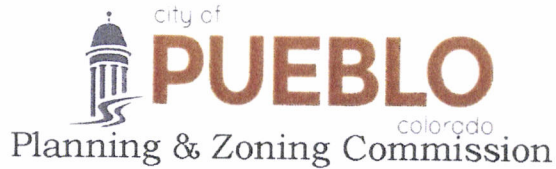


Brandice Eslinger
Chair

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, September 28, 2016 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:32 p.m. with Chairperson Brandice Eslinger presiding.

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

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, seconded by Commissioner Latka.

Motion passed 6-0 (Castellucci absent).

PUBLIC HEARINGS AND ACTION

1. **DPR-16-2 – Development Plan Review CDOT Headquarters.** Located at the northeast corner of Wills Blvd and Outlook Blvd.

BACKGROUND

Staff report given by Kelly Grisham.

CDOT is proposing to construct a one-story, 100,000 square foot headquarters building to replace the existing headquarters facility located on Erie Avenue. The construction will also include the associated site improvements on the 12-acre parcel. The facility be occupied by Colorado State Patrol, CDOT administration and CDOT maintenance/traffic/materials lab.

The subject property is located at the northwest corner of Wills Boulevard and Outlook Boulevard, which was recently approved by the Planning and Zoning Commission to be

rezoned and subdivided. The subdivision and rezoning applications were reviewed and approved by the Planning and Zoning Commission on July 13, 2016 and will be heard, on final reading, by City Council on September 12, 2016. The Subdivision and Rezoning were both approved by City Council on September 12, 2016.

Staff met with the CDOT Headquarters design team on Wednesday, September 21, 2016 to discuss the Staff Report, waivers and conditions of approval. Notes from the discussion are included in detail below, in red.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission **APPROVE** the proposed Development Plan for the CDOT Headquarters with the following noted:

Request for waiver from requirements:

1. Ground floor facades facing public streets or public ways shall have arcades, display windows, entry areas, awnings or other such design features along no less than sixty percent (60%) of that façade. The applicant is requesting that this requirement be waived on the west façade. The south façade complies with this requirement. The applicant has stated that due to the development of the program, Colorado State Patrol (CSP) is ideally located on the west end of the building, where, due to security requirements, is not conducive to windows or other design elements

The west façade is really two separate functional spaces, the admin, or office, portion and the maintenance/storage portion. This request has been split into two separate requests due to the differences in circumstances of the two building portions.

*The west façade of the maintenance building is set back from Outlook Boulevard by over 400 feet. Given the function and setbacks of this portion of the building, Staff supports this modification request. **Staff is recommending this modification be approved for the maintenance portion of the building.***

*The west façade of the admin portion of the building requires a total of 983 square feet of design features. A total of 400 square feet is provided on this portion of the building (24.4%). Staff understands the limitations on windows in the higher security portion of this building; however, windows are not the only design features that can be placed on this façade. **Staff recommends installation of other design features along this portion of the west façade given the issues with installing additional windows.***

The applicant showed a quick sketch of the west façade of the admin portion of the building with additional design features incorporated. Staff feels given the sketch shown, the applicant can meet the design feature requirement on this façade of the building. The applicant is okay with the staff recommendation of the waiver request.

2. Facades greater than one hundred (100) feet in linear length shall be articulated with recesses or projections, which total at least twenty-five percent (25%) of that facade. Recesses or projections must be a minimum of ten (10) feet in depth.

This requirement is applicable on all façades of the building; however the waiver request is only for the North facade (maintenance), and the south façade (office). Each waiver request for articulation is outlined below:

North Façade (maintenance): This façade is 110 feet in length and provides no recesses or projections. Staff supports this waiver request due to this façade facing another property, and not the public right-of-way and this façade is associated with the maintenance portion of the building.

South Façade (office): This façade is 524 feet in length, requiring a total of 131 feet of recesses or projections. This façade provides 100 feet of recess; however, the recess is only 9 feet in depth at the largest point. Staff supports this waiver request as the architect has provided horizontal recesses and projections, rather than vertical. In addition, there are many vertical separations along this façade which meet the intent of the requirement

3. Sidewalks, at least 8 feet in width, shall be provided along the full length of any façade featuring a customer entrance and along any façade abutting public parking areas.

The sidewalk along the front façade is generally 5 feet in width, except at the main entrance to the CDOT portion of the building. At that point, the sidewalk is approximately 15 feet in width. At the CSP entrance, the sidewalk remains at 6 feet in width. Staff is recommending approval of this waiver, with the exception that the sidewalk be widened approximately 8-10 feet at the CSP entrance to create a plaza area in front of the CSP door.

The applicant has no issues with the staff recommendation of the waiver request and will provide revised plans showing compliance with staff recommendation.

4. Provide a landscape setback, along Wills Boulevard and Outlook Boulevard. The landscape setback must be a minimum of ten (10) feet, with an overall landscaped area equivalent to a depth of twenty-five (25) feet across each frontage.

The site meets the average depth of twenty-five (25) feet, but does not meet the requirement of a minimum depth of ten (10) feet. There are three (3) locations on the site that do not provide the full 10 feet of landscape setback. These areas are 1) along Outlook Boulevard adjacent to the storage area (8.5'), 2) along Wills Boulevard adjacent to the cul-de-sac (9.8') and 3) along Wills Boulevard adjacent to a row of parking (9.5'). Staff recommends approval of the waiver request to allow the two (2) locations of landscape setback along Wills Boulevard to remain, and the landscape setback adjacent to the storage area be increased to ten (10) feet deep.

