

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Dennis Flores
City Council Representative



Planning & Zoning Commission

Chris Kaufman

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, October 8, 2014 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:30 p.m. with Acting Chairperson Brandice Eslinger presiding.

Commissioners Present: Brandice Eslinger, Chris Kaufman, Brian Lucas, Ray Seybold, and David Webb.

Commissioners Absent: Jean Latka.

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

APPROVAL OF AGENDA

A Motion was made by Commissioner Seybold to approve the agenda, seconded by Commissioner Webb. **Motion passed 5-0.**

PUBLIC HEARINGS AND ACTION

1. **A-11-02 – Annexation.** Southern Colorado Clinic Annexation.

BACKGROUND

Staff report given by Jerry Pacheco.

The applicant is proposing to annex the subject property, containing 43.55 acres, into the City of Pueblo in order to facilitate commercial and office development adjacent to U.S. Highway 50 West on the City's northwestern side. Final zoning and subdivision of the subject parcel will be filed for City consideration and approval subsequent to the approval of the annexation. Given the location of the subject property it has been necessary to acquire a sanitary sewer easement corridor from properties located south of this annexation. With the sanitary sewer issues addressed, this annexation application (first filed in 2011) has the ability to be served with all City services and utilities.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission forward a recommendation to City Council that the annexation be **APPROVED**.

HEARING

Kim Kock, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared and spoke in favor of the proposed annexation.

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

No one spoke in opposition to the proposed annexation

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion was made by Commissioner Webb to recommend approval of the proposed annexation, seconded by Commissioner Seybold. **Motion passed 5-0.**

2. **SAP-14-03 – SAP Amendment.** Laredo at Parkside.

BACKGROUND

The applicant is requesting approval for a special area plan minor amendment to accommodate a 12' x 15' single-story addition at the back of the existing home. As proposed, the enlargement of the building envelope does not negatively impact the adjoining properties and complies with the general dimensional requirements of the R-4 zone district with respect to size, intensity, density, and setback.

RECOMMENDED ACTION

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

HEARING

Jason Alarid, Builder, 1848 O'Neal Avenue, Pueblo, CO appeared and spoke in favor of the proposed amendment.

No one spoke in opposition to the proposed amendment.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion was made by Commissioner Webb to recommend approval of the proposed special area plan amendment, seconded by Commissioner Lucas. **Motion passed 5-0.**

APPROVAL OF MINUTES

A Motion was made by Commissioner Kaufman to approve the Minutes of the September 10, 2014 Public Hearing, seconded by Commissioner Lucas. **Motion passed 5-0.**

OLD/NEW BUSINESS

An Ordinance Amending Chapter 2 of Title XVII of the Pueblo Municipal Code Relating to Retail Marijuana Cultivation Facilities and Providing Penalties for Violation Thereof – Discussion item only, no action taken.

SCHEDULE PUBLIC HEARING

A Special Meeting of the Planning and Zoning Commission will convene on October 15, 2014 at 3:30 p.m. in the City Council Chambers. The Work Session for October 22, 2014 has been cancelled.

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

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:15 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.