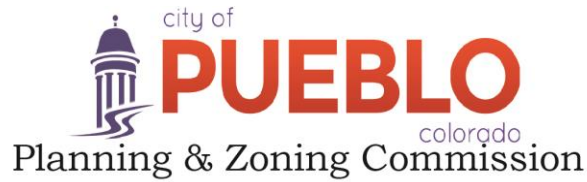


Mike Castellucci
Chair

Alex San Filippo-Rosser
Vice Chair

Bob Schilling
City Council Representative



Patrick Avalos
Alexandra Aznar
Elizabeth Bailey
Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, February 10, 2021 – 3:30 p.m.

The meeting and Public Hearing will be held via Zoom

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/93519142144?pwd=c0pjMVgvK05JdllyQndqTHRJMTduUT09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

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+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 935 1914 2144

Passcode: 428244

MEETING CALLED TO ORDER

The meeting was called to order at 3:35 p.m. with Commissioner Castellucci presiding.

This meeting was held via conference call. All votes were recorded by roll call, to distinguish each speaker.

Commissioners Present: Mike Castellucci at 3:37 P.M., Patrick Avalos at 3:36 P.M., Alex San-Filippo-Rosser, Cheryl Spinuzzi at 3:45 P.M., Bob Schilling, Alexandra Aznar, and Lisa Bailey.

Commissioners Absent: None

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Alan Lamberg, Senior Planner; Chelsea Stromberg, Planner; Joe Martellaro, Associate Engineer II; Joy Morauski, Transportation Engineer Analyst; John Sakariason, Drainage Engineer; and Mohammad Jawadi, Traffic Engineer.

APPROVAL OF AGENDA

A Motion was made by Schilling to approve the agenda, Seconded by Bailey.

Motion passed 6-0. (Commissioner Spinuzzi was absent at this time)

PUBLIC HEARINGS AND ACTION

Regular Agenda

1a.V-20-04. SHORT STREET VACATION (City View Heights).

Beritt Odom requested to continue this case to the March 10, 2021 Public Hearing.

1b. S-20-05. SUBDIVISION CITY VIEW HEIGHTS.

Beritt Odom requested to continue this case to the March 10, 2021 Public Hearing.

2. Z-20-12 REZONING CHAVEZ-HUERTA.

The applicant is requesting to rezone an approximately 2.73-acre portion of land from Single Family Residential (R-2 Zone) District to Governmental Use (S-1 Zone) District to facilitate development of the Ersilia Cruz Middle School.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

The subject property is generally located south of 22nd Street and east of Spaulding Avenue. The applicant is proposing to rezone approximately 2.73 acres from Single Family Residential (R-2 Zone) District to Governmental Use (S-1 Zone) District. The property is currently comprised of 22 lots, 21 of which are R-2 zoned with the remaining lot already zoned S-1. The applicant is concurrently seeking a rearrangement of property boundaries to combine all 22 lots into a single lot to facilitate development of the Ersilia Cruz Middle School.

The property was originally subdivided in December 2000, when City Council approved Parkside Estates at Boulevard Park Subdivision creating one hundred seventy-six (176) single-family lots. Since that time, the property owner entered into a contract with Cesar Chavez Charter School and Dolores Huerta Preparatory High to develop the land, to house their school facilities. The property was re-subdivided in September 2006, to create sixty-one (61) single-family lots and one (1) large parcel for the Cesar Chavez and Dolores Huerta Preparatory High School facilities. The site was again subdivided in July 2007 which resulted in the current configuration of twenty-one (21) residential-zoned lots and one (1) large parcel for the Dolores Huerta Preparatory High School. Chavez Huerta no longer intends to develop the 21 lots with single-family and are now prosing Ersilia Cruz Middle School and future development of solar infrastructure in the location previously reserved for single-family homes.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make a recommendation to City Council that the zoning map amendment be **APPROVED**.

HEARING:

Mike Cuppy, North Star Engineering, 111 E 5th Street Pueblo, CO appeared and testified in favor of the application. Mr. Cuppy had received a copy of the staff report and stated that he just had a few things to add to staff report that the lot line rearrangement will make 3 lots. Ms. Odom said that we were just aware of 1 lot and they would meet with him offline to confirm the 3 lots.

Mr. Martellaro stated that if it is 3 lots, they will need to amend the subdivision improvement agreement as well.

