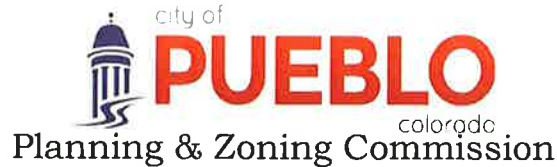


Mike Castellucci
Chair

Alex San Filippo-Rosser
Vice Chair

Bob Schilling
City Council Representative



Patrick Avalos

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, January 13, 2021 – 3:30 p.m.

The meeting and Public Hearing will be held via Zoom

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/93519142144?pwd=c0pjMVgvK05JdllyQndqTHRJMlduUT09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 935 1914 2144

Passcode: 428244

MEETING CALLED TO ORDER

The meeting was called to order at 3:30 p.m. with Commissioner Castellucci presiding.

This meeting was held via conference call. All votes were recorded by roll call, to distinguish each speaker.

Commissioners Present: Mike Castellucci, Patrick Avalos, Alex San-Filippo-Rosser, Cheryl Spinuzzi, Bob Schilling, Alexandra Aznar, and Lisa Bailey.

Commissioners Absent: None

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Alan Lamberg, Senior Planner; Chelsea Stromberg, Planner and Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made, by Schilling, to amend the agenda by continuing V-20-04 Short Street Vacation and S-20-05 Subdivision City View Heights to next public hearing, February 10, 2021, seconded by Avalos.

Motion passed 7-0

PUBLIC HEARINGS AND ACTION

Regular Agenda

1a.V-20-04. SHORT STREET VACATION (City View Heights).

This case will continue to the February 10, 2021 Public Hearing.

1b. S-20-05. SUBDIVISION CITY VIEW HEIGHTS.

This case will continue to the February 10, 2021 Public Hearing.

2a. Z-20-10 REZONING COLE-SMITH.

The applicant is requesting to rezone a 24,394 square foot unimproved portion of a parcel from Agriculture 1 (A-1) to Highway and Arterial Business (B-3) to accommodate the proposed two lot Cole-Smith Subdivision to facilitate commercial development.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

The subject property is located west of Elizabeth St. and North of Lot 1 Doud Subdivision. The applicant is proposing Subdivision of an 87,120 square foot parcel of land into two lots to facilitate commercial development. Of the 87,120 square foot subdivision, the applicant is proposing to rezone 24,394 square feet from Agriculture 1 to Highway and Arterial Business (B-3) the remaining 62,726 square feet is already zoned B-3. The proposed subdivision will accommodate two lots and shared access easements. The proposed B-3 zone district complies with the Outlook East Master Development Plan (MP-02-02 Approved August 14, 2002) which designates the parcel for Arterial Commercial Mixed Use.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the Rezoning from Agriculture 1 (A-1) to Highway and Arterial Business (B-3) be **APPROVED**.

HEARING:

Rocky Mangini and David Lytle had no additional comments to make. No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Rezoning Cole-Smith be **APPROVED**, was made by Shilling, seconded by Bailey:

Motion passed 7-0.

2b. S-20-06 SUBDIVISION COLE-SMITH.

Subdivision of an 87,120 square foot (2 acre) parcel of land into two lots to facilitate commercial development. Generally located west of Elizabeth St. and North of Lot 1 Doud Subdivision.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

The subject property is located west of Elizabeth St. and North of Lot 1 Doud Subdivision. The applicant is proposing Subdivision of an 87,120 square foot (2 acre) parcel of land into two lots to facilitate commercial development. Of the 87,120 square foot subdivision, the applicant is proposing the rezoning of 24,394 square feet from Agriculture 1 to Highway and Arterial Business (B-3). The proposed subdivision will accommodate two commercial lots and shared access easements.

The proposed parcels comply with the Outlook East Master Development Plan (MP-02-02 Approved August 14, 2002) which designates the parcel for Arterial Commercial Mixed Use.

RECOMMENDED ACTION:

The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following noted:	
Request for waiver from requirements:	1. Waiver of the Traffic Impact Study (Memo from Joe Gagliano, Gagliano Engineering, November 9, 2020). <i>The Subdivision Review Committee has no objection to waiving the Traffic Impact Study. The Colorado Department of Transportation (CDOT) did not provide comment on the subdivision submittal.</i>
Requests for Modifications to Requirements:	None Requested
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	The Subdivision Review Committee recommends that the subdivision plat be forwarded to City Council for approval.

