

Weston Burrer
Chair

Brian Lucas
Vice Chair

Jeff Falletta



Planning & Zoning Commission

Judy Weaver

Brandice Eslinger

Jean Latka

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, April 11, 2012 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

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

Commissioners Present: Weston Burrer, Brandice Eslinger, Jeff Falletta, Jean Latka, Brian Lucas, and Raymond Seybold.

Commissioners Absent: Judy Weaver.

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

APPROVAL OF AGENDA

Motion was made by Commissioner Lucas to amend the agenda to combine items S-12-01 and MDP-12-01 for the staff report, seconded by Commissioner Latka. **Motion passed 6-0.**

PUBLIC HEARINGS AND ACTION

1. **S-12-01 – Subdivision:** St. Charles Industrial Park. Generally located north of Lime Road and east of 100 Towers Road.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is proposing to subdivide and provide a Master Development Plan for a 71-acre parcel of land to facilitate the construction of a concrete railroad product manufacturing facility and related site improvements, including railroad spur lines. The project is a PEDCO prospect that is looking to relocate their operations to Pueblo, bringing approximately 100-150 jobs. The property is currently in the process of being annexed into the City of Pueblo (A-12-01) and being rezoned from County A-1 to City I-3, Heavy Industrial Zone District (Z-12-02), with both being reviewed and approved by the Planning & Zoning Commission at their March 14, 2012 Public Hearing.

The project site has been designated by the Pueblo Comprehensive Plan as “Employment Center - Industry.” Staff has reviewed for Comprehensive Plan compliance and has determined that the proposed subdivision and Master Development Plan is in conformance with this Comprehensive Plan designation.

The I-3 Zone District requires a minimum lot size of 50 feet and lot frontage and area of 10,000 square feet (0.23 acres). Staff has reviewed the minimum lot size and area requirements and has determined that the proposed lot frontage is approximately 190 feet and has a lot area of 71 acres. The subject property far exceeds the minimum lot size and area.

RECOMMENDED ACTION

Move that the requested Subdivision be APPROVED with the following noted:

Request for waiver from requirements: None.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Conditions of Approval:

1. Amend the Subdivision Plat and associated documents to separate the 125’ wide railroad lead track corridor as a separate parcel than Lot 1.
2. Applicant will be required to secure an access permit for their driveway onto Lime Road from Pueblo County Road and Bridge. Provide a copy of the approved access permit prior to recording of the plat or with any part II improvements.
3. The drainage letter submitted is inadequate. The drainage requirements for the subdivision will need to be addressed in greater detail in a drainage report and a drainage plan. Since the design parameters at this time are very preliminary, the drainage report and plan can be submitted prior to the recording of the plat.
4. Indicate the size of the water service line “stub-in” into Lot 1, Block 1 on the Utility Plan.
5. If there is not sufficient area within the Lime Road right-of-way for a water meter, provide an easement for the meter, adjacent to Lime Road within Lot 1.

All conditions of approval must be addressed prior to recording of the St. Charles Industrial Park Subdivision Filing No. 1 plat.

HEARING

Mike Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared on behalf of the applicant and testified in favor of the application.

No one testified 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 Falletta, seconded by Commissioner Latka, with the following conditions:

1. Amend the Subdivision Plat and associated documents to separate the 125’ wide railroad lead track corridor as a separate parcel than lot 1.

2. Applicant will be required to secure an access permit for their driveway onto Lime Road from Pueblo County Road and Bridge. Provide a copy of the approved access permit prior to recording of the plat or with any part II improvements.
3. The drainage letter submitted is inadequate. The drainage requirements for the subdivision will need to be addressed in greater detail in a drainage report and a drainage plan. Since the design parameters at this time are very preliminary, the drainage report and plan can be submitted prior to the recording of the plat.
4. Indicate the size of the water service line “stub-in” into Lot 1, Block 1 on the Utility Plan.
5. If there is not sufficient area within the Lime Road right-of-way for a water meter, provide an easement for the meter, adjacent to Lime Road within Lot 1.