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Rezoning Chavez Huerta be **APPROVED**, was made by Shilling, seconded by Avalos:

Motion passed 6-0. (Commissioner Spinuzzi was absent at this time)

3. S-20-09 SUBDIVISION PARKVIEW MEDICAL CENTER CANCER CENTER.

Parkview Medical Center is requesting to re-subdivide Lots 1-16, Block 2, Barlett and Miller's Addition, into one lot, to facilitate development of the Parkview Medical Center Cancer Center.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Beritt Odom.

The proposed Parkview Medical Center Cancer Center site was originally subdivided in 1872 as Barlett and Miller's Addition. The site was originally developed by Mahlon Thatcher as his personal residence, Hillcrest Mansion in 1881. The home was designed by Henry Hudson Holly and had 41 rooms and three stories. The home was eventually donated to the American Red Cross during World War II and purchased by the Scottish Rite Temple Association of Pueblo in 1946. The Scottish Rite Temple Association constructed the temple and physically connected it to Hillcrest in 1955; however, Hillcrest was demolished prior to the 1990's and the property being purchased by Parkview Medical Center.

Parkview Medical Center intends to construct a new 37,719 square foot, three-story, medical office and cancer treatment facility located at 525 W. 15th, replacing the Scottish Rite Temple, which has historic integrity but was never placed on the Pueblo Inventory of Cultural Resources, Colorado State Register of Historic Properties, or the National Register of Historic Properties. Current subdivision regulations prohibit commercial properties from being constructed over interior lot lines; because of this, the original 16 lots must be re-subdivided into one lot to accommodate the proposed Parkview Medical Center Cancer Center.

RECOMMENDED MOTION: The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following conditions.	
Request for Waiver from Requirements:	None
Request for Modifications to Requirements:	None

Conditions of Approval:	<ol style="list-style-type: none">1. Plat dedication amendment per memorandum from John Sakariason, Drainage Engineer, January 19, 2021 and associated relined plat.2. Plat Amendments, per the relined plan from Joe Martellaro, Associate Engineer II, February 5,2020.
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HEARING:

Commissioner Schilling asked where they were going to park all the employees for this new building and patients? The City needs to be hyper aware of parking structures for the residents around this project. Mrs. Morauski is working with Parkview and updating their parking plan they did have an access number and we are very sensitive to the residents located around this project. Ms. Odom said parking will be part of the PUD Site Plan that is next on the agenda as well. **Vince Velasquez, Assistant Vice President, 400 W 16th Street, Pueblo, CO** appeared and testified in favor of the application. Mr. Velasquez said the area to the south of the building will be used for the parking for this building. The building used to be a business office for Parkview, but they have moved to an office building on Highway 50. The parking lot that is just to the east of the building right now has employees parking there. But they are going to start being shuttled from Santa Fe parking lot. There is an excess of 90 parking spaces. Mr. Velasquez had received a copy of the staff report and stated that he will comply with the staff conditions.

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Subdivision Parkview Medical Center Cancer Center be **APPROVED with Conditions**, was made by Bailey, seconded by Shilling:

Motion passed 7-0.

4.PUD-21-01 PUD SITE PLAN PARKVIEW CANCER CENTER.

Parkview is requesting Planned Unit Development Site Plan approval of a new 37,719 square foot, three story, medical office building that will be used as an imaging and cancer treatment facility, generally referred to as the Parkview Medical Center Cancer Center, (PMC Cancer Center).

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Beritt Odom.

Parkview Medical Center is requesting approval to construct a 37,719 square-foot three story, medical office building that will be used as an imaging and cancer treatment facility located at

525 W. 15th Street; replacing the Scottish Rite Temple that was constructed in 1955. Parkview proposes to demolish the Scottish Rite Temple, which has historic integrity but was never placed on the Pueblo Inventory of Cultural Resources, Colorado State Register of Historic Properties, or the National Register of Historic Properties to facilitate construction of the new medical office building.

The proposed medical office building will be used primarily for cancer treatment. According to the applicant, “the expected treatments include radiation using linear accelerators and brachytherapy, and chemotherapy.” All imaging procedures are directly related to cancer treatment, the proposed structure will not impact the previously approved imaging department addition to the main hospital, which was approved in 2017.