HEARING:

Rocky Mangini and David Lytle had no additional comments to make. No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Subdivision Cole-Smith be **APPROVED**, was made by Shilling, seconded by Bailey:

Motion passed 7-0.

3. Z-20-11 REZONING 117 HECTOR GARCIA PLACE.

The applicant is requesting to rezone 117 Hector Garcia Place legally described as Lots 17 through 22, inclusive, Block 18, Baxter's Subdivision in the City of Pueblo Heavy Industrial (I-3) to Central Business (B-4). Total rezone area is 0.44 acre of developed land.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Alan Lamberg.

Current uses of the subject property are limited to heavy industrial; however, the Pueblo Regional Comprehensive Plan has designated the property as a Special Development Area, which requires master planning prior to development or redevelopment. The proposed B-4 central business zoning with an applicant-provided master plan statement conforms with the surrounding commercial and service uses and is therefore determined to be appropriate for this transportation node in a southwestern corner of Downtown Pueblo. Furthermore, the subject property meets all B-4 Zone District regulations for area and width.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the rezoning from Heavy Industrial (I-3) to Central Business (B-4) be **APPROVED**.

HEARING:

Gary Anzuini 225 W Riverwalk, Pueblo, CO appeared and testified in favor of the application. Mr. Anzuini had received a copy of the staff report and stated that he will comply with the B-4 Zone District Standards. Commissioner Spinuzzi asked if the underground parking will be for residents? Mr. Lamberg responded by saying yes there will be sixteen parking spots underground for the residents and the surface parking will be for restaurants. The street parking will be increased because they are getting rid of a loading dock and adding more parking. Commissioner Aznar just wanted to state that it is nice seeing a mixed-use project. Commissioner Shilling asked if they were going to sell the individual condos or to be kept as apartments. The owner plans on keeping them as apartments at this time, stated by Mr. Anzuini. Commissioner Castellucci asked when they are planning on starting this project. Mr. Anzuini answered by saying they will hopefully start in four to six weeks the next step will be meeting with civil engineering.

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Rezoning Heavy Industrial (I-3) to Central Business (B-4) be **APPROVED**, was made by Bailey, seconded by Avalos:

Motion passed 7-0.

4a. V-20-05 VACATION OF CRAWFORD STREET AND PUBLIC UTILITY EASEMENT.

To vacate the remaining portion of Crawford Street and a Public Utility Easement that is located east and south of the existing Crawford Street.

STAFF REVIEW AND FINDINGS:

Staff report given by Principal Planner, Beritt Odom.

The Pueblo Housing Authority is requesting to vacate the remaining portion of Crawford Street, which intersects with S. Prairie Avenue, and the Public Utility Easement that runs adjacent to Crawford Street along the eastern and southern portions of the street. The vacation of Crawford Street and utility easement is necessary to facilitate the third and fourth phases of the Uplands Townhome development, including the proposed Uplands Townhomes Filing No. 3 Subdivision. Uplands Townhome Subdivision Filing, No. 3, includes the dedication of Alma Avenue providing a third access to the development from Sprague Avenue since the Crawford Street access will be abandoned. With the future Uplands Townhomes Subdivision, Filing No. 4, Tribal Nations Avenue will be platted and will connect with Prairie Avenue to the west.

The eastern portion of Crawford Street was vacated in 2018 to facilitate the second phase of the Uplands Townhomes development. The proposed Crawford vacation will allow the Housing Authority to utilize the vacated street for private use and future development.

RECOMMENDED ACTION:

Staff recommends that the Street and Vacation be **APPROVED**.

HEARING:

Colleen Monahan 5183 El Dorado Ct, Colorado Springs, CO had no additional comments to make. No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Vacation of Crawford street and Public Utility Easement be **APPROVED**, was made by Shilling, seconded by Spinuzzi.

Motion passed 7-0.

4b. S-20-08 SUBDIVISION UPLANDS TOWNHOMES FIL 3.

The applicant is requesting to resubdivide the 9.36-acre property into three lots and one parcel for future multifamily residential development and to accommodate the existing Boys and Girls Club, Sprague Clubhouse.

STAFF REVIEW AND FINDINGS:

Staff report given by Principal Planner, Beritt Odom.

