


Jean Latka  
Chair

Brandice Eslinger  
Vice Chair

Bob Schilling  
City Council Representative

city of  
 **PUEBLO**  
colorado  
**Planning & Zoning Commission**

Mike Castellucci

Brian Lucas

Yvonne Lujan-Slak

David Webb

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**REGULAR MEETING**

City of Pueblo, Colorado

Wednesday, November 11, 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:** Jean Latka, Brandice Eslinger, Bob Schilling, Mike Castellucci, Yvonne Lujan-Slak and David Webb.

**Commissioners Absent:** Brian Lucas.

**Staff Members Present:** Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Transportation Engineer; 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 4-0 (Castellucci, Lucas and Eslinger absent).**

~Commissioners Castellucci and Eslinger arrived~

**PUBLIC HEARINGS AND ACTION**

1. **Z-15-10 – Rezoning: MVD.** Rezoning from County A-1 to City A-1, Agricultural One Districe.

**BACKGROUND**

Staff report given by Kelly Grisham.

The MVD area is currently in the process of being annexed into the City. The Annexation and Annexation Agreement are scheduled for approval by City Council on November 9, 2015. The draft Annexation Agreement stipulated several requirements for the future development of the property, including zoning the property within 90 days after the effective date of the ordinance annexing the property. With this rezoning request, the applicant is complying with the provisions of the proposed Annexation Agreement.

## **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be APPROVED with the following condition:

- The annexation of the property must be approved by City Council and recorded prior to the rezoning of the property.

## **HEARING**

**Mike Cuppy, 111 E. 5<sup>th</sup> Street, Pueblo, CO**, the applicant, appeared and testified in favor of the application.

**Brad Zerfas, 5637 Terracina Place**, appeared and testified in opposition to the proposed rezoning.

**Janet Boyd, 30080 Danny Road**, appeared and testified in opposition to the proposed rezoning.

Chairperson Latka closed the hearing and requested a motion.

## **COMMISSION ACTION**

Motion was made to continue the application by Council Person Schilling, seconded by Commissioner Lujan-Slak.

**Motion passed 6-0 (Lucas absent).**

2. **V-15-07 – Vacation: MVD.** Vacating a portion of Greenhorn Drive, located east of I-25 and north of Vestas Towers America site.

## **BACKGROUND**

Staff report given by Kelly Grisham.

The applicant is requesting to vacate a portion of Greenhorn Drive located within the MVD Subdivision, Filing 1. The vacation is requested to allow development of the newly platted lots. The street, as previously platted, will no longer be necessary in its current alignment with the proposed subdivision.

## **RECOMMENDED ACTION**

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the Vacation be APPROVED with the following conditions:

1. The vacation is null and void if the MVD Subdivision Filing No. 1 is not recorded. In the event the Subdivision is not recorded, the City of Pueblo shall rescind the ordinance approving the vacation.

## HEARING

**Mike Cuppy, 111 E. 5<sup>th</sup> Street, Pueblo, CO**, the applicant, appeared and testified in favor of the application.

**Brad Zerfas, 5637 Terracina Place**, appeared and testified in opposition to the proposed rezoning.

**Janet Boyd, 30080 Danny Road**, appeared and testified in opposition to the proposed rezoning.

Chairperson Latka closed the hearing and requested a motion.

## COMMISSION ACTION

Motion was made to continue the application by Council Person Schilling, seconded by Commissioner Lujan-Slak.

**Motion passed 6-0 (Lucas absent).**

3. **S-15-07 – Subdivision: MVD.** Subdivision of approximately 690 acres, located east of I-25 and north of Vestas Towers America site.

## BACKGROUND

Staff report given by Kelly Grisham.

The Applicant is proposing to subdivide the approximately 690 acres that is currently in the process of being annexed into the City of Pueblo. The proposed subdivision will create two building lots, which are split by the proposed Mountain High Boulevard.

## RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be **APPROVED** with the following noted:

**Request for waiver from requirements:** None requested

**Requests for Modifications to Requirements:** The applicant has requested a modification to subdivision regulations, per Section 12-4-10 of the 1971 Code of Ordinances to construct a dead end street that is 5,200 feet long for Mountain High Boulevard in lieu of the 660 feet maximum length for dead end streets. The construction of this east/west roadway would allow for future public connection to the east if deemed necessary by the City in the future for future development.

**Plat Deficiencies:** None

### **Conditions of Approval:**

1. **(Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)** The annexation of the property must be approved by City Council and recorded prior to the subdivision of the property is recorded.
2. Traffic study provided with the subdivision submittal will need to be revised to include analysis of the intersections at Pueblo Blvd and I-25. AM and PM peak hour turn movement counts were provided by the City with the expectation that level of service would be part of the traffic impact analysis.
3. Staff accepts the phasing for the extension of Greenhorn Road to Lime Road. The engineering and construction cost will need to be part of Exhibit B for the subdivision. (P. Whittlef, 11/2/15)
4. Comply with comments and conditions contained within the letter from CDOT, Valerie Sword, dated November 3, 2015 (V. Sword, 11/3/15).
5. Comply with comments and conditions contained within the letter from City Stormwater Department, Melanie Turned, dated November 2, 2015 (M. Turner, 11/2/15).

### **Comments only:**

1. Pueblo Water will require that public mains are constructed in all Rights of Way (ROW) which are adjacent to, or created by this subdivision. Specifically, there has been a main constructed in Greenhorn Drive, so the only main that will be required to be constructed in in the ROW of Mountain High Boulevard, as identified on the plat. (S. Burbidge, 11/6/15)

### **HEARING**

**Mike Cuppy, 111 E. 5<sup>th</sup> Street, Pueblo, CO**, the applicant, appeared and testified in favor of the application.

**Brad Zerfas, 5637 Terracina Place**, appeared and testified in opposition to the proposed rezoning.

**Janet Boyd, 30080 Danny Road**, appeared and testified in opposition to the proposed rezoning.

Chairperson Latka closed the hearing and requested a motion.

### **COMMISSION ACTION**

Motion was made to continue the application by Council Person Schilling, seconded by Commissioner Lujan-Slak.

**Motion passed 6-0 (Lucas absent).**

### **APPROVAL OF MINUTES**

A Motion was made by Commissioner Eslinger to approve the Minutes of the September 9, 2015 Public Hearing, seconded by Commissioner Webb **Motion passed 6-0 (Lucas absent).**

**SCHEDULE PUBLIC HEARING**

The Public Hearing for September will convene on December 9, 2015 at 3:30 p.m. in the City Council Chambers.

**SCHEDULE WORK SESSION**

The Work Session for November is cancelled

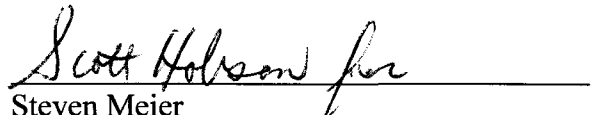
**ADJOURN**

There being no further business the Regular Meeting was adjourned at 3:56 p.m.

Respectfully submitted,

Attest:

  
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Jean Latka  
Chairperson

  
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Steven Meier  
Executive Secretary