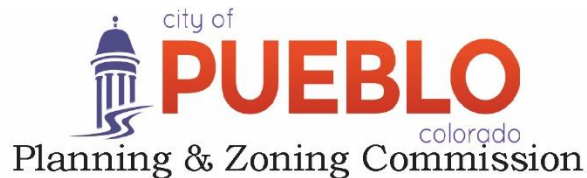


Brandice Eslinger
Chair

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, February 10, 2016 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

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

Commissioners Present: Brandice Eslinger, Bob Schilling, Brian Lucas, Jean Latka, Yvonne Lujan-Slak and David Webb.

Commissioners Absent: Mike Castellucci

Staff Members Present: Paul Willumstad, Attorney for the Planning and Zoning Commission; Steven Meier, Director of Planning and Community Development; and Kelly Grisham, 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 6-0 (Castellucci).**

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 March 9, 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 5-0 (Castellucci absent).

- 2. V-15-08 – Vacation 4810 Polo Ct** Vacation of a portion of a drainage easement, located behind 4810 Polo Court

Staff recommends the applications be continued to the March 9, 2016 Public Hearing with the condition that the applicant pay the Planning and Zoning Continuance fee.

COMMISSION ACTION

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

Motion passed 5-0 (Castellucci absent).

- 3. 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 applications be continued to the March 9, 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 Commissioner Webb, seconded by Commissioner Latka.

Motion passed 6-0 (Castellucci absent).

- 4. S-15-11– Subdivision Pueblo Crossing, Filing No. 3** Subdivision of 11.51 acres into 4 lots for development. Generally located on North Elizabeth Street, south of Dillon Drive.

BACKGROUND

Staff report given by Kelly Grisham.

The subject property is located west of North Elizabeth, and approximately 800 feet to the south of Dillon Drive. The applicant is proposing to resubdivide the subject lot, totaling 11.5 acres, into four (4) building sites. Lot 1 is planned for a large anchor store, Lots 2 and 3 will be pad sites for future development and Lot 4 will likely be combined with the property to the north in the future for future development.

In general, the proposed subdivision complies with the subdivision requirements; however, care needs to be taken with the sites as they relate the visibility from Elizabeth Street, I-25 and the new Dillon interchange. Staff is recommending several conditions of approval to ensure

that future development on the new lots are done with visibility of the site, and the requirements outlined in the Comprehensive Plan Compliance section below.

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:

Lot 1 shall front upon the Public Ingress and Egress Easement along the south property line which directly connects to Elizabeth Street. The Public Ingress and Egress Easement shall be Lot 1's primary access to a public right-of-way.

The Subdivision Review Committee supports this request for modification with the following noted:

- 1. Dedicate the existing 36' wide ingress/egress easement as a public ingress/egress easement. This easement must be recorded prior to recording of the subdivision, and the easement and reception number must be noted on the plat.*
- 2. With the dedication of the new easement, provide for the continued maintenance of the improvements within the easement.*
- 3. The easement will be considered a private street; therefore, improvements associated with a private street, including but not limited to curb, gutter, sidewalk, landscaping along the private street, will be required. The sidewalk along the roadway, must be attached within Lot 2 and detached within Lot 1.*

Plat Deficiencies:

None

Conditions of Approval:

(Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)

1. Development on all of the lots must occur so that the emphasis is not placed upon the parking area, but the commercial uses themselves; therefore, a maximum of 50% of the parking may be located in between the front of the building and Elizabeth Street, including the parking for Lot 1.
2. Development on all of the lots, especially Lots 2 and 3, must address full site architecture and planning. Including but not limited to, providing 360 architecture, placing utilities on the facades that do not face the street, providing elements on the street facing side of the building so that it does not appear to be the "back" of the building, etc.
3. Provide an easement for the existing storm pipe located on Lot 4. The minimum (total) width of an easement for storm pipes is 20'. (M. Turner, 2/4/16)
4. Provide a maintenance statement for the storm pipe that is located on Lot 4. (M. Turner, 2/4/16)
5. Fill in the blanks for the plat statement that refers to the declaration of covenants. (M. Turner, 2/4/16)

6. Since no detention easements are being dedicated on this plat, remove the reference to detention easements from the maintenance statement. (M. Turner, 2/4/16)

HEARING

David Lytle, 229 Colorado Avenue, Pueblo, CO, the applicant, appeared and testified in favor of the application.

Michael Cuppy, 111 E. 5th Street, Pueblo, CO, the applicant, appeared and testified in favor of the application.

Reggie Vachon, 736 Cherry St, Chattanooga, TN, appeared and testified in favor of the application.

Jim Gilbertson, 5 Wentworth Place, Pueblo, CO, appeared and testified in favor of the 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 request for modification by Council Person Schilling, seconded by Commissioner Lujan-Slak.

Motion passed 6-0 (Castellucci absent).

Motion was made to approve the request application by Commissioner Latka, seconded by Commissioner Webb with the following conditions of approval:

1. Development on all of the lots must occur so that the emphasis is not placed upon the parking area, but the commercial uses themselves; therefore, a maximum of 50% of the parking may be located in between the building and Elizabeth Street. To be completed at the time of building permit.
2. Development on Lots 2 and 3, must address full site architecture and planning. Including but not limited to, providing 360 architecture, placing utilities on the facades that do not face the street, providing elements on the street facing side of the building so that it does not appear to be the “back” of the building, etc. To be completed at the time of building permit.
3. Provide an easement for the existing storm pipe located on Lot 4. The minimum (total) width of an easement for storm pipes is 20'. (M. Turner, 2/4/16)
4. Provide a maintenance statement for the storm pipe that is located on Lot 4. (M. Turner, 2/4/16)
5. Fill in the blanks for the plat statement that refers to the declaration of covenants. (M. Turner, 2/4/16)
6. Since no detention easements are being dedicated on this plat, remove the reference to detention easements from the maintenance statement. (M. Turner, 2/4/16)

Motion passed 6-0 (Castellucci absent).

APPROVAL OF MINUTES

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

Motion passed 6-0 (Latka absent).

Old/New Business

None

SCHEDULE PUBLIC HEARING

The Public Hearing for February will convene on March 9, 2016 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for February is scheduled for February 24, 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 4:12 p.m.

Respectfully submitted,

Attest:

Brandice Eslinger
Chairperson

Steven Meier
Executive Secretary