<p><u>RECOMMENDED ACTION:</u> Staff recommends the Planning and Zoning Commission APPROVE the proposed PUD Site Plan with the following conditions (all conditions must be met/addressed prior to approval of the Pueblo Regional Building Department Building Permit Routing Sheet):</p>	
<p>Conditions of Approval:</p>	<ol style="list-style-type: none"> 1. All wall, pole, or monument signs must conform with the non-residential R-5, Zone District sign standards (17-10-05, (d)). 2. Amend construction plans and drainage report to address the comments provided by John Sakariason, Drainage Engineer, City of Pueblo Stormwater Department, in the memo dated January 22, 2020 and redlined drainage report, dated January 6, 2021. 3. Amend the construction plans to address the comments provided by Steve Anselmo, Engineering Manager, Pueblo Board of Water Works, in the memo dated January 18, 2020. 4. Provide updated “Parkview Parking Calculations, Grand Avenue Campus, created by H+L Architecture, and calculated before the POC was opened, 2018.”

HEARING:

Commissioner Schilling asked if they going to need any additional drainage ponds? Mr. Sakariason stated that they are going to add additional ponds and a water quality separator. Mr. Schilling asked where these would be located? Mr. Sakariason answered with they will be underground. Commissioner Castellucci asked about the signage code for zone R-5 if it was per linear foot per side of building? Ms. Odom answered that is it two square feet per linear of footage. **Andrea Cunningham, 2141 N. Franklin Street, Denver, CO**, appeared and testified in favor of

the application. Mr. Schilling then asked if there are pictures of what the signs are going to look like? Ms. Odom answered saying they have not proposed an official sign plan yet and the sign plan is usually permitted separately. But on the slideshow, there is example of signs. Mr. Schilling wanted to know what the sign said. Mr. Velasquez answered that it said Parkview Comprehensive Cancer Center. Then Ms. Cunningham answered on the northside of the building it has a sign that says Rocky Mountain Cancer Center is who we think will be a tenant of the second floor. Mr. Castellucci confirmed with Ms. Odom that no free-standing signs were being proposed at this time. Ms. Odom said since this was previously zoned R-5 and is a mixed professional office and institutional residential district that the nonresidential sign standards are appropriate.

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the PUD Site Plan for Parkview Medical Center be **APPROVED with Conditions**, was made by Schilling, seconded by Avalos:

Motion passed 7-0.

APPROVAL OF MINUTES

A Motion was made by Commissioner Bailey to **APPROVE** the Minutes of the January 13,2021 Public Hearing, seconded by Commissioner Aznar:

Motion passed 7-0.

OLD/NEW BUSINESS

1. PZV-21-01 VARIANCE 3205 TUCCI LANE.

Planning and Zoning Variance to reduce the rear yard setback from 15 feet to 5 feet in a Special Area Plan

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

The subject property is located on the northern side of the cul-de-sac at the western end of Tucci Lane. The applicant is requesting to reduce the rear yard setback from 15 feet to 5 feet to accommodate a 20'x 20' garage.

The property is in the Prairie Glen Special Area Plan & Subdivision. The lot is irregularly shaped which limits the buildable area for accessory structures. Section 17-4-29(a)(11) of the Pueblo Municipal Code states "After review of the plan by the Planning and Zoning Commission and final approval of the plan and subdivision plat by the City Council, building permits may be issued. No subsequent major change in the plan may be made unless prior approval is granted by the Commission and the City Council after a public hearing. Subsequent minor changes may

be made by the Commission without a public hearing. No changes which would be incompatible with the subdivision plat upon which the Special Area Plan is located may be granted unless approved by the City Council.” Staff has determined that the request is a minor change to the Special Area Plan. The Special Area Plan specifies front, rear, and side yard setbacks, but does not include building envelopes on each lot, therefore, the change is compatible with the surrounding subdivision.

RECOMMENDED MOTION: Staff recommends the Planning and Zoning Commission APPROVE the Planning and Zoning Variance with the following noted:	
Conditions of Approval:	1. The accessory structure for which the setback is sought must be architecturally compatible with the principal structure, including the horizontal orientation of the siding.

DISCUSSION:

Principal Planner, Beritt Odom explained why Planning believes that this is just a minor change to the Special Area Plan. There will be no changes to anything on this plat, like the lot lines or building envelope. This plat is in a Special Area Plan, that is why they need approval otherwise we would have approved this accessory structure.

COMMISSION ACTION:

A Motion to make a Minor Amendment to Special Area Plan for 3205 Tucci Lane be **APPROVED**, was made by San-Filippo-Rosser, seconded by Aznar :

Motion passed 7-0.

