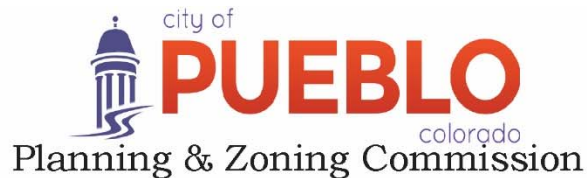


Brandice Eslinger
Chair

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, April 26, 2017 – 3:30 p.m.
City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:34 p.m. with Chairperson Brandice Eslinger presiding.

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

Commissioners Absent: None

Staff Members Present: Steven Meier, Director of Planning and Community Development; Kelly Grisham, Senior Planner; Scott Hobson, Assistant City Manager for Community Investment; Alan Lamberg, Planner; and Trevor Gloss, Assistant City Attorney.

APPROVAL OF AGENDA

A Motion was made by Commissioner Latka to approve the agenda, seconded by Commissioner Webb.

Motion passed 7-0.

PUBLIC HEARINGS AND ACTION

- 1. PUD Site Plan** Pueblo Crossing PUD Site Plan. Site plan review for a commercial building, constructed on Lots 2 and 3, Pueblo Crossing Filing No. 3 Subdivision.

STAFF REVIEW AND FINDINGS:

Staff report given by Alan Lamberg and Kelly Grisham.

SYNOPSIS:

The applicant is requesting approval to construct a 13,309-square foot multi-tenant retail building in the WL / Pueblo Crossing II, PUD Zone District. The proposed facility will be located on Parcel A, Rearrangement of Property Boundaries, LL-17-03 (approved by the Subdivision Review Committee on April 12, 2017). Pueblo Crossing II is a Retail / Commercial Development consisting of approximately 40 acres; while the subject site under development is approximately 1.89 acres. This property is located in the PA-1 Land Use Area,

which was designed to establish an appropriately scaled commercial development edge along North Elizabeth Street.

BACKGROUND:

In 2002, the Planning and Zoning Commission recommended approval of the Outlook East Master Plan (MP-02-02). In March of 2016, the Pueblo Crossing Filing 3 subdivision (S-15-11) was approved by City Council (Ordinance no. 8983) and recorded soon thereafter. In July of 2016, the Planning and Zoning Commission recommended approval of the PUD rezoning (Z-16-08), which was approved by City Council on July 25, 2016 (Ordinance number 9013). The Development Guide and Plan provides the design standards for the property contained in the PUD.

ANALYSIS:

The PUD Development Guide provides the standards for the entire development. The Pueblo Municipal Code (PMC) provides additional requirements not specifically addressed by the Development Guide.

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 of approval:

1. Comply with the redlined plans (attached) that were provided as a 2nd Submittal sent to the applicant on April 10, 2017.
2. Provide shade trees and at least four (4) ground cover shrubs or living ground cover in all landscape islands.
3. Show correct building layout on landscape plan and provide intermittent landscape areas and seating along the front of the building.
4. Provide bicycle parking throughout the center as required by the Development Plan and Section 17-4-44(r) of the PMC.
5. Landscape islands must be twelve (12) feet side in front of the building.
6. Landscape setbacks must be a minimum of ten (10) feet wide along Elizabeth and both the north and south driveway.
7. Maximum slope of drainage facility along Elizabeth Street shall be no greater than 3:1.
8. Do not use Ash (*Fraxinus*) trees.
9. Trash enclosure must be architecturally compatible with the principal structure.
10. Provide fully opaque gates for the trash enclosures.
11. All plant material must be from the approved plant list.
12. The calculations for overall site lighting shall not include the area outside of the property lines.
13. Include all lights on the photometric plan, including all façade lights.
14. Provide sidewalk landscaping beds and seating located within 15 feet of the front building walls, placed at regular intervals.
15. Provide building façade vertical and/or horizontal “jogs” in and out of each façade.
16. Provide additional design features on the left, right and rear facades to meet the requirement for 60% design features.
17. Screen all utilities that are located at the rear of the building (facing Elizabeth Street), with a wall that is architecturally compatible with the building.
18. Building pilasters must extend from the façade a minimum of 12 inches.

19. Provide 5 of 7 design features as required by Section 17-4-46(f) of the PMC.
20. Provide recesses and/or projections on the front and rear facades of a least 25% of each façade.
21. Provide a 3-dimensional cornice treatment on all facades.
22. Provide 3 of 4 of the entrance design features as required by Section 17-4-46(h) of the PMC.
23. Comply with Stormwater requirements, including but not limited to LID, Water Quality, Drainage, and Detention.
24. Install, repair or replace public improvements as required by the Public Works Department.
25. Provide final plans for staff or TAC approval prior to issuance of a building permit.

