

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Chris Kaufman
City Council Representative

PUEBLO

Planning & Zoning Commission

Weston Burrer

Jeff Falletta

Brian Lucas

Raymond Seybold

REGULAR MEETING
City of Pueblo, Colorado
Wednesday, June 12, 2013 – 3:30 p.m.
City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:38 p.m. with Chairperson Jean Latka presiding.

Commissioners Present: Brandice Eslinger, Jeff Falletta, Chris Kaufman, and Jean Latka.

Commissioners Absent: Weston Burrer, Brian Lucas, and Ray Seybold.

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; Kelly Grisham, Planner; and Wade Broadhead, Planner.

APPROVAL OF AGENDA

Motion was made by Commissioner Eslinger to amend the agenda to combine items Z-13-02 and S-13-02 and SAP-13-01 and S-13-03 for purposes of the public hearing. Motion seconded by Commissioner Falletta. **Motion passed 4-0.**

PUBLIC HEARINGS AND ACTION

1. **DPR-13-01 – Development Plan Review:** East Side Library. Generally located north of East 7th Street and west of Monument Avenue.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting approval to construct a 1-story, 7,523 square foot building for the East Side Library. The subject property is located in the East Side, at the northwest corner of East 7th Street and Monument Avenue. This site was chosen following public meetings on April 11 and 12, 2012, where input was solicited from the neighborhood for their preferred location of the new library. This location served the goals of the neighborhood by being accessible to all residents and is located in close proximity to retail stores, churches, and Risley Middle School. At the April 10, 2013 Public Hearing, the Planning and Zoning

Commission voted to approve the one-lot subdivision and rezoning; both cases are scheduled for final review and approval by City Council on July 8, 2013.

The property was previously the location of three (3) single family residential homes. These homes were recently demolished to allow for redevelopment of the property. Currently, the property is a vacant, dirt property.

This neighborhood is a mix of commercial and governmental uses, with neighborhood residential in the immediate vicinity; therefore, the proposed East Side Library is consistent with the neighborhood.

As proposed, the East Side Library will provide a community service that will be accessible to many of the residents of the East Side. Therefore, it is assumed that the East Side Library will be an asset to East Side and have a positive effect on the surrounding properties and neighborhood.

The Library will be located on Lot 1, of the East Side Library Subdivision. Lot 1 is 0.55-acres, which is adequate size to house the 7,523-square foot Building. The proposed structure provides setbacks of approximately 10 feet from 7th Street and approximately 4.25 feet from Monument Avenue. The structure will be approximately 20 feet to the top of the parapet.

The applicant has provided a landscaping plan, prepared by a Colorado Licensed Landscape Architect, which was reviewed for conformance with the commercial landscaping requirements set forth in Section 17-4-7 of the Pueblo Municipal Code. The site will be landscaped with a mix of trees, shrubs, and grasses, creating an attractive area around the building. Along the streets, trees located in a tree-lawn, as is appropriate for this neighborhood, will be provided at regular intervals. On-site, the property will be landscaped with shade trees throughout the parking lot. Native seed and sod shall be utilized on the site and in the detention pond, for storm water water-quality. Several areas of landscaping fall a little short of full compliance with the Landscape Ordinance; therefore, Staff is recommending conditions of approval requiring full compliance with the Landscape Code, which staff will review at the time of building permit.

Section 17-4-43 (b) (1) of the Municipal Code states that the Planning Commission will determine the required number of parking spaces for all governmentally owned facilities based on four criteria, Pepper Whittlef, Traffic Engineer, reviewed the proposed site plan to determine the number of parking spaces that would be required for the proposed use, if the land were not zoned S-1. The PMC does not have a specific calculation for a library facility. In discussions with the library and a comparison of the number of and usage of spaces at the other branch facilities it was agreed upon that a minimum of 20 spaces would be required for this site; equates to approximately 1 space per 400 GSF. In addition, this site was supported by City staff early in the selection process because of it neighborhood location, proximity to schools, and the public transportation route. These site characteristics reduce the need for off-street parking. The proposed site provides 20 off-street spaces; therefore, sufficient parking is provided to fulfill the on-site parking requirement.