All conditions of approval must be addressed prior to recording of the St. Charles Industrial Park Subdivision Filing No. 1 plat.

Motion passed 6-0 (Weaver absent).

2. **MDP-12-01 – Master Development Plan:** St. Charles Industrial Park. Generally located north of Lime Road and east of 100 Towers Road.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is proposing to subdivide and provide a Master Development Plan for a 71-acre parcel of land to facilitate the construction of a concrete railroad product manufacturing facility and related site improvements, including railroad spur lines. The project is a PEDCO prospect that is looking to relocate their operations to Pueblo, bringing approximately 100-150 jobs. The property is currently in the process of being annexed into the City of Pueblo (A-12-01) and being rezoned from County A-1 to City I-3, Heavy Industrial Zone District (Z-12-02), with both being reviewed and approved by the Planning & Zoning Commission at their March 14, 2012 Public Hearing.

The project site has been designated by the Pueblo Comprehensive Plan as “Employment Center - Industry.” Staff has reviewed for Comprehensive Plan compliance and has determined that the proposed subdivision and Master Development Plan is in conformance with this Comprehensive Plan designation.

The I-3 Zone District requires a minimum lot size of 50 feet and lot frontage and area of 10,000 square feet (0.23 acres). Staff has reviewed the minimum lot size and area requirements and has determined that the proposed lot frontage is approximately 190 feet and has a lot area of 71 acres. The subject property far exceeds the minimum lot size and area.

RECOMMENDED ACTION

It is the recommendation of the SRC that the requested Master Development Plan be **APPROVED** with the following noted:

1. Amend the Plan and associated documents to separate the 125’ wide railroad lead track corridor as a separate parcel than Lot 1.

2. Applicant will be required to secure an access permit for their driveway onto Lime Road from Pueblo County Road and Bridge. Provide a copy of the approved access permit prior to recording of the plat or with any part II improvements.
3. The drainage letter submitted is inadequate. The drain requirements for the Plan will need to be addressed in greater detail in a drainage report and a drainage plan. Since the design parameters at this time are very preliminary, the drainage report and plan can be submitted prior to the recording of the plat.
4. Indicate the size of the water service line “stub-in” into Lot 1, Block 1 on the Utility Plan.
5. If there is not sufficient area within the Lime Road right-of-way for a water meter, provide an easement for the meter, adjacent to Lime Road within Lot 1.

All conditions of approval must be addressed prior to recording of the St. Charles Industrial Park Subdivision Filing No. 1 plat.

HEARING

Mike Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared on behalf of the applicant and testified in favor of the application.

No one spoke in opposition to the application.

Acting Chairperson Lucas closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Falletta, seconded by Commissioner Latka, with the following conditions:

1. Amend the Plan and associated documents to separate the 125’ wide railroad lead track corridor as a separate parcel than lot 1.
2. Applicant will be required to secure an access permit for their driveway onto Lime Road from Pueblo County Road and Bridge. Please provide a copy of the approved access permit prior to recording of the plat or with any part II improvements.
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5. If there is not sufficient area within the Lime Road right-of-way for a water meter, provide an easement for the meter, adjacent to Lime Road within Lot 1.
6. All conditions of approval must be addressed prior to recording of the St. Charles Industrial Park Subdivision Filing No. 1 plat.

All conditions of approval must be addressed prior to recording of the St. Charles Industrial Park Subdivision Filing No. 1 plat.

Motion passed 6-0 (Weaver absent).

APPROVAL OF MINUTES

Motion was made by Commissioner Latka to approve the Minutes of the March 14, 2012 Public Hearing, seconded by Commissioner Falletta. **Motion passed 6-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for May will convene on Wednesday, May 9, 2012 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for April will convene on Thursday, April 19, 2012 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 3:47 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.