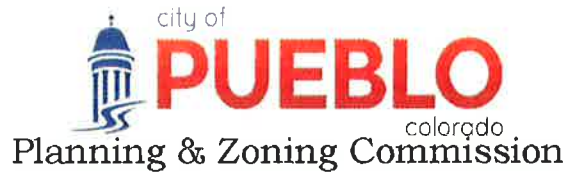


Brandice Eslinger  
Chair

Brian Lucas  
Vice Chair

Bob Schilling  
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

## ***REGULAR MEETING***

City of Pueblo, Colorado

Wednesday, May 11, 2016 – 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 Chairperson Brandice Eslinger presiding.

***Commissioners Present:*** Brandice Eslinger, Bob Schilling, Jean Latka, Mike Castellucci, David Webb, and Yvonne Lujan-Slak.

***Commissioners Absent:*** Brian Lucas.

***Staff Members Present:*** Paul Willumstad, Attorney for the Planning and Zoning Commission; Kelly Grisham, Senior Planner; and Todd Zeiller, Senior Planner.

#### **APPROVAL OF AGENDA**

A Motion was made by Commissioner Webb to approve the agenda, combining items 1a, 1b and 1c, for hearing purposes, seconded by Commissioner Latka.

**Motion passed 5-0 (Lucas and Schilling absent).**

*~ Council Person Schilling arrived at the meeting ~*

#### **PUBLIC HEARINGS AND ACTION**

**1a. Z-15-10 – MVD Rezoning.** Rezoning of approximately 690 acres, located east of I-25 and North of Vestas Towers America Site from County A-1 and City A-1.

**1b. V-15-07 – MVD Vacation.** Vacation of a portion of Greenhorn Drive, located east of I-25 and North of Vestas Towers America Site.

**1c. S-15-07 – MVD Subdivision.** Subdivision of approximately 690 acres, located east of I-25 and North of Vestas America Site

*Staff recommends the applications be continued to the June 8, 2016 Public Hearing with the condition that the applicant pay the Planning and Zoning Continuance fee.*

### COMMISSION ACTION

A Motion to continue the proposed applications was made by Commissioner Latka, seconded by Commissioner Webb.

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

2. **S-15-10 – Subdivision Dill Subdivision** 1-lot, and 1 parcel subdivision of vacant land, located on Highway 50 Bypass Frontage Road, at the 1000 block of E US Hwy 50 Bypass.

*Staff recommends the application be continued to the June 8, 2016 Public Hearing with the condition that the applicant pay the Planning and Zoning Continuance fee.*

### COMMISSION ACTION

A Motion to continue the proposed subdivision was made by Council Person Schilling, seconded by Commissioner Webb.

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

5. **Z-16-03 – Rezoning Fellowship of the Rockies** Rezone 4 single family lots from S-1 to R-2, Single Family Residential District. Generally located east of Bandera Parkway, just north of Hwy 78.

### BACKGROUND

Staff report given by Kelly Grisham.

The subject property is located south of Highway 78, along Bandera Boulevard. The properties were subdivided as single family residential and zoned R-1, Single Family Residential, then in 2004 these lots were rezoned to S-1, Governmental Use Permit to allow for the construction of a fire station. With this rezoning, the 4 lots to the north of this property were rezoned to R-2. The fire station was constructed at a different site, on Surfwood Lane, so the applicant would like to go back to a single family residential zone district on these 4 lots. With the previous rezoning the City Traffic Engineer restricted the access along Bandera Boulevard to one access for all 8 lots (including the 4 that are being requested to rezone now, and the 4 lots that were rezoned in 2004). The City Traffic Engineer is continuing that restriction by placing the same restriction on the 4 lots that are currently being rezoned.

### 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:

1. The City of Pueblo, Department of Transportation is limiting access to the lots being rezoned because of the arterial classification of Bandera Parkway. Driveway access will be provided via one access point onto Bandera Parkway with a private drive paralleling Bandera Parkway eliminating the backing into Bandera Parkway. Applicant will need to file and record and access easement on the lots being rezoned.

## HEARING

**Mike Cuppy, North-Star Engineering, Inc, 111 East 5<sup>th</sup> Street, Pueblo, CO**, the applicant, appeared and testified in favor of the application.

