

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Bob Schilling
City Council Representative



Planning & Zoning Commission

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, May 13, 2015 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

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

Commissioners Present: Brandice Eslinger, Jean Latka, Brian Lucas, Bob Schilling, Raymond Seybold, and David Webb.

Commissioners Absent: None

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

APPROVAL OF AGENDA

A Motion was made by Council Person Schilling to approve the agenda, seconded by Commissioner Webb. **Motion passed 6-0**

PUBLIC HEARINGS AND ACTION

- 1. PUD-15-01 – Planned Unit Development: The Vista at Walking Stick** Amendment to Design Guidelines. *Continued from April 8, 2015*

BACKGROUND

Staff report given by Kelly Grisham.

Synopsis

The Walking Stick Master Plan was approved by the Planning and Zoning Commission on October 10, 1990, followed by six separate subdivisions of portions of the project. The PUD rezoning, that was approved in 2007, provided the zoning requirements for developments within the Walking Stick Vista PUD. As part of the PUD approval, the Design Guidelines did not go into specific details regarding the architecture of the homes. The Design Guidelines create the details, which is why the Planning and Zoning Commission is required

to review and approve all amendments to the Design Guidelines, per the conditions of approval of the Walking Stick Vista rezoning.

Analysis

The applicants are requesting amendments to the approved Design Guidelines since there is a new owner and developer on the property. They are proposing modifications to still require higher end homes, but are proposing to make the Design Guidelines practical for today's market. Below is a summary of the changes they are proposing to make to the Design Guidelines:

1. Miscellaneous changes throughout regarding naming, photos, graphics and ownership information;
2. Added a soils section to inform home owners of the expansive soils in the area (page 2);
3. Removed asphalt from the list of acceptable driveway materials (page 3);
4. Amended requirement of maximum driveway width from 12' wide to 20' wide (page 3);
5. Added a minimum house square footage requirement (page 4);
6. Added section on mailboxes (page 5);
7. Removed requirement for minimum size of patio covers;
8. Added requirement that garages should be attached to home unless a variance from the DRC is approved (page 13);
9. Added garage detailing requirements, and requirement that garages may only project up to 12' beyond the home or substantial covered patio (page 13);
10. Added that roof slopes may be 5/12 as well as 6/12 (page 14);
11. Modified the roofing requirement for homes adjacent to the existing walking stick estates (blocks 7 and 11, of Walking Stick Vista, Filing No. 1) must be tile roofing. All other homes are not required to be tile roofing (page 15);
12. Removed vinyl siding as an acceptable siding material;
13. Removed requirement that windows must be rectangular and removed prohibition of hexagonal and unusual shaped windows;
14. Added a requirement that the Design Review Committee (DRC) can grant variances from the Design Guidelines except for driveway entrances width, building height and fencing that connects to Walking Stick Golf Course. Staff had requested, and the applicant had agreed, the DRC not be permitted to grant variances from the roofing requirement to be clay tile roofing in Blocks 7 and 11; however, the applicant has removed that from the final version of the Design Guidelines; and
15. Added a note that the Design Guidelines are enforced by the DRC and HOA, but all changes to the document must be reviewed and approved by the Planning and Zoning Department.

RECOMMENDED ACTION

Staff recommends that the application be APPROVED with the one (1) of following conditions:

1. The applicant amend the Design Guidelines to not allow variances to tile roofing in Blocks 7 and 11 of Walking Stick Vista, 1st Filing;
2. The applicant amend the Design Guidelines to require variances to the tile roofing requirement in Blocks 7 and 11 of Walking Stick Vista, 1st Filing to be done by the Zoning Board of Appeals; or

3. If the Design Review Committee (DRC) is going to grant variances, they shall be required to notify property owners within 100 feet and require a majority of existing home owners to approve the variance.

HEARING

James A. Gilbertson, 5 Wentworth Place, Pueblo, CO, the applicant, appeared and testified in favor of the proposed application.

Colleen Peterson, 2 Portmarnock Place, Pueblo, CO, the applicant, appeared and testified in favor of the proposed application.

Bob Smallwood, 189 W. Sunnyslope Drive, Pueblo, CO, appeared and testified in favor of the proposed application.

Brittany Abbott, 4306 Muirfield Road, Pueblo, CO, appeared and testified in favor of the proposed application.

Sherrie Howey, 6667 3R Road, Beulah, CO, appeared and testified in favor of the proposed application.

Kathy Hylton, 4 Royal County Court, Pueblo, CO, appeared and testified in favor of the proposed application.

No one testified in opposition to the proposed amendments.

Chairperson Latka 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 Eslinger. **Motion passed 6-0-0**

APPROVAL OF MINUTES

A Motion was made by Commissioner Lucas to approve the Minutes of the April 8, 2015 Public Hearing, seconded by Commissioner Webb. **Motion passed 6-0**

OLD/NEW BUSINESS

1. SNC-15-01 - Street Name Change Hwy 47 (commonly known as University Boulevard) named Cesar Chavez. Update Commission that this project was not being heard because Highway 47 has never been named. Shirley Maroney opposed to Street Name Change.
2. Jerry gave a presentation on land use planning for Lower Westside.

SCHEDULE PUBLIC HEARING

Schedule Public Hearing for June 10, 2015

SCHEDULE WORK SESSION

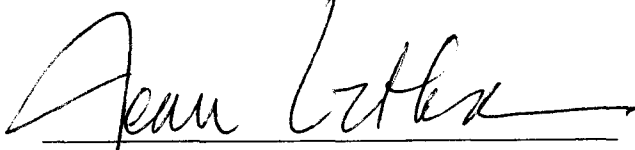
Schedule Work Session for May 27, 2015

ADJOURN


There being no further business the Regular Meeting was adjourned at 4:55p.m.

Respectfully submitted,

Attest:



Jean Latka
Chairperson



Steven Meier
Executive Secretary

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