average of the block is at least 5,000 square feet and 50 feet wide lot width. In addition, R-2U Zone Districts requires that the lot depth shall not exceed three (3) times the average lot width unless the lot abuts an alley. The lots have been reviewed, and they comply with the minimum lot area and width; however, Lots 4, 5, & 6, Block 1, exceed the maximum allowed lot depth.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

HEARING

Quentin Armijo, 64 Caledonia Road, Pueblo, CO appeared and testified in favor of the proposed application.

Ed Fisher, 4732 Eagleridge Circle, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed application, seconded by Commissioner Lucas. **Motion passed 5-0 (Kaufman and Latka absent).**

6. **S-13-12 – Subdivision: Regency Crest Subdivision Filing No. 9:** Subdivide approximately 5.5 acres for single family residential development.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting to subdivide the 5.5-acre (241,582 square foot) property into twenty-five (25) lots. This portion of the property is part of the Regency Crest West Master Plan, which was approved by the Planning and Zoning Commission on January 12, 2005. The property is currently vacant, undeveloped land. The R-2U Zone District requires a minimum of 5,000 square foot of lot area, with a minimum of 50 foot wide street frontage; however, a minimum lot area of 4,500 square feet and a minimum lot width of 45 feet are permitted if the average of the block is at least 5,000 square feet and 50 feet wide lot width. In addition, R-2U Zone Districts requires that the lot depth shall not exceed three (3) times the average lot width unless the lot abuts an alley. The lots have been reviewed, and they comply with the minimum lot area and width; however, Lots 4, 5, & 6, Block 1, exceed the maximum allowed lot depth.

RECOMMENDED ACTION

The Subdivision Review Committee, at their January 29, 2014 meeting, recommended that the requested Subdivision be **APPROVED** with the following noted:

Request for Waiver from Requirements: The applicant is requesting a waiver from Section 17-4-51(4.1)d, which requires a maximum lot depth of not more than three (3) times the average lot width. The average lot width of Block 1 is 50.15 feet, which would allow a maximum lot depth of 150.45 feet. Lots 4, 5, & 6, Block 1, have a lot depth that exceeds 150.45 feet.

The Subdivision Review Committee has no objection to the waiver request due to the layout of the Regency Crest West Master Plan and the existing Regency Crest Subdivision, Filing No. 7 to the south of the block.

Requests for Modification to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval: Address the comments in the memorandum dated 1/8/14 from Joe Martellaro.

HEARING

Quentin Armijo, 64 Caledonia Road, Pueblo, CO appeared and testified in favor of the proposed application.

Ed Fisher, 4732 Eagleridge Circle, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Acting Chairperson Eslinger 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 condition that comments in the memorandum from Joe Martellaro be addressed prior to the case being scheduled for City Council hearing. **Motion passed 5-0 (Kaufman and Latka absent).**

7. **V-14-01 – Vacation:** Vacation of a Public Utility and Drainage Easement Located within the Belmont Apartments Subdivision.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting to vacate the utility easement located within Lot 1, Belmont Apartments Subdivision. The 10' utility easement was platted with the Belmont Subdivision, 41st filing in 1970. The apartment buildings were constructed in 1972 and were built over the existing lot lines and easement. The City Council approved the one-lot subdivision (Belmont Apartments Subdivision) on February 10, 2014, which removed the internal lot lines in the property. This request is to vacate the easement that is along those internal lot lines.

RECOMMENDED ACTION

Staff recommends that the vacation be APPROVED.

HEARING

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

No one spoke in opposition to the application.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Lucas to approve the proposed application, seconded by Commissioner Seybold. **Motion passed 5-0 (Kaufman and Latka absent).**

APPROVAL OF MINUTES

Motion was made by Commissioner Lucas to approve the Minutes of the December 11, 2013 Public Hearing, seconded by Commissioner Webb. **Motion passed 5-0 (Kaufman and Latka absent).**

SCHEDULE PUBLIC HEARING

The Public Hearing for March will convene on March 12, 2014 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION


The Work Session for February will convene on Wednesday, February 26, 2014 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 4:19 p.m.

Respectfully submitted,

Attest:



Jean Latka
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.