Site lighting plans have been reviewed for compliance with the Lighting Code contained in Section 17-4-52 of the PMC; however, several items still require modification for full compliance. As conditioned, the lighting plans will comply with the PMC.

The trash receptacle is located in the parking lot, next to the alley, and will be screened with sheet metal panels and steel doors. The loading zone, as conditioned will be located in the alley. As required by code and as conditioned, the applicant will be required to fully screen all utilities.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission **APPROVE** the proposed Development Plan for the East Side Library with the following noted:

Request for Waiver from Requirements:

The applicant has requested to waive the requirement to install a 3-dimensional cornice treatment to the parapet walls.

Staff is recommending the applicant provide some type of top wall protection that provides an accent to the façade.

Requests for Modification to Requirements:

1. The applicant has requested to allow the parking lot lights to be 25' tall; instead of 24' as code allows.

Staff is recommending this modification be approved. The increase in height of the lights is minimal, and given the surrounding commercial and institutional properties, the impact will also be minimal.

2. The applicant has requested to modify the time allowed to install art on the portion of the south and east facades that do not comply with several of the small scale architectural requirements listed below:
 - a. East façade requires 814 square feet of design features, such as balconies, patios, windows, arcades, awnings, towers, masonry materials, or other such design features (354 square feet provided).
 - b. South façade requires 758 square feet of design features, such as balconies, patios, windows, arcades, awnings, towers, masonry materials, or other such design features (366 square feet provided).
 - c. No uninterrupted length of any façade shall exceed 25 linear feet (corner element on the south and east facades are 26 feet and 30 feet, respectively).

In staff's opinion, the southeast corner of the building is large, blank facades, with no ornamentation. In combination with the lack of high-quality materials as defined in the small scale architectural standards code, staff is concerned with the aesthetics of these street-facing portions of the building. We understand the architects desire to create a "canvas" for future art installation; therefore, Staff recommends the applicant incorporate

public art or other architectural feature on these areas. Staff further recommends the design for the art be completed and approved by the Planning & Zoning Commission within 1 year, and installed within 5 years from the date of building permit.

The digital recorder stopped recording at this point.

Conditions of Approval:

Staff has been working with the applicant regarding the outstanding items and conditions listed below, who has agreed to make changes; however, the applicant has not had sufficient time to make the required changes (*Notes in parentheses are applicant responses, if any*).

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Sanitary Sewer and Planning and Community Development complying with all conditions of approval.
2. Unless otherwise noted, the project shall be required to comply with the Pueblo Municipal Code (PMC).
3. Provide a utility plan indicating the screening method of all utilities, including the transformer. All must be fully screened from adjacent non-industrial properties and public streets.

(Pending final selection of transformer size with Black Hills, we will refine the location of the transformer, and other utility connections. Ideally we will provide a landscape screen between the sidewalk and the transformer/utilities. Until we know its exact size and required clearances we cannot confirm the location/fit. Should the landscaping not be possible we will provide a compliant screen per zoning code).

4. Indicate a 10'x50' loading zone in the alley on the site plan.

(Per conference call, it was agreed that the 10'x50' loading zone could reside in the public right of way in the alley that borders the project site to the north).

5. Provide a revised landscape plan that complies with the Pueblo Municipal Code, except as modified by the above approved modifications.
6. In our experience, the use of seed in the public right-of-way does not have a high success rate, due to pedestrian traffic; therefore, amend the landscape plan to provide sod in the tree-lawn area.
7. Landscape Architect must provide an executed Landscape Inspection Affidavit prior to requesting for the Certificate of Occupancy inspection.
8. Provide revised lighting plan, including photometric plan, and manufacturers cut sheets complying with Section 17-4-52 of the PMC.
9. Remove sucker trees from existing alley prior to certificate of occupancy.
10. Provide a minimum 2" Hot Bituminous Asphaltic overlay in alley from Monument Ave. west to property line consisting of City Standard hot mix – (Grading C Mix Design) ³/₄ " aggregate prior to certificate of occupancy.

HEARING

Jon Walker, Executive Director, Pueblo City-County Library District, 100 East Abriendo Avenue, Pueblo, CO appeared and testified in favor of the application.

Jim Bershof, OZ Architecture, 3003 Larimer Street, Denver, CO appeared and testified in favor of the application.

