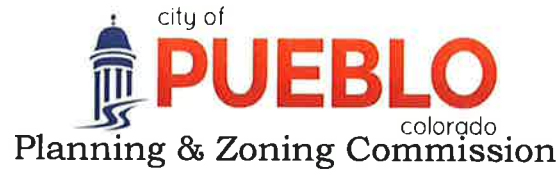


Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Bob Schilling
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado
Wednesday, October 13, 2021 – 3:30 p.m.
City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNfZnpPWG1Ydz09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 927 1786 7722

Passcode: 195462

MEETING CALLED TO ORDER

The meeting was called to order at 3:31 p.m. with Commissioner Castellucci presiding.

The meeting was held at City Council Chambers, 1 City Hall Place, commissioners, applicants, and the public participated in person and via Zoom.

Commissioners Present: Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Bob Schilling, Alexandra Aznar, and Lisa Bailey.

Commissioners Absent: Christopher Pasternak

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

APPROVAL OF AGENDA

A Motion was made by Schilling to approve the agenda, Seconded by Avalos.

Motion passed 6-0.

PUBLIC MEETING AND ACTION

Regular Agenda

3. Due to previous amendments and easement dedications, Parcel A and Parcel B, as indicated on the Special Area Plan amendment and rearrangement of property boundaries, need to be renamed to Parcel I and Parcel J, respectively.
4. The title of the Special Area Plan Amendment will need to be updated to include mention of Parcels I and J and Lots 1, 2, and 3.
5. The original easements indicated on the Special Area Plan for The Village Green at Walking Stick need to be indicated on the amended plat.

HEARING: Tom Black, Fekete Homes, Inc., was present to represent application. No one spoke in support or opposition for the application.

MOTION: Motion to recommend approval of the Minor Amendment to The Village Green at Walking Stick Special Area Plan made by Schilling, second by Bailey.

MOTION PASSED 6-0

PUBLIC HEARING AND ACTION:

2. **Z-21-12 Rezone, Pueblo Springs Apartments: approximately 19.75 acres generally located south of West 31st Street and east of North Pueblo Blvd. from Pueblo County A-1 to City A-1, for not more than a 10-year period.**

Staff report by Beritt Odom, Principal Planner

Applicant is requesting to zone the 19.75-acre subject property from County A-1 to City A-1, Agricultural One for no more than 10-years as agreed upon the in the Annexation Agreement Case No. A-21-01 Pueblo Springs Apartments Annexation.

BACKGROUND AND ANALYSIS:

The proposed rezoning is for the entire Pueblo Springs Apartments Annexation site (19.75-acre parcel), which is scheduled for City Council review to determine if the proposed annexation meets Colorado Revised Statutes §21-12-104 and 31-12-105, on October 25, 2021, with final review and action occurring on November 8, 2021. The applicant, Mr. Chukly, is proposing to zone the property as A-1, Agricultural One, as an interim zoning classification until the time of development. The A-1, interim zoning following annexation, is allowed by Section 17-1-3, (e), of the Pueblo Municipal Code. According to the code, the annexation agreement may allow an A-1, Zone District for a specified period of time and no building permits may be issued while zoned A-1. The proposed annexation agreement allows for the A-1 zone district to continue for not more than 10 years and prohibits building permits from being issued until the property is rezoned to a zone district that is consistent with the Pueblo Comprehensive Plan. Following annexation, the applicant intends to subdivide the 19.75-acre parcel into two lots and rezone for multifamily development.

STAFF REVIEW AND FINDINGS:

Approval of the minutes for the Planning and Zoning Commission Public Hearing held on September 8, 2021, and September 22, 2021. Motion by Bailey to approve both minutes, second by Schilling.

MOTION PASSED 6-0

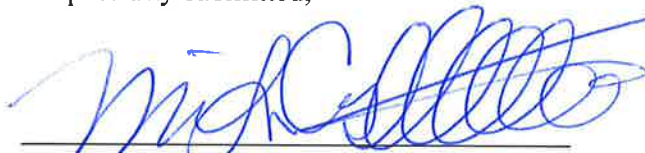
Spinuzzi shared that the airport was holding an open house that night from 6:00-7:30 pm at the airport.

ADJOURN

There being no further business the Regular Meeting was adjourned at 3:50 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.