

Weston Burrer
Chair

Brian Lucas
Vice Chair

Jeff Falletta

PUEBLO 
Planning & Zoning Commission

Vera Ortegon

England Porter

Ralph Scaplo

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, December 14, 2011 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:35 p.m. with Chairperson Weston Burrer presiding.

Commissioners Present: Weston Burrer, Jeff Falletta, Brian Lucas, England Porter, Ralph Scaplo and Raymond Seybold.

Commissioners Absent: Vera Ortegon.

Staff Members Present: Jeff Bailey, P.E., Assistant City Manager for Development Services; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Traffic Engineer; and Kelly Grisham, Planner.

APPROVAL OF AGENDA

Motion was made by Commissioner Falletta to combine items V-11-01, and S-11-01 for purposes of the public hearing, seconded by Commissioner Scaplo. **Motion passed 6-0.**

PUBLIC HEARINGS AND ACTION

1. **V-11-01 – Vacation:** Vacate sign, access, ingress/egress and public utility easements located in Park West Campus, Filing No. 6.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate the sign easement, 50 foot wide ingress/egress, public utility easement and 50 foot access easement. Additionally, the 20 foot public utility easement in Lot 1 of Parcel 4 will be vacated. The subject easements were platted with the Park West Business Campus, Filing No. 6. The ingress/egress, access and public utility easements will be replaced with the dedication, to the public, of Bonaventure Court. The sign easement will be replaced with two (2) entry feature easements, which will allow for development entry features to be installed.

RECOMMENDED ACTION

Staff recommends that the Vacation be **APPROVED** with the following condition:

Prior to building permit issuance, the developer shall be aware of the potential need for fire hydrant installation. The number of hydrants is to be based on spacing distances and square footage/fire flow requirements of all proposed structures within the development.

HEARING

Eric Rouse, 3220 State Street, Salem, OR 97301 appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Seybold, seconded by Commissioner Porter, with the following condition:

Prior to building permit issuance, the developer shall be aware of the potential need for fire hydrant installation. The number of hydrants is to be based on spacing distances and square footage/fire flow requirements of all proposed structures within the development.

Motion passed 6-0 (Ortegon absent).

2. **S-11-01 – Subdivision:** Park West Business Campus, Filing No. 7.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the 16.578-acre property into three (3) lots generally located north of 31st Street and east of Pueblo Boulevard. Originally, the property was Lot 3, Block 1, Park West Business Campus, Filing No. 5 and was created to facilitate commercial development along the eastern corridor of Pueblo Boulevard. This was then resubdivided into Lots 1-3, Block 1, Park West Business Campus, Filing No. 6 and recorded in 2009. With Filing No. 6, the applicant subdivided 25.8167-acres to facilitate development of an assisted living complex, which is still the intent for Lot 1. The current subdivision request is to dedicate Bonaventure Court as a public street rather than a private street, as it was platted in Filing No. 6. The current subdivision consists of three (3) lots, one (1) for residential purposes (assisted living) and two (2) for future commercial uses. The three (3) parcels that were created for drainage purposes in Filing No. 6 along the northeast portion will remain and will not be included in the proposed Filing No. 7 subdivision.

The subdivision will create several additional easements. These include two (2) entry feature easements, one on each side of Bonaventure Court at 31st Street, and two (2) pedestrian easements, located on each side of Bonaventure Court at 31st Street.

Additionally, the original dwelling unit count from the 2008 preliminary submittal states that the applicant is planning on 66 AL units, 36 Memory Care Units, 96 IL Units and 6 cottages for a total of 204 dwelling units. The developer is now planning on 51 AL units, 24 memory Care Units, and 68 IL Units (no cottage units) for a total of 143 dwelling units.

The proposed subdivision will be compatible with the surrounding commercial uses, including the apartments in the vicinity. In addition, the site is bordered to the north and east by a large arroyo and drainage facilities, as well as, Pueblo Boulevard to the west, which creates effective barriers between the subdivision and neighboring uses.

Because of the natural boundaries that are created with the arroyo to the north and east, as well as, Pueblo Boulevard to the west, the development cannot continue the suggested traditional urban residential layout, with grid roadway network and interconnected neighborhoods. However, the remainder of the suggestions within the Comprehensive Plan, including typical densities are being followed; therefore, the proposed subdivision is in conformance with Comprehensive Plan designation.

The property complies with the minimum lot size and area requirements for the R-5 and B-3 Zone Districts as they are currently zoned.

RECOMMENDED ACTION

Staff recommends that the proposed vacation be **APPROVED** with the following noted:

Request for waiver from requirements: None.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Conditions of Approval: Prior to the issuance of a building permit, the developer should be aware of and must comply with build-out densities for the subject properties with regard to minimum number of emergency vehicle access points per development, per National Fire Protection Association (NFPA)/International Fire Code (IFC).

HEARING

Eric Rouse, 3220 State Street, Salem, OR 97301 appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Lucas, seconded by Commissioner Seybold, with the following condition:

Prior to the issuance of a building permit, the developer should be aware of and must comply with build-out densities for the subject properties with regard to minimum number of emergency vehicle access points per development, per National Fire Protection Association (NFPA)/International Fire Code (IFC).

Motion passed 6-0 (Ortegon absent).

APPROVAL OF MINUTES

Motion was made by Commissioner Lucas to approve the Minutes of the November 9, 2011 Public Hearing, seconded by Commissioner Porter. **Motion passed 6-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for January will convene on Wednesday, January 11, 2012 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for December will convene on Thursday, December 15, 2011 at 5:00 p.m. in the Planning Conference Room, 211 East D. Street.

ADJOURN

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

Respectfully submitted,

Attest:

Weston Burrer
Chairperson

Jerry M. Pacheco
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.