Justin Martinez, OZ Architecture, 3003 Larimer Street, Denver, CO appeared and testified in favor of the application.

Eva Montoya, 1901 East 14th Street, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Council Person Kaufman to approve the proposed application, seconded by Commissioner Eslinger, with the following modifications and conditions:

Request for Waiver from Requirements:

The applicant has requested to waive the requirement to install a 3-dimensional cornice treatment to the parapet walls.

Staff is recommending the applicant provide some type of top wall protection that provides an accent to the façade.

Requests for Modification to Requirements:

1. The applicant has requested to allow the parking lot lights to be 25' tall; instead of 24' as code allows.

Staff is recommending this modification be approved. The increase in height of the lights is minimal, and given the surrounding commercial and institutional properties, the impact will also be minimal.

2. The applicant has requested to modify the time allowed to install art on the portion of the south and east facades that do not comply with several of the small scale architectural requirements listed below:
 - a. East façade requires 814 square feet of design features, such as balconies, patios, windows, arcades, awnings, towers, masonry materials, or other such design features (354 square feet provided).

- b. South façade requires 758 square feet of design features, such as balconies, patios, windows, arcades, awnings, towers, masonry materials, or other such design features (366 square feet provided).
- c. No uninterrupted length of any façade shall exceed 25 linear feet (corner element on the south and east facades are 26 feet and 30 feet, respectively).

In staff's opinion, the southeast corner of the building is large, blank facades, with no ornamentation. In combination with the lack of high-quality materials as defined in the small scale architectural standards code, staff is concerned with the aesthetics of these street-facing portions of the building. We understand the architects desire to create a "canvas" for future art installation; therefore, Staff recommends the applicant incorporate public art or other architectural feature on these areas. Staff further recommends the design for the art be completed and approved by the Planning & Zoning Commission within 1 year, and installed within 2 years from the date of building permit.

Conditions of Approval:

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Sanitary Sewer and Planning and Community Development complying with all conditions of approval.
2. Unless otherwise noted, the project shall be required to comply with the Pueblo Municipal Code (PMC).
3. Provide a utility plan indicating the screening method of all utilities, including the transformer. All must be fully screened from adjacent non-industrial properties and public streets.

(Pending final selection of transformer size with Black Hills, we will refine the location of the transformer, and other utility connections. Ideally we will provide a landscape screen between the sidewalk and the transformer/utilities. Until we know its exact size and required clearances we cannot confirm the location/fit. Should the landscaping not be possible we will provide a compliant screen per zoning code).

4. Indicate a 10'x50' loading zone in the alley on the site plan.

(Per conference call, it was agreed that the 10'x50' loading zone could reside in the public right of way in the alley that borders the project site to the north).

5. Provide a revised landscape plan that complies with the Pueblo Municipal Code, except as modified by the above approved modifications.
6. In our experience, the use of seed in the public right-of-way does not have a high success rate, due to pedestrian traffic; therefore, amend the landscape plan to provide sod in the tree-lawn area.
7. Landscape Architect must provide an executed Landscape Inspection Affidavit prior to requesting for the Certificate of Occupancy inspection.
8. Provide revised lighting plan, including photometric plan, and manufacturers cut sheets complying with Section 17-4-52 of the PMC.
9. Remove sucker trees from existing alley prior to certificate of occupancy.

10. Provide a minimum 2" Hot Bituminous Asphaltic overlay in alley from Monument Ave. west to property line consisting of City Standard hot mix – (Grading C Mix Design) ¾ " aggregate prior to certificate of occupancy.

Motion passed 4-0.

2. **Z-13-02 – Rezoning:** HARP Filing No. 3. Rezoning approximately 2.28 acres from S-1 and I-2 to HARP-2 and HARP-3.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to rezone the proposed Lots 1-3, Historic Arkansas Riverwalk Project, Filing No. 3 Subdivision, containing approximately 2.28 acres (99,317 square feet) to HARP-2 (Lot 1) and HARP-3 (Lots 2 and 3) Zone Districts. The subject property is located at HARP Gateway Park, north of Alan Hamel Avenue, and east of Central Main Street. The applicant is proposing to rezone the land from S-1 to HARP-2 and HARP-3 Zone Districts, to facilitate the continued development of the Riverwalk and for the development of the old police building, located at 130 Central Main Street.