**Jim Broderick, 33 Pedregal Lane, Pueblo, CO**, appeared and testified in opposition to the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

## COMMISSION ACTION

A Motion to approve the proposed subdivision was made by Commissioner Latka, seconded by Commissioner Webb with the following condition of approval:

1. The City of Pueblo, Department of Transportation is limiting access to the lots being rezoned because of the arterial classification of Bandera Parkway. Driveway access will be provided via one access point onto Bandera Parkway with a private drive paralleling Bandera Parkway eliminating the backing into Bandera Parkway. Applicant will need to file and record an access easement on the lots being rezoned.

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

3. **TA-16-01 – Medical Marijuana Cultivation and Infused Products.** Text Amendment to change the requirements for Medical Marijuana Cultivation and Infused Products Manufacturing.

*Staff recommends the application be continued to the June 8, 2016 Public Hearing.*

## COMMISSION ACTION

A Motion to continue the proposed application was made by Council Person Schilling, seconded by Commissioner Webb.

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

## PUBLIC MEETING AND ACTION

1. **HL-16-02 – 107 S. Grand Landmark Case.**

### BACKGROUND

Staff report given by Todd Zeiller.

The Historic Preservation Commission Code requires that the Planning and Zoning Commission review the application in regard to the following items (staff comments are indicated by bullet points):

## **1. COMPREHENSIVE PLAN COMPLIANCE:**

The project site has been designated by the Pueblo Comprehensive Plan as an “Urban Mixed Use Area,” which is defined as;

Urban Mixed Use is identified as a land use appropriate for the City of Pueblo within the traditional Downtown area. It is supported by the presence of the HARP (Historic Arkansas Riverwalk of Pueblo), the retail corridor of Union Avenue and the Depot, as well as other existing retail and office development found throughout the Downtown. Urban Mixed Use consists of a mixture of office, retail, higher-density residential and public uses that tend to spur redevelopment of underutilized commercial and office buildings as well as former downtown industrial sites. The Urban Mixed Use is found along Union Avenue and the HARP and northward toward the Pueblo County Courthouse and southward to include Mesa Junction. The Lakeside Drive area south of the Downtown and parts of Northern Avenue, also have been identified as Urban Mixed Use.

- The proposed designation is in conformance with Comprehensive Plan designation of “Urban Mixed Use”.

## **2. ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:**

- The B-4 Zone District requires review and approval of lot size, coverage, lot area and setbacks by the Planning and Zoning Commission in each case.
- The 107 South Grand property has an area of approximately 8,400 square feet. The building footprint on the property contains an area of approximately 6,000 square feet.
- This property complies with the future zone district guidelines.

## **3. PUBLIC IMPROVEMENT**

- No public improvements will be required.

## **4. EXISTING AND PROPOSED RENEWAL AND DEVELOPMENT PLANS**

- The building is located *in the City of Pueblo Creative Corridor District.*

## **RECOMMENDED ACTION**

The Historic Preservation Commission recommends APPROVAL of the Landmark Designation.

## **HEARING**

**Kerry Bennett, 1809 E. 11<sup>th</sup> Street, Pueblo, CO 81001**, the applicant, appeared and testified in favor to the proposed application.

No one testified in opposition to the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

**COMMISSION ACTION**

Motion was made to approve the requested application with no conditions by Commissioner Latka, seconded by Commissioner Webb.

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

**APPROVAL OF MINUTES**

A Motion was made by Council Person Schilling to approve the Minutes of the April 13, 2016 Public Hearing, seconded by Commissioner Latka.

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

**Old/New Business**

Presentation of the Joint Land Use Study (JLUS) by Brian Potts.

**SCHEDULE PUBLIC HEARING**

The Public Hearing for May will convene on May 11, 2016 at 3:30 p.m. in the City Council Chambers.

**SCHEDULE WORK SESSION**


The Work Session for April is scheduled for May 25, 2016 at 3:30 p.m. in the Planning & Community Development Department Conference Room.

**ADJOURN**


There being no further business the Regular Meeting was adjourned at 4:29 p.m.

Respectfully submitted,

Attest:

  
\_\_\_\_\_  
Brandice Eslinger  
Chairperson

BRIAN LUCAS  
VICE CHAIR

  
\_\_\_\_\_  
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.