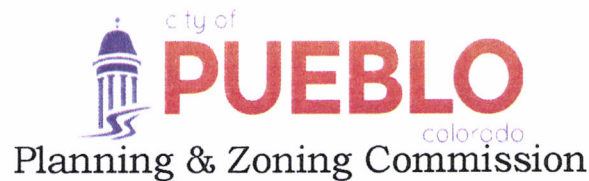


Jean Latka
Chair

Brandice Eslinger
Vice Chair

Bob Schilling
City Council Representative



David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, April 8, 2015 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:39 p.m. with Acting Chairperson Brandice Eslinger presiding.

Commissioners Present: Brandice Eslinger, Bob Schilling, Raymond Seybold, and David Webb.

Commissioners Absent: Chris Kaufman, Jean Latka, Brian Lucas.

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

APPROVAL OF AGENDA

A Motion was made by Commissioner Webb to approve the agenda, seconded by Council Person Schilling. **Motion passed 4-0 (Kaufman, Latka, and Lucas absent).**

PUBLIC HEARINGS AND ACTION

1. **HARP-15-01 – HARP 2 Architectural Review, Old Police Department, 130 Central Main Street:** Review of Changes Made to the Original Planning and Zoning Commission Approval of HARP-13-02, Old Police Department Redevelopment, 130 Central Main Street.

BACKGROUND

Staff report given by Beritt Odom.

The applicant is requesting to amend the approved Old Police Building Redevelopment Plan (HARP-13-02) to allow a stucco finish and new mechanical screening on the building addition adjacent to Alan Hamel Avenue. The applicants are also requesting a third story balcony adjacent to the Historic Arkansas Riverwalk (HARP), which was not included in the original development approval.

The original development proposal included blond brick, similar to the original Police Building brick, on the new addition along the Southwest Elevation, adjacent to Alan Hamel Avenue. The original proposal did not include mechanical equipment on the roof of the addition. The development has evolved and the applicant is requesting to amend the previously approved brick to allow stucco, specially designed to match the existing brick color on the Police Building, and an art-deco style parapet wall to screen the mechanical equipment on the roof. The addition will include “seal skin” and sea-foam green stucco colored accents above the windows. Proposed roof top mechanical equipment, on the addition, will be visible from Alan Hamel Avenue and HARP; the applicants are proposing to screen the equipment from Alan Hamel with an Art-Deco styled parapet wall. The equipment will be screened from HARP with an AWNTEX PVC-Coated Polyester Fabric screen, which is waterproof and carries a five year manufacturer warranty. The screen is a similar color as the proposed stucco addition. The applicant has stated that he has used the same material, on northern and southern exposures, at his residence, and has not experienced wear, UV breakdown, wind degeneration or failure.

In addition to the changes on the southwest elevation, the applicant is proposing a third story balcony above the entrance to the Brues Alehouse, which is located on the southeast elevation, adjacent to HARP. The balcony will serve the third story apartments and replaces the originally proposed second story balcony that was accented with decorative planters.

RECOMMENDED ACTION

The HARP Authority issued a memorandum on February 12, 2015, recommending approval of the proposed changes.

HEARING

Marty Garcia, Brues Alehouse, 120 Riverwalk Place, Pueblo, CO, the applicant, appeared and testified in favor of the proposed amendments.

Mike Cuppy, 5319 Blue Spruce Drive, Pueblo, CO appeared and testified in favor of the proposed amendments.

No one testified in opposition to the proposed amendments.

Acting Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion was made by Council Person Schilling to approve the proposed amendments, seconded by Commissioner Webb. **Motion passed 4-0 (Kaufman, Latka, and Lucas absent).**

2. **S-15-01 – Subdivision: Pueblo Fire State No. 4, Filing No. 2 – A Resubdivision of Approximately Three Acres along Lakeshore Drive.**

BACKGROUND

Staff report given by Beritt Odom.

The City of Pueblo is proposing to resubdivide the 3.06-acre Fire Station No. 4 Subdivision into two lots to facilitate development by the Pueblo Urban Renewal Authority. In 2011 the Pueblo Urban Renewal Authority purchased the southern 1.17-acres of land, within the Fire Station No. 4 Subdivision, with the condition that the City resubdivide the land to provide a conveyable parcel. This subdivision fulfills the requirements within the June 13, 2011 Contract to Buy and Sell Real Estate, as Amended in Resolution No. 13068, on October 14, 2014.

RECOMMENDED ACTION

The Subdivision Review Committee, at their April 2, 2014 meeting, recommended that the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements: None requested.

Requests for Modifications to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval: None.

HEARING

The City of Pueblo is the applicant. No others spoke in favor of the proposed subdivision.

No one spoke in opposition to the proposed subdivision.

Acting Chairperson Eslinger closed the public hearing and requested a motion.

COMMISSION ACTION

A Motion to recommend approval of the proposed subdivision was made by Commissioner Webb, seconded by Commissioner Seybold. **Motion passed 4-0 (Kaufman, Latka, and Lucas absent).**

3. **V-15-02 – Vacation:** Vaughn Vacation – Vacation of a 25' ingress/egress, utility and drainage easement; a 24' ingress/egress easement; a 10' utility easement and a drainage detention easement; dedicated by the plat of Vaughn's Subdivision.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate a 25' ingress/egress, utility and drainage easement, a 24' ingress/egress easement, a 10' utility easement, a drainage detention easement, a 5' pedestrian easement and a 3' sidewalk easement, located within Lots 1 through 4, Vaughn's Subdivision. This request facilitates the proposed construction of a grocery store and fuel station. Except for the sidewalk easement, the easements were dedicated with the

Subdivision, in 1995. A separate sidewalk easement was dedicated to the City in 2009. These easements will no longer be necessary with the new subdivision.

RECOMMENDED ACTION

Staff recommends that the Vacation be **APPROVED** with the condition that the easement vacation shall be null and void if the subdivision is not recorded.

HEARING

Adam Koester, 6162 S. Willow, Greenwood Village, CO appeared and spoke in favor of the proposed vacation.

J Flanagan, 90 S. Cascade, Colorado Springs, CO appeared and spoke in favor of the proposed vacation.

No one spoke in opposition to the proposed vacation.

Acting Chairperson Eslinger closed the public hearing and requested a motion.

COMMISSION ACTION

A Motion to approve the proposed vacation was made by Council Person Schilling, seconded by Commissioner Webb, with the condition that the easement vacation shall be null and void if the subdivision is not recorded. **Motion failed 3-1-0 (Seybold dissenting, Kaufman, Latka, and Lucas absent).**

4. **S-15-02 – Subdivision: Vaughn Subdivision Replat – Replat of Lots 1-4, Vaughn’s Subdivision.**

BACKGROUND

Staff report given by Kelly Grisham.

The subject property is located at the northwest corner of W. Pueblo Blvd and S. Prairie Avenue. The applicant is proposing to resubdivide the 5.9-acre parcel and combine it into one lot. The proposed subdivision will facilitate the construction of a new retail facility.

RECOMMENDED ACTION

Request for waiver from requirements: None requested.

Requests for Modifications to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval:

1. The plans must note that a 6” sewer service on a 12” main requires a wye fitting. Show the location on the plans.
2. In the dedications section of the plat, in the facilities maintenance statement, change “drainage” to “detention.”