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.

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 proposed PUD Site Plan was made by Council Person Schilling, seconded by Commissioner Lucas with the following conditions of approval:

1. Comply with the redlined plans (attached) that were provided as a 2nd Submittal sent to the applicant on April 10, 2017.
2. Provide shade trees and at least four (4) ground cover shrubs or living ground cover in all landscape islands.
3. Show correct building layout on landscape plan and provide intermittent landscape areas and seating along the front of the building.
4. Provide bicycle parking throughout the center as required by the Development Plan and Section 17-4-44(r) of the PMC.
5. Landscape islands must be twelve (12) feet side in front of the building.
6. Landscape setbacks must be a minimum of ten (10) feet wide along Elizabeth and both the north and south driveway.
7. Maximum slope of drainage facility along Elizabeth Street shall be no greater than 3:1.
8. Do not use Ash (*Fraxinus*) trees.
9. Trash enclosure must be architecturally compatible with the principal structure.
10. Provide fully opaque gates for the trash enclosures.
11. All plant material must be from the approved plant list.
12. The calculations for overall site lighting shall not include the area outside of the property lines.
13. Include all lights on the photometric plan, including all façade lights.

14. Provide sidewalk landscaping beds and seating located within 15 feet of the front building walls, placed at regular intervals.
15. Provide building façade vertical and/or horizontal “jogs” in and out of each façade.
16. Screen all utilities that are located at the rear of the building (facing Elizabeth Street), with a wall that is architecturally compatible with the building.
17. Building pilasters that extend from the façade..
18. Provide a 3-dimensional cornice treatment on all facades.
19. Comply with Stormwater requirements, including but not limited to LID, Water Quality, Drainage, and Detention.
20. Install, repair or replace public improvements as required by the Public Works Department.
21. Provide final plans for staff or TAC approval prior to issuance of a building permit.
22. Signage must comply with Section 17-4-46 I. (4) of the Pueblo Municipal Code.

Motion passed 7-0.

2. **TA-17-02 – Text Amendment** An Ordinance amending 17-2-2 of Chapter 2 and 17-4-51 of Chapter 4 of Title XVII of the Pueblo Municipal Code relating to mobile food vendor uses.

BACKGROUND

Staff report given by Kelly Grisham.

The current ordinance classifies *mobile food unit* (MFU) as a temporary use subject to section 17-4-32 temporary and interim uses, and provides two (2) conditional use standards. These standards limit a MFU to 30 days per location in any calendar year, and does not reflect comparable policy in cities nationwide. Originally the regulation was intended for start-up businesses that would establish a brick and mortar store, but many MFUs are not likely to establish a restaurant. Accommodating MFUs with fair rules will signal associated service industries that Pueblo welcomes growth of innovative industries while being fair to established ones. The proposed ordinance will update definitions related to *Mobile food vendor*, and the zone districts where the use is allowed (Conditional Use in the R-5, B-1, B-2, B-3, B-4, B-P, CCN, I-1, I-2, I-3, S-1, and S-5 Zone Districts, and Use by Review in the H-B and HARP Zone Districts). Furthermore, it will update the conditions of approval for the Conditional Use Permit. The conditional use standards convey a policy focused on transparency and collaboration with local agencies, including Sales Tax, Health, and Fire Departments. Land use issues are addressed in fairness to restaurants while allowing mobile food vendors to operate without unreasonable time constraints on private property and the public right-of-way. Property owner discretion, on-street parking rules, and market externalities will influence sensible choice of MFU locations.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission forward a recommendation the requested Text Amendment be **APPROVED**.

HEARING

No one testified in favor of the proposed application.

No one testified in opposition of the proposed application.

Chairperson Eslinger closed the hearing and requested a motion.

COMMISSION ACTION

A Motion to approve the proposed Text Amendment was made by Commissioner Latka, seconded by Council Person Schilling.

Motion passed 7-0.

OLD/NEW BUSINESS

Staff and the Planning and Zoning Commission discussed the sign code changes that were necessitated by a supreme court decision. Also discussed, were the changes to the electronic variable message signs. Staff requested that the Planning and Zoning Commission review the amendments and provide comments to staff by May 10, 2017.

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:57 p.m.

Respectfully submitted,

Attest:

Brandice Eslinger
Chairperson

Steven Meier
Executive Secretary