Specifics of the old police building and any future structure have not been submitted as part of the subdivision and rezoning, but will be required to be submitted for review and approval by the Planning and Zoning Commission, prior to a building permit being issued.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the zoning map amendment be **APPROVED** with the following conditions of approval:

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable Ordinances.
2. The property shall be required to comply with the Pueblo City Center Streetscape Standards, specifically the Civic District. Plans must be reviewed and approved prior to issuance of any building permits.
3. Amend the rezoning exhibit to label the HARP-2 and HARP-3 Zone Districts, rather than H-ARP2 and H-ARP3.
4. Update rezoning exhibit to match updated plat.

HEARING

Steve Rossoll, JR Engineering, 4966 Wood Brook Court, Colorado Springs, CO appeared and spoke in favor of the proposed application.

John R. Batey, Executive Director, Pueblo Urban Renewal Authority, 115 East Riverwalk, Suite 410, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Commissioner Falletta to approve the proposed application, seconded by Council Person Kaufman, with the following conditions:

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable Ordinances.
2. The property shall be required to comply with the Pueblo City Center Streetscape Standards, specifically the Civic District. Plans must be reviewed and approved prior to issuance of any building permits.
3. Amend the rezoning exhibit to label the HARP-2 and HARP-3 Zone Districts, rather than H-ARP2 and H-ARP3.
4. Update rezoning exhibit to match updated plat.

Motion passed 4-0.

3. **S-13-02 – Subdivision:** HARP, Filing No. 3. A 4.98-acre subdivision generally located at HARP Gateway Park, east of Central Main Street and north of Alan Hamel Avenue.

BACKGROUND

Staff report by Kelly Grisham.

The applicant is requesting to resubdivide the 4.77-acre (207,781.2 square foot) property into three (3) lots and two (2) parcels. The subject property is located at HARP Gateway Park, north of Alan Hamel Avenue and east of Central Main St. The applicant is proposing to resubdivide the 4.77-acre parcel of land into three (3) lots and two (2) parcels, to facilitate the continued development of the Riverwalk and for the development of the old police building, located at 130 Central Main Street.

The old police building will be located on Lot 1, the existing HARP offices and the HARP area to the east of the river channel will be located on Lot 2, and the existing parking lot off of Alan Hamel Ave will be located on Lot 3. Parcel A will be located over the existing river channel and Gateway Plaza (as conditioned), and the police annex building is the proposed location of Parcel B. The current plat is conditioned to be amended to eliminate Parcel C, and dedicate it to public right-of-way. In addition, the project is dedicating an additional five feet (5') of right of way along Alan Hamel Ave and Central Main St to provide for sufficient space for compliance with the City Center Streetscape Standards.

Specifics of the old police building and any future structure have not been submitted as part of the subdivision and rezoning, but will be required to be submitted for review and approval by the Planning and Zoning Commission, prior to a building permit being issued.

RECOMMENDED ACTION

The Subdivision Review Committee, at their May 29, 2013 meeting, recommended that the requested Subdivision under case number S-13-02 be **APPROVED** with the following noted:

Request for Waiver from Requirements: None requested.

Requests for Modification to Requirements: None requested.

Plat Deficiencies:

1. Parcel A needs to be expanded to include Gateway Plaza, to the eastern edge of the vacated alley.
2. Amend Parcel B to be for the purpose of government/public use.
3. Amend Parcel C to be dedicated as public right-of-way and label as proposed right-of-way. It should not be a parcel.
4. Provide separate paragraphs for each of the Parcel descriptions.
5. Subdivision Plat: GPS Coordinates must be shown for at least 4 (four) external boundary points along the subdivision boundary.
6. Dimension and label all easements on plat.
7. Cover page needs to identify the use of each parcel.
8. Vacated Richmond Avenue between Main Street and Mechanic is shown as City of Pueblo Ownership. This parcel (No. 536167004) of land is owned by Pueblo Urban Renewal Authority.
9. Easements should be platted for existing water service lines that runs through Lot 3 to serve Lot 2. Must show on plat, regardless if platted easement or easement by separate document.