The applicant has no issues with the staff recommendation for this waiver request. In order to meet condition number 8, the storage area must be setback 20 feet from the sidewalk, which will make the storage area over 10 feet from the property line.

5. Provide parking lot islands in compliance with Section 17-4-7(b)(3)b. of the PMC, except that the islands must be a minimum of twelve (12) feet wide (70% of the islands) and fifteen (15) feet wide (30% of the islands).

Staff recommends the islands be permitted as designed. Most of the islands in the front of the building are greater than fifteen (15) feet wide, with only one being nine (9) feet wide. At the rear of the building, the end cap islands are greater than fifteen (15) feet wide, and only the islands in the middle of the parking spaces are nine (9) feet wide.

6. Provide parking lot islands every 10-15 parking spaces.

The applicant is providing parking lot islands complaint with this requirement, except for in the area of the large truck parking at the rear of the building. Staff recommends approval of this waiver in the truck parking area only.

7. Provide art in compliance with Section 17-4-46(f)(6) of the PMC, including but not limited to the requirement that at least one percent (1%) of the hard and soft construction cost, shall be allocated and used to purchase and install public art for the site.

The applicant has requested to reduce the art requirement cost from one percent (1%) of the hard and soft construction costs, to \$42,030.00, which is the amount they have been budgeted for art installation. Staff recommends approval of this waiver request, with the additional allowance to provide a design of the art within one (1) year, and installation within two (2) years, both from the date of approval by Planning and Zoning Commission.

Conditions of Approval:

Planning:

1. Prior to the start of any construction on the site, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Sanitary Sewer and Planning and Community Development complying with all conditions of approval.
2. The City of Pueblo recognizes that this is a design-build project and we understand that changes are likely to be made during construction; however, the Administrative Official must review and approve all changes to the site and exterior of the building, and the Administrative Official has the right to require said changes to be reviewed and approved by the Planning and Zoning Commission.
3. Unless otherwise noted, the project shall be required to comply with the Pueblo Municipal Code (PMC). Any waivers noted above that are not approved shall become conditions of approval.
4. Provide a photometric plan and manufacturers cut sheets, for all exterior lights, in compliance with Section 17-4-52 of the PMC.
5. Provide landscaping according to Section 17-4-7 and 17-4-46(e)(4) of the PMC. Provide a revised landscape plan that complies with the Pueblo Municipal Code, except as amended by the above approved modifications. This shall include but is not limited to the following requirements:
 - a. Provide a landscape setback, along Wills Boulevard and Outlook Boulevard. The landscape setback must meet the minimum planting requirements of Section 17-4-7(b)(3)a. of the PMC. As per the waiver request above, if approved, the site layout for the two areas along Wills Boulevard may remain at less than ten (10) feet in depth. The landscape setback along the storage area must meet the ten (10) foot requirement.
 - b. Please note, the City of Pueblo is only responsible for improvements as per the agreement between the City of Pueblo and CDOT. Staff will verify with agreement who will install landscape. Based on the agreement, some tree locations may be required to change, especially along Wills Blvd.
 - c. Provide parking lot islands in compliance with Section 17-4-7(b)(3)b. of the PMC, except that the islands must be a minimum of twelve (12) feet wide (70% of the islands) and fifteen (15) feet wide (30% of the islands). As per the waiver request above, if approved, the islands are permitted to remain the same as designed.
 - d. Provide a parking lot screen according to Section 17-4-7(b)(3)c. of the PMC along the parking lots along Outlook Boulevard and Wills Boulevard. The applicant will provide a parking lot screen along Wills Boulevard. Along Outlook Boulevard, the street is over three (3) feet higher than the parking lot, which creates a natural parking lot screen.

- e. The project Landscape Architect must provide an executed Landscape Inspection Affidavit prior to requesting for the Certificate of Occupancy inspection.
6. Indicate a 10'x50' loading zone on the site plan.
7. Provide a utility plan indicating the screening method of all utilities, including the transformer. All must be fully screened from adjacent non-industrial properties and public streets.
8. Locate the storage area at least 20 feet from the public sidewalk and screen it with a fully opaque fence that is architecturally compatible with the principal structure or screen with landscaping. The design team and staff discussed the storage, and the design team has agreed to move the storage area back by approximately six (6) feet, to meet the 20' requirements. Also, the architectural compatibility was discussed and the applicant will provide a fully opaque screen along the side of the storage area facing Outlook Boulevard, and wrap that to at least the gates on the side. From that point, the applicant will provide a semi-opaque fencing along the sides of the storage from the gate back.
9. Provide a design for the art within 1 year and install the approved art within 2 years, from the date approval of the site by the Planning and Zoning Commission.
10. Parapets must be constructed to screen HVAC and other roof-mounted equipment from public view. Provide section drawings showing that the HVAC and roof-mounted equipment is screened by the parapet.

Transportation:

11. Comply with the conditions of approval contained in the attached memorandum from Pepper Whittlef, Traffic Engineer, dated September 7, 2016.

Stormwater:

12. Comply with the conditions of approval contained in the attached memorandum from Melanie Turner, Drainage Engineer, dated September 2, 2016.

Comments:

(No action required; for information only)

Wastewater:

1. See attached dwf with the comments made for construction work that needs to be done.
2. Both sanitary sewer connections to the main from the building need a 6" x 12" Y Joint.
3. Verify the reference to 4" instead of 6" as it may be a typo.

HEARING

Bob Meserve, 2713 Whitworth Drive, Fort Collins, CO, the applicant, 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

- A Motion to approve the waiver requests was made by Commissioner Latka, seconded by Council Person Schilling.