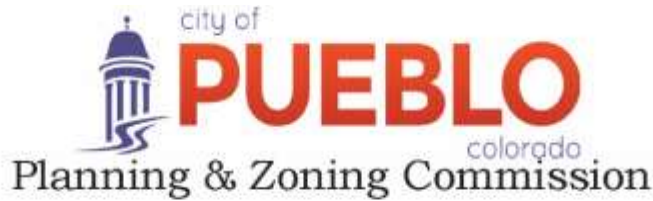


Brandice Eslinger
Chair

Brian Lucas
Vice Chair

Bob Schilling
City Council Representative



Mike Castellucci

Jean Latka

Yvonne Lujan-Slak

David Webb

HL 16-01

TO: City of Pueblo, Planning and Zoning Commission
FROM: Todd Zeiller, Senior Planner
THROUGH: Steven Meier, Director of Planning and Community Development
DATE: March 30, 2016
SUBJECT: **Black Hills 5 & 6 Landmark**
APPLICANT: **City of Pueblo Historic Preservation Commission**
PROPERTY OWNER: Black Hills Energy
LOCATION: **105 South Victoria Ave**
EXISTING ZONE: S-1, Governmental Use District

RECOMMENDATION:

The Historic Preservation Commission (HPC) recommended approval of the Landmark application of Black Hills 5 & 6. The HPC recommendation and findings are transmitted to the Planning and Zoning Commission as a part of this staff review. (See Exhibit A).

LANDMARK APPLICATION:

The application has met and exceeded the requirements of the Landmark Nomination Application and applicable Municipal Codes. (See Exhibit B).

APPLICABLE REGULATIONS:

Historic Preservation Code, 4-14-8 Designation of Landmark or Historic District.

PLANNING AND ZONING CONSIDERATIONS:

The Historic Preservation Commission Code requires that the Planning and Zoning Commission review the application in regards to the following items (staff comments are indicated by bullet points):

1. COMPREHENSIVE PLAN COMPLIANCE:

The project site has been designated by the Pueblo Comprehensive Plan as a “Special Development Area,” which states;

The Pueblo Comprehensive Plan designation of Special Development Areas have been identified on the Future Land Use Map. These are areas where there appear to be multiple possibilities for development as well as significant care to be taken with the development. These areas are lands with significant development, redevelopment and/or open space potential in strategic locations that suggest the need for

careful, location-specific plans for infrastructure and private development. Master plans should be prepared prior to development or redevelopment occurring. Most of these areas will be developed through Master Development Plans or PUD Development Plans created by the developer or, in cases of publicly owned land, by the City and/or the County. A Master Development Plan for those Special Development Areas eligible for Annexation or a PUD Development Plan for concurrently annexing and zoning a Special Development Areas shall be prepared in such a manner as to provide for: (1) the orderly growth and development of the municipality and region through the logical extension of municipal government services and facilities; (2) areas which are urban or will be urbanized in the near future and areas which share both a community of interest and are integrated or are capable of being integrated with the City; and (3) the fair and equitable distribution of the costs of municipal government services and facilities among the persons who benefit therefrom including the cost for the extension, development, operation, and maintenance of municipal government facilities and services.

- The proposed redevelopment plans will need to be in conformance with Comprehensive Plan designation of “Special Development Area”.

2. ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

- The S-1 Zone District requires review and approval of lot size, coverage, lot area and setbacks by the Planning and Zoning Commission in each case.
- The Black Hills property has an area of approximately 3 acres. The building footprint on the property contains an area of approximately .5 acres (25,600 square feet). The current lot area and configuration would require a lot line rearrangement to provide access and parking for future redevelopment of the site.
- This property has the ability to comply with the future zone district considerations and redevelopment plans.

3. PUBLIC IMPROVEMENT

- Public improvements will be identified at the time of subdivision and redevelopment plan review.

4. EXISTING AND PROPOSED RENEWAL AND DEVELOPMENT PLANS

- The building is located in the Downtown Urban Renewal Area.
- The Pueblo Urban Renewal Authority (PURA) was established in 1959 to promote the revitalization of Pueblo.

STAFF COMMENTS:

Site Character:

The building is located within close proximity to the unique Union Avenue Historic District as well as several other Nationally designated structures. The building was previously used for power generation for Black Hills Energy. The structure incorporates has architectural design.

Neighborhood Compatibility: (See Exhibit C)

North	I-2, Industrial District
East	HARP 2, Historic Arkansas Riverwalk of Pueblo District
South	HB, Historic Business District
West	I-3, Industrial District

- This neighborhood is a mix of historic business, commercial, and governmental uses, with the industrial railroad use in the immediate vicinity; therefore, the proposed Landmark and use would be consistent with the neighborhood.

COMMENTS RECEIVED:

The City received the following comments:

- Black Hill hearing brief (see Exhibit D).
- Robson Forensic Architects report (see Exhibit E).

RECOMMENDATION: The P&Z Commission shall forward a recommendation of either approval or denial of this landmark application.

ATTACHMENTS:

- A. Findings of Fact
- B. Staff Report for March 10, 2016 and HPC Landmark Application
- C. Neighborhood Compatibility (Zoning Map)
- D. Black Hills Hearing Brief
- E. Robson Forensic Architects Report

EXHIBIT A

RECORD OF THE FINDINGS OF FACT FOR THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF PUEBLO, A MUNICIPAL CORPORATION

Address: 105 South Victoria

Date: March 10, 2016

Case No. HPC 16-01

BE IT REMEMBERED, that on this date, at a March 10th 2016 regular meeting of this Commission, Applicant City of Pueblo Historic Preservation Commission did present evidence and testimony in support of an application for a **Landmark Application** for the Black Hills 5 & 6 Power Plant.

Pueblo Municipal Code Section 4-14-8 Designation of Landmark or Historic District.

The following person(s) testified in support of the application:

- 1. Diane Bailey
- 2. Mark Mihelich
- 3. Micheal Delahunt
- 4. Gregory Howell
- 5. Dave DeCenza
- 6. Jim Valenzuela MD
- 7. Anthony Hill
- 8. Tim Hawkins
- 9. Deanna Daves

The following person(s) testified in opposition to the application:

- 1. Melanie Short- Architect Representing Black Hills Energy
- 2. Kevin Opp- Corporate Counsel Black Hills Energy
- 1. C. Burke- Black Hills Energy

Having heard all the evidence and testimony, the Commission finds that the granting of the requested Landmark Application, the proposed work: Pueblo Municipal Code Section 4-14-8 Designation of Landmark or Historic District.

- a. **Will** conform to the intent and purpose of this code
- b. **Will** preserve the special character, interest and value of the landmark or historic district and its environs.
- c. **Will Not** be an adverse impact on the exterior features of the landmark
- d. **Will** be harmonious with the character of an historic district
- e. **Will** be compatible with respect to scale, form, and composition of principal facades and relationship to the street.

MOTION TO GRANT MADE BY Chris Markuson SECONDED BY Laurel Campbell

ROLL CALL:

BOARD MEMBER	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Maria Tucker _____	<u>X</u>	_____	_____
Chris Markuson _____	<u>X</u>	_____	_____
Laurel Campbell _____	<u>X</u>	_____	_____
Kristi Alfonso _____	<u>X</u>	_____	_____
Andy Sanchez _____	<u>X</u>	_____	_____

THEREFORE, the application for this COA is GRANTED by this Commission.

By 
Chairperson, Historic Preservation Commission