Conditions of Approval:

1. Amend the subdivision plat and supplemental map to address all Plat Deficiencies listed above.
2. All overhead electric lines, under 30kV must be undergrounded. The cost of this shall be included in Subdivision Improvement Agreement prior to recording of the subdivision.
3. The applicant for the Police Building (130 Central Main) must apply for a revocable permit for the stairs to access the building prior to approval of any building permits.
4. There is no existing water service into proposed Lot 3. Show service line stub-in on utility plan and include in Subdivision Improvement Agreement.
5. Staff recommends submitting a phasing plan with the Part II submittal.

Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.

HEARING

Steve Rossoll, JR Engineering, 4966 Wood Brook Court, Colorado Springs, CO appeared and spoke in favor of the proposed application.

John R. Batey, Executive Director, Pueblo Urban Renewal Authority, 115 East Riverwalk, Suite 410, Pueblo, CO appeared and spoke in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Commissioner Falletta to approve the proposed application, seconded by Council Person Kaufman, with the following modifications and conditions:

Request for Waiver from Requirements: None requested.

Requests for Modification to Requirements: None requested.

Plat Deficiencies:

1. Parcel A needs to be expanded to include Gateway Plaza, to the eastern edge of the vacated alley.
2. Amend Parcel B to be for the purpose of government/public use.
3. Amend Parcel C to be dedicated as public right-of-way and label as proposed right-of-way. It should not be a parcel.
4. Provide separate paragraphs for each of the Parcel descriptions.
5. Subdivision Plat: GPS Coordinates must be shown for at least 4 (four) external boundary points along the subdivision boundary.
6. Dimension and label all easements on plat.
7. Cover page needs to identify the use of each parcel.
8. Vacated Richmond Avenue between Main Street and Mechanic is shown as City of Pueblo Ownership. This parcel (No. 536167004) of land is owned by Pueblo Urban Renewal Authority.
9. Easements should be platted for existing water service lines that runs through Lot 3 to serve Lot 2. Must show on plat, regardless if platted easement or easement by separate document.

Conditions of Approval:

1. Amend the subdivision plat and supplemental map to address all Plat Deficiencies listed above.
2. All overhead electric lines, under 30kV must be undergrounded. The cost of this shall be included in Subdivision Improvement Agreement prior to recording of the subdivision.
3. The applicant for the Police Building (130 Central Main) must apply for a revocable permit for the stairs to access the building prior to approval of any building permits.
4. There is no existing water service into proposed Lot 3. Show service line stub-in on utility plan and include in Subdivision Improvement Agreement.

5. Staff recommends submitting a phasing plan with the Part II submittal.

Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.

Motion passed 4-0.

The digital recorder was fixed and recording.

4. **SAP-13-01 – Special Area Plan:** Milligan Special Area Plan. A Special Area Plan of 0.28 acres, generally located near the intersection of Lambert Avenue and 19th Street.

BACKGROUND

Staff report given by Wade Broadhead.

The applicant is requesting approval for a special area plan to reduce the required minimum lot width from 50' to 47' for a two lot subdivision of .28 acres.

The Special Area Plan (SAP) for the Milligan Subdivision meets the requirements of Section 17-4-29 of the Pueblo Municipal Code. The land in question was annexed into the City of Pueblo through a large unnamed Westside annexation to the City of Pueblo on August 23, 1965, with some homes in the areas having being built prior to annexation on unsubdivided parcels.

The existing northern parcel measures only 44' wide which does not meet the R-2 Zone District Requirements of 50'. Mr. Milligan is requesting to subdivide two parcels for the purpose of constructing single family homes, the same type of development which surrounds the subject property. The Special Area Plan will contain two lots of just over 6,000 square feet and meet all R-2 Zone District dimensional requirements except lot width. The SAP will allow the owner to utilize two lots rather than build on one large lot which would be out of character with the prevailing development pattern of the neighborhood. The Milligan SAP will have a 27' front yard setback instead of a 25' setback to accommodate a newly platted 10' gas utility easement at the front of the lot. The additional two feet of setback will not be out of character since the residence next door is an 'alley house' erected in 1950 and setback 74' from the front property line.

RECOMMENDED ACTION

Staff recommends the Special Area Plan be **APPROVED**.

