

Jean Latka
Chair

Brandice Eslinger
Vice Chair

Chris Kaufman
City Council Representative



Planning & Zoning Commission

Weston Burrer

David Webb

Brian Lucas

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, September 11, 2013 – 3:30 p.m.

City Council Chambers – 1 City Hall Place

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:33 p.m. with Chairperson Jean Latka presiding.

Commissioners Present: Weston Burrer, Brandice Eslinger, Jean Latka, Brian Lucas, Ray Seybold, and David Webb.

Commissioners Absent: Chris Kaufman.

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

APPROVAL OF AGENDA

Motion was made by Commissioner Seybold to amend the agenda to combine items Z-13-04 and S-13-07 for purposes of the public hearing. Motion seconded by Commissioner Eslinger.

Motion passed 6-0 (Kaufman absent).

PUBLIC HEARINGS AND ACTION

Commissioner Eslinger recused herself from the following two agenda items due to a conflict.

1. **Z-13-04 – Rezoning:** JBC Subdivision. Rezoning 7.2 acres from R-2 and B-P to PUD.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to rezone the proposed JBC Subdivision to the JBC PUD. The subject property is located north of Highway 50, between the railroad tracks and residential properties located on Crestview Drive. The property has frontage along Highway 50 and Newcastle Drive. The applicant is proposing to subdivide and rezone the 7.35-acre property into three (3) lots, to facilitate the development of a car dealership and office along Highway 50, and mini-storage and outdoor (covered) storage to the north. The PUD rezoning allows

staff and the applicant to work together on the specific uses allowed, especially adjacent to the residential properties that are compatible with the surrounding neighborhood. The PUD also provides new land use areas, which list specific permitted uses, standards, and performance standards.

Four (4) Land Use Areas have been created with this PUD: 1. Planning Area-1 (PA-1) – Retail (Proposed car dealership); 2. Planning Area-2 (PA-2) – Office (Proposed mini-storage office and caretaker’s residence); 3. Planning Area-3 (PA-3) – Storage (Proposed mini-storage); and 4. Planning Area-4 (PA-4) – Storage (outdoor RV and boat storage). The Land Use Table designates the uses allowed by right, by review, and not permitted in each of these areas. In addition, the PUD Development Guide provides performance standards for the building and site architecture, signage, landscaping and pedestrian access.

As stated above, the property is adjacent to a single family residential area, Highway 50, and the railroad tracks. The uses proposed in the PUD rezoning have been limited to uses that are compatible with the residential neighborhood; therefore, the proposed rezoning is consistent with the neighborhood and also serves as an adequate buffer for the residences.

The northern portion of the project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential” and the southern portion, adjacent to Highway 50, has been designated as “Arterial Commercial Mixed Use.” The proposed rezoning and uses designated in the PUD Development Guide appear to be consistent with the Comprehensive Plan Designations.

All of the Planning Areas (PA-1 thru PA-4) in the PUD Development Guide require a minimum of 5,000 square foot lot area, with a minimum of 50’ wide street frontage. The smallest of the proposed lots provide an area of not less than 0.427 acres (18,612 square feet) and width of not less than 164.62 feet. The proposed lots are well in excess of the minimum lot size and area.

RECOMMENDED ACTION

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

Prior to the issuance of any building permits for the property, the PUD site plan must be submitted and approved by the Planning and Zoning Commission.

HEARING

Joe Gagliano, Gagliano Engineering, 1740 Eagleridge Boulevard, Pueblo, CO appeared on behalf of the applicant and spoke in favor of the proposed rezoning.

Matt Craddock, Craddock Commercial Development Company, Inc., 337 E. Pikes Peak Avenue, Suite 200 Colorado Springs, CO appeared and spoke in favor of the proposed rezoning.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed rezoning, seconded by Commissioner Lucas, with the following condition:

Prior to the issuance of any building permits for the property, the PUD site plan must be submitted and approved by the Planning and Zoning Commission.

Motion passed 5-0-1 (Kaufman absent, Eslinger abstained).

2. **S-13-07 – Subdivision:** JBC Subdivision. Three-lot subdivision, generally located north of Highway 50 West and West of Crestview Drive.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to subdivide the 7.35-acre (189,486 square foot) property into three (3) lots. The subject property is located north of highway 50, between the railroad tracks and residential properties located on Crestview Drive. The property has frontage along Highway 50 and Newcastle Drive. The majority of the property was previously subdivided in the 1800's and was annexed into the City of Pueblo in 1973. The applicant is proposing to subdivide the 7.35-acre property into three (3) lots, to facilitate the development of a car dealership and office along Highway 50, and mini-storage and outdoor (covered) storage to the north.

RECOMMENDED ACTION

The Subdivision Review Committee, at their July 31, 2013 meeting, recommended that the requested Subdivision be **APPROVED** with the following noted:

Request for Waiver from Requirements: The applicant is requesting to allow the portion of the overhead electric line that is adjacent to the residences, to remain overhead.

*The Subdivision Review Committee recommended that the overhead electric waiver approved. The consequence of requiring the line to be moved underground would be providing new service lines and equipment for each of the residential properties that take service from the line (approximately 22 properties). **The applicant will be required to***

underground the overhead electric line that crosses the southern portion of the subdivision. This line will be required to be undergrounded to the south of Highway 50.

Requests for Modification to Requirements: None requested.

Plat Deficiencies: None.

Conditions of Approval:

1. Provide all public improvements, including those required with the CDOT access permit, and undergrounding the overhead electric in the Subdivision Improvement Agreement (SIA), Part B.
2. Revise text on the plat legend to “Monument to be established to meet City of Pueblo Requirements.”

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

HEARING

Joe Gagliano, Gagliano Engineering, 1740 Eagleridge Boulevard, Pueblo, CO appeared on behalf of the applicant and spoke in favor of the proposed subdivision.

Matt Craddock, Craddock Commercial Development Company, Inc., 337 E. Pikes Peak Avenue, Suite 200 Colorado Springs, CO appeared and spoke in favor of the proposed subdivision.

No one spoke in opposition to the application.

Chairperson Latka closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Webb to approve the proposed subdivision with the requested waiver from requirements, seconded by Commissioner Lucas, with the following conditions:

1. Provide all public improvements, including those required with the CDOT access permit, and undergrounding the overhead electric in the Subdivision Improvement Agreement (SIA), Part B.
2. Revise text on the plat legend to “Monument to be established to meet City of Pueblo Requirements.”

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

Motion passed 5-0-1 (Kaufman absent, Eslinger abstained).

APPROVAL OF MINUTES

Motion was made by Commissioner Burrer to approve the Minutes of the August 14, 2013 Public Hearing, seconded by Commissioner Seybold. **Motion passed 6-0 (Kaufman absent).**

OLD/NEW BUSINESS:

2014 – 2018 Proposed Capital Improvement Plan Review and Approval – Deb Morton, Interim Director of Finance. Ms. Morton appeared before the Commission and gave an overview of the proposed 2014 – 2018 Capital Improvement Plan. The Plan includes a comprehensive listing of all the projects and infrastructure needs that the departments feel are needed now and in the future. The projects are ranked by score and importance and were ranked without considering financing. This year’s plan totaled \$139,168,073, which is an increase over last year’s total of \$105,831,537. The plan will be completed and submitted to City Council as part of the 2014 budget process.

SCHEDULE PUBLIC HEARING

The Public Hearing for October will convene on Wednesday, October 9, 2013 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION


The Work Session for September will convene on Wednesday, September 25, 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 4:16 p.m.

Respectfully submitted,

Attest:



~~Jean Latka~~ Brandice Eslinger
CO 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.