The subject property is located east of S. Prairie Avenue and west of the Uplands Townhomes, Filing No 2 subdivision, which was approved in 2019. The Pueblo Housing Authority is requesting to resubdivide the property into three lots for the proposed Uplands Townhomes Phase 2B development and dedicate the Alma Avenue public right of way. Uplands Townhomes 2B includes replacing 12 Sangre De Cristo multifamily structures with 12 new multifamily structures containing 49 dwelling units and 65 parking spaces within two of the proposed lots. Lot 3 will house the existing Boys and Girls Club, Sprague Clubhouse. The pedestrian friendly environment with narrow traffic lanes and neighborhood courts for active and passive recreation, established by the first two Uplands Townhomes Subdivisions, will be continued with the proposed Uplands Townhomes 2B subdivision.

The proposed subdivision is the third of four phases for affordable multi-family housing and is intended to replace the aging Sangre de Cristo apartments that were originally constructed in 1952 as part of a federal housing initiative completed by the Pueblo Regional Housing Authority. A PUD Site Plan Review of the multi-family development will be required before a building permit is approved by the Planning Department for the new development.

RECOMMENDED ACTION:

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

Request for waiver from requirements:	1. Traffic Study Waiver: The traffic study was waived by Pepper Whittlef, Traffic Engineer, for the entire Phase 2 Development, November 13, 2018 memorandum.
Requests for Modifications to Requirements:	N/A
Plat Deficiencies:	N/A
Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)	1. Amend the supplemental map to show the manhole inverts where the mains will connect. The map shall contain the elevations at the connecting sanitary manholes.

HEARING:

Colleen Monahan 5183 El Dorado Ct, Colorado Springs CO had no additional comments to make and she could comply with the conditions. No one testified in opposition of the application. Commissioner Spinuzzi asked if people were still living in the old units. Ms. Odom answered saying yes, they will live there until the new units are built then they will move into the new units.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Resubdivision of 9.36 acres into three lots to facilitate multi-family housing development be **APPROVED with the waiver and condition noted in the staff report**, was made by Shilling, seconded by Bailey:

Motion passed 7-0.

APPROVAL OF MINUTES

A Motion was made by Commissioner Avalos to **APPROVE** the Minutes of the December 9,2020 Public Hearing, seconded by Commissioner Bailey:

Motion passed 6-0. (Commissioner Schilling had to leave prior to this vote.)

OLD/NEW BUSINESS

1.Chavez/ Huerta School Development Intent-report provided by Beritt Odom:

Chavez Huerta is proposing to construct the new Esrilla Cruz Middle School (67,889 sq ft) on Lot 1, Block 3, Parkside Estates at Boulevard Park 2nd Amendment, just north of the existing Dolores Huerta Preparatory High School (DHPH). A new 4,000 square foot Transportation Maintenance Building is also proposed on the same lot that will be located north of DHPH and west of the proposed Ersilia Cruz Middle School.

The proposed middle school will have two floors with 26 classrooms, a large open performance space in the middle of the school that will serve a dual purpose as a commons and student dining area. The plans also include a kitchen and future cooler/freezer area. Outdoor student amenities include two patios, basketball courts and a general play area.

According to the Colorado Revised Statutes a charter school "shall advise in writing the relevant planning commission" their intent to construct a school facility. The statutes state that "the relevant planning commission or governing body board may review and comment on such plan to the governing body of the charter school." The governing body of the school may then respond to the comments of the Planning Commission; however, if the relevant planning commission is "not satisfied with the response to such comments," the planning commission can request a hearing before the board of education.

In 2004 Chavez Huerta proposed modular buildings on the Cesar Chavez Academy site and proposed future construction of the Dolores Huerta Preparatory High School. The Planning and Zoning Commission commented that landscaping the site was recommended. It does not appear that the commission reviewed formal plans for DHPH or any other structures on site.

RECOMMENDED ACTION:

Staff suggests the following comments to be forwarded to Chavez Huerta:

1. Provide landscaping that may include shrubbery and decorative grasses along the eastern 60 feet of frontage adjacent to W. 22nd Street.
2. Move the shrubbery and grasses closer to Ruberson Drive creating a landscape buffer.
3. Screen all mechanical equipment on site including roof mounted units.

CHAVEZ HUERTA RESPONSE:

Jack Bay, representing Chavez Huerta, stated that they would comply with the three recommendations requested by the Planning and Zoning Commission.

2. **Elections- Commissioner Avalos made a motion to retain officers in same positions for the year of 2021. The motion was seconded by Commissioner Bailey.**

Motion Passed 6-0 (Commissioner Schilling was absent for this vote.)

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Attest:



Mike Castellucci
Chairperson



Scott Hobson
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.