2. MP-21-01 THREE MILE ANNEXATION PLAN.

The City is requesting review and approval of the 2020 City of Pueblo Three-Mile Annexation Plan, as required by the Colorado Revised Statutes, §31-12-105.

STAFF REVIEW AND FINDINGS:

Staff report given by Principal Planner, Beritt Odom.

The proposed City of Pueblo Three-Mile Annexation Boundary Map fulfills the annual requirement to adopt a plan for the orderly development of the City. The map defines areas that may be annexed into the City in 2021 and references the Pueblo Regional Development Plan for information regarding municipal services. Approval of this plan will facilitate annexations proposed for 2021.

RECOMMENDED ACTION:

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the City of Pueblo Three-Mile Annexation Plan be **APPROVED**.

HEARING:

Mr. Hobson opened with one of the reasons we are doing this is because we have 3 petitions for annexations that have been submitted to the city that we are reviewing. We want to follow state statute with a 3-mile annexation in place. Commissioner Castellucci stated the big question is that our 3-mile annexation is that we are overlapping with Pueblo West and State Park. How is this overlapping handled? Mr. Hobson stated that our regional comprehensive plan is our guiding document for the types of future building that would be allowed. We extend our boundary but that does not mean that all that area will be under the city's jurisdiction. Mr. Kogovsek said the Pueblo West lots, most of them are not serviced and if they want to be annexed to the city, we can annex them. Those lots could be taxed twice and that would be up to them. They might want to de-annex from Pueblo West Metro but that would be between the landowner and Pueblo West Metro, we would take no position on this. Mr. Hobson wanted to add to Mr. Kogovsek's statement by saying Pueblo West is Title 32 under Colorado state statute a metropolitan district they are not a municipality. They follow different rules, so the city can annex areas that are part of metropolitan areas. There are two metropolitan areas that have been created and have service plans that have been approved by the city. The city can approve their service plans, but the County and Pueblo West approve their own service plans. Mr. Castellucci stated there are certain problems out in Pueblo West that the city will not want to tackle. Are there any procedures in place where we can look at the plans or areas and decide if we want to annex them? Mr. Hobson stated as part of the annexation there are findings and a hearing that goes along with it. The area proposed for annexation must be a logical extension of the city.

COMMISSION ACTION:

A Motion to **APPROVE** Three Mile Annexation Plan, was made by Schilling, seconded by Avalos:

Motion passed 7-0.

3. GU-21-01 CENTENNIAL HIGH SCHOOL.

Site Development Plan Review for Centennial High School

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

District 60 is proposing to construct the new Centennial High School on the site of the existing school. All associated sports fields, courts, and parking will be reconstructed on the site as well.

The proposed high school will have two floors. Outdoor student amenities include: a baseball field, softball field, football field, soccer field, eight tennis courts, a basketball court, facilities for track and field, and an outdoor dining area.

Parking:

Parking for the new school will be located along the northwest and southeast sides of the school. The school will provide approximately 350 parking spaces for staff, students, and visitors split between two parking lots. The northwest parking lot has approximately 50 spaces, and the southeast has approximately 300. Nine of the parking spaces will be ADA accessible. The parking

calculations exceed the Pueblo Municipal Code standards for Institutional uses. A bus drop-off/pickup and parent drop-off/pickup will be located along the interior drive that encircles the larger parking lot to the southeast. There are two access roads to the larger parking lot, the eastern road narrows into a two-lane, one-way road that encircles the parking lot. Because of the length of these roads, significant traffic issues are not expected to impact the general public.

Landscaping:

Landscaping of the site will include all areas immediately surrounding the high school. The surrounding landscaping is primarily made up of sod, native plants, and some xeriscaping. Landscaping along the drop-off area consists of a gravel in geometric landscape areas adjacent to the street and a mixture of trees and bushes planted further from the school structure. The majority of the site is reserved for sports facilities, many of which are covered in live turf. The landscape plans deviate somewhat from the standard municipal code. The municipal code requires a ten-foot landscape buffer and six-foot opaque screening between institutional uses and residential uses, the proposed plans indicate chain-link fencing around the perimeter with no landscape buffer.

Architecture:

The proposed school includes multiple façade materials including CMU block, and metal panel wall systems. The front entrance of the school is located on the south side of the building and includes a covered entrance, multiple façade materials and windows providing visual appeal. All other facades provide visual interest with windows, varying plane depths, material, and color changes. The mechanical equipment on the roof will be screened. The south and west facades will have the name Centennial High School prominently displayed.