HEARING

Randy Reeves, Cardinal Points Surveying, 4601 Eagleridge Circle, Suite 110, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Council Person Kaufman to approve the proposed application, seconded by Commissioner Falletta. **Motion passed 4-0.**

5. **S-13-03 – Subdivision:** Milligan Subdivision. A 0.28-acre, two-lot subdivision, generally located near the intersection of Lambert Avenue and 19th Street.

BACKGROUND

Staff report given by Wade Broadhead.

The applicant is requesting to create a two lot subdivision on .28 acres of land in order to construct two single family homes (one for him). The site is presently undeveloped land in an urban setting surrounded by single family homes. The subject properties will not meet the minimum lot width; therefore, a Special Area Plan is being platted which will show the new minimum lot width (47') and new front yard setback 27', all other setbacks will conform to those required in an R-2 Zone District.

RECOMMENDED ACTION

The Subdivision Review Committee, at their June 5, 2013 meeting, recommended that the requested Subdivision be **APPROVED** with the following noted:

Request for Waiver from Requirements:

The applicant has requested a waiver from the requirement to underground the existing electric power lines that serve neighboring residences.

Black Hills per Lance Peters at SRC 4/24/2013 will relocate the encroaching overhead service line that runs across the property. SRC recommended approval of the waiver to keep overhead power lines at the June 5, 2013 SRC meeting.

Requests for Modification to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval:

1. Cash in lieu of park land dedication will be required as part of this subdivision.
2. Water line stub-ins will need to be provided to each of the proposed two lots.
3. A profile of the new sanitary sewer main is required before construction.

Unless otherwise noted, all conditions of approval must be completed prior to recording of the Plat.

HEARING

Randy Reeves, Cardinal Points Surveying, 4601 Eagleridge Circle, Suite 110, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Council Person Kaufman to approve the proposed application, seconded by Commissioner Falletta, with the following modifications and conditions:

1. Cash in lieu of park land dedication will be required as part of this subdivision.
2. Water line stub-ins will need to be provided to each of the proposed two lots.
3. A profile of the new sanitary sewer main is required before construction.

Unless otherwise noted, all conditions of approval must be completed prior to recording of the Plat.

Motion passed 4-0.

6. **S-13-04 – Subdivision:** Park West Business Campus, Filing No. 8. A 40.70-acre, two-lot subdivision generally located in the 3200 block of Spaulding Avenue, across from the YMCA.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the 43.97-acre (1,772,892 square foot) property into two (2) lots and a drainage parcel. The subject property is located across Spaulding Avenue from the YMCA Campus. The applicant is proposing to resubdivide the 43.97-acre parcel of land into two (2) lots and a drainage parcel (Parcel A), to facilitate the development of the Spanish Peaks Health and Wellness Center Campus. The subdivision will also dedicate a new street to the north of Lot 1 to provide access to the lots, as well as serve as a future connection to Parker Boulevard.

This neighborhood is a mix of residential, commercial and community uses; therefore, the proposed subdivision and use is consistent with the neighborhood. The B-3 Zone District requires a minimum of 5,000 square foot lot area, with a minimum of 50' wide street frontage. Both of the proposed lots provide lot area and width in excess of the minimum standards.

RECOMMENDED ACTION

The Subdivision Review Committee, at their May 29, 2013 meeting, recommended that the requested Subdivision under case number S-13-04 be **APPROVED** with the following noted:

Request for Waiver from Requirements: None requested.

Requests for Modification to Requirements: None requested.

Plat Deficiencies:

1. ~~Extend No Vehicular Access to the far property line at the north end of the subdivision. Staff requested that this plat deficiency be removed.~~
2. Subdivision Plat: The legal description should include the area for proposed Parcel A.
3. ~~Subdivision Plat: The Approval for Recording statement as shown on the plat does not meet the standard statement as shown in the subdivision manual. Staff requested that this plat deficiency be removed.~~
4. The street name of "Park West Lane" is not acceptable. The greater Pueblo area has 14 street names using the "Park". In addition, the use of cardinal directions, "West", is prohibited by the Pueblo City-County Addressing Standards, published May 2010 (PMC 12-4-7(g)).
5. Additional sidewalk easement may be required at the intersection of the two public streets. Those easements may be filed at the time the site plan is submitted rather than placed on the plat.

Conditions of Approval:

6. Amend the plat to address all Plat Deficiencies listed above.
7. ~~Supplemental Map: Show the size of the existing gas mains. Staff requested that this condition be removed.~~
8. ~~Utility Plan: The line types as shown in the legend are all straight plain lines. Each utility should have its own line type. Staff requested that this condition be removed.~~
9. ~~The item "Proposed Water Service" as shown in the legend should read "Proposed Water Main." Staff requested that this condition be removed.~~
10. Water main and appurtenances will need to be installed in Park West Lane prior to the installation of the public improvements and prior to taking service to Lot 1.
11. A water service line, and possibly a fire line, will need to be installed from the water main into proposed Lot 1 prior to the installation of the public improvements and prior to taking service to Lot 1.

Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.

HEARING

Michael Cuppy, NorthStar Engineering, 111 East 5th Street, Pueblo, CO appeared and testified in favor of the proposed application.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

A motion was made by Commissioner Falletta to approve the proposed application, seconded by Commissioner Eslinger, with the following modifications and conditions:

Request for Waiver from Requirements: None requested.

Requests for Modification to Requirements: None requested.

Plat Deficiencies:

1. ~~Extend No Vehicular Access to the far property line at the north end of the subdivision. Staff requested that this plat deficiency be removed.~~
2. Subdivision Plat: The legal description should include the area for proposed Parcel A.
3. ~~Subdivision Plat: The Approval for Recording statement as shown on the plat does not meet the standard statement as shown in the subdivision manual. Staff requested that this plat deficiency be removed.~~
4. The street name of "Park West Lane" is not acceptable. The greater Pueblo area has 14 street names using the "Park". In addition, the use of cardinal directions, "West", is prohibited by the Pueblo City-County Addressing Standards, published May 2010 (PMC 12-4-7(g)).
5. Additional sidewalk easement may be required at the intersection of the two public streets. Those easements may be filed at the time the site plan is submitted rather than placed on the plat.

Conditions of Approval:

6. Amend the plat to address all Plat Deficiencies listed above.
7. ~~Supplemental Map: Show the size of the existing gas mains. Staff requested that this condition be removed.~~
8. ~~Utility Plan: The line types as shown in the legend are all straight plain lines. Each utility should have its own line type. Staff requested that this condition be removed.~~
9. ~~The item "Proposed Water Service" as shown in the legend should read "Proposed Water Main." Staff requested that this condition be removed.~~
10. Water main and appurtenances will need to be installed in Park West Lane prior to the installation of the public improvements and prior to taking service to Lot 1.
11. A water service line, and possibly a fire line, will need to be installed from the water main into proposed Lot 1 prior to the installation of the public improvements and prior to taking service to Lot 1.

Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.

Motion passed 4-0.

7. **S-13-05 – Subdivision:** Bowen Subdivision. A 2.61-acre, one lot resubdivision of a portion of Lot 2, Ormandale Subdivision, generally located at 2011 Acero Avenue, just south of Lakeview Avenue.

A motion was made by Commissioner Falletta to continue this item to the July 10, 2013 Public Hearing, seconded by Council Person Kaufman. **Motion passed 4-0.**

APPROVAL OF MINUTES

Motion was made to approve the Minutes of the May 8, 2013 Public Hearing by Council Person Kaufman, seconded by Commissioner Eslinger. **Motion passed 4-0.**

OLD/NEW BUSINESS

1. Downtown Pedestrian Alleyway Conceptual Plan – After a lengthy discussion, it was decided to continue this item to the June 26, 2013 Work Session.
2. Recommend Appointment for Parks and Recreation Advisory Commission – A motion was made by Commissioner Eslinger to nominate Jean Latka to the Parks and Recreation Advisory Commission, seconded by Council Person Kaufman. **Motion passed 4-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for June will convene on Wednesday, July 10, 2013 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for June will convene on Wednesday, June 26, 2013 at 3:30 p.m. in the Planning Conference Room, 211 East D Street.

ADJOURN

There being no further business the Regular Meeting was adjourned at 5:20 p.m.

Respectfully submitted,

Attest:



Jean Latka
Chairperson



Jeff M. Bailey, P.E.
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.