Planning and Zoning Commission Review per Colorado Revised Statutes §22-32-124, (1)(a):

According to the Colorado Revised Statutes a school “shall advise in writing the relevant planning commission” their intent to construct a school facility. The statutes state that “the relevant planning commission or governing body board may review and comment on such plan to the governing body of the school.” The governing body of the school may then respond to the comments of the Planning Commission; however, if the relevant planning commission is “not satisfied with the response to such comments,” the planning commission can request a hearing before the board of education.

Possible Comments:

1. Provide adequate mitigation measures for foul baseballs and softballs that may potentially leave school property along Mountview Drive.
2. Provide a copy of the final approved plans, drainage report, and any other pertinent drainage information. The drainage report and plan must demonstrate the proposed design is adequate and the current city stormwater system that will be discharged into is sufficient
3. Must comply with all pretreatment requirements and if the water meter line sizes have been increased, they will need to pay the difference in Sanitary Sewer and Plant Investment Fees.

RECOMMENDED ACTION:

P&Z will move forward with the comments.

4. GU-21-02 EAST HIGH SCHOOL.

Site Development Plan Review for East High School

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

District 60 is proposing to construct the new Centennial High School on the site of the existing school. All associated sports fields, courts, and parking will be reconstructed on the site as well.

The proposed high school will have two floors. Outdoor student amenities include: a baseball field, softball field, football field, soccer field, eight tennis courts, a basketball court, facilities for track and field, and an outdoor dining area.

Parking:

Parking for the new school will be located along the northwest and southeast sides of the school. The school will provide approximately 350 parking spaces for staff, students, and visitors split between two parking lots. The northwest parking lot has approximately 50 spaces, and the southeast has approximately 300. Nine of the parking spaces will be ADA accessible. The parking calculations exceed the Pueblo Municipal Code standards for Institutional uses. A bus drop-off/pickup and parent drop-off/pickup will be located along the interior drive that encircles the larger parking lot to the southeast. There are two access roads to the larger parking lot, the eastern road narrows into a two-lane, one-way road that encircles the parking lot. Because of the length of these roads, significant traffic issues are not expected to impact the general public.

Landscaping:

Landscaping of the site will include all areas immediately surrounding the high school. The surrounding landscaping is primarily made up of sod, native plants, and some xeriscaping. Landscaping along the drop-off area consists of a gravel in geometric landscape areas adjacent to the street and a mixture of trees and bushes planted further from the school structure. The majority of the site is reserved for sports facilities, many of which are covered in live turf. The landscape plans deviate somewhat from the standard municipal code. The municipal code requires a ten-foot landscape buffer and six-foot opaque screening between institutional uses and residential uses, the proposed plans indicate chain-link fencing around the perimeter with no landscape buffer.

Architecture:

The proposed school includes multiple façade materials including CMU block, and metal panel wall systems. The front entrance of the school is located on the south side of the building and includes a covered entrance, multiple façade materials and windows providing visual appeal. All other facades provide visual interest with windows, varying plane depths, material, and color changes. The mechanical equipment on the roof will be screened. The south and west facades will have the name Centennial High School prominently displayed.

Planning and Zoning Commission Review per Colorado Revised Statutes §22-32-124, (1)(a):

According to the Colorado Revised Statutes a school “shall advise in writing the relevant planning commission” their intent to construct a school facility. The statutes state that “the

relevant planning commission or governing body board may review and comment on such plan to the governing body of the school.” The governing body of the school may then respond to the comments of the Planning Commission; however, if the relevant planning commission is “not satisfied with the response to such comments,” the planning commission can request a hearing before the board of education.

Possible Comments:

4. Provide adequate mitigation measures for foul baseballs and softballs that may potentially leave school property along Mountview Drive.
5. Provide a copy of the final approved plans, drainage report, and any other pertinent drainage information. The drainage report and plan must demonstrate the proposed design is adequate and the current city stormwater system that will be discharged into is sufficient
6. Must comply with all pretreatment requirements and if the water meter line sizes have been increased, they will need to pay the difference in Sanitary Sewer and Plant Investment Fees.

RECOMMENDED ACTION:

P&Z will move forward with the comments.

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:38 p.m.

Respectfully submitted,

Attest:

Mike Castellucci
Chairperson

Scott Hobson
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.