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Chair

Brandice Eslinger
Vice Chair

Dennis Flores
City Council Representative



Planning & Zoning Commission

Chris Kaufman

David Webb

Brian Lucas

Raymond Seybold

S-14-03

TO: City of Pueblo, Planning and Zoning Commission

FROM: Beritt Odom, Sr. Planner

THROUGH: Steven Meier, Director of Planning and Community Development

DATE: December 10, 2014

SUBJECT: **Pinion Ridge Commercial Center Amendment No. 1**

APPLICANT: **Highline Engineering and Surveying**

PROPERTY OWNER: WL Enterprises LTD

LOCATION: **8.75 acres located generally south of Drew Dix Parkway and east of North Elizabeth Street.**

EXISTING ZONE: A-1, Agricultural One

PROPOSED ZONE: B-3, Highway Arterial Business District

CONCURRENT REQUESTS: Z-14-08, Rezoning to B-3, Highway Arterial Business District

REQUEST:

The applicant is requesting to subdivide and combine the 8.75-acre property into the existing Lot 1, Block 1, Pinion Ridge Commercial Center Subdivision, creating the new Lot 1, Block 1, Pinion Ridge Commercial Center Amendment No. 1 Subdivision.

ANALYSIS:

The proposed Subdivision conforms with the applicable Municipal Codes.

APPLICABLE REGULATIONS:

Sec. 17-4-1 through 6 of the Pueblo Municipal Code (PMC) concerning zone district regulations; Sec. 12-4-6(b)(1) through (3) concerning the necessary information and supporting documents to be submitted for review and required drawing to be recorded; and Sec. 12-4-7 concerning the minimum standards for all subdivisions.

Request for waiver from requirements:	None requested
Requests for Modifications to Requirements:	None requested
Plat Deficiencies:	See below.
Conditions of Approval: (Unless otherwise noted, all	1. Please see the attached memorandum from the Bureau of Public Works-Engineering Division, December 4, 2014. All of the comments listed in the

<p>conditions of approval must be completed prior to the case being scheduled for City Council hearing.)</p>	<p>memorandum must be addressed and final mylars for the subdivision must be submitted to the Planning and Community Development Department before the request will be forwarded to City Council.</p> <p>2. Please see the attached memorandum from the City of Pueblo Stormwater Utility, Melanie Turner, December 2, 2014. All of the comments listed in the memorandum must be addressed and submitted to the Department of Planning and Community Development prior to the request being forwarded to City Council.</p>
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STAFF REVIEW AND FINDINGS:

The subject property is located south of 1250 Drew Dix Parkway (6470 N. Elizabeth), Loves Travel Stop. The applicant is proposing to subdivide the 8.75-acre parcel and combine it into Lot 1, Block 1, Pinion Ridge Commercial Center Subdivision, creating Lot 1, Block 1, Pinion Ridge Commercial Center Amendment No. 1 Subdivision. The proposed subdivision will facilitate the expansion of the existing Loves Travel Stop parking lot to accommodate more customers.

PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

CHARACTER AND COMPATIBILITY:

3. Site Character:

The property is currently vacant, undeveloped land, with native grasses.

4. Neighborhood Compatibility:

- North B-4, Regional Business District, medical offices
- East I-2, Light Industrial District
- South A-1, Agricultural One District
- West A-1, Agricultural One District

5. Comprehensive Plan Compliance:

The project site has been designated by the Pueblo Comprehensive Plan as “Urban Residential.” The Pueblo Comprehensive Plan designation of *Urban Residential* allows appropriate, community scale commercial services to be developed.

ABILITY TO COMPLY WITH THE ZONE DISTRICT REGULATIONS:

6. Minimum lot size and area:

- The B-3 Zone District requires a minimum of 5,000 square foot lot area, with a minimum of 50’ wide street frontage.
- *The proposed lot provides lot area and width in excess of the minimum standards.*

PUBLIC WORKS AND ENGINEERING COMMENTS

- 7. Please see the attached memorandum from the Bureau of Public Works-Engineering Division, December 4, 2014. All of the comments listed in the memorandum must be addressed and final mylars for the subdivision must be submitted to the Planning and Community Development Department before the request will be forwarded to City Council.

TRANSPORTATION COMMENTS

8. None

STORMWATER COMMENTS

9. Please see the attached memorandum from the City of Pueblo Stormwater Utility, Melanie Turner, December 2, 2014. All of the comments listed in the memorandum must be addressed and submitted to the Department of Planning and Community Development prior to the request being forwarded to City Council.

SANITARY SEWER COMMENTS

10. None

PARKS AND RECREATION COMMENTS

11. None

REGIONAL BUILDING COMMENTS

12. None

BOARD OF WATER WORKS COMMENTS

13. None

COLORADO DEPARTMENT OF TRANSPORTATION COMMENTS

14. None

COMCAST COMMENTS

15. None

XCEL ENERGY COMMENTS

16. None

QWEST COMMENTS

17. None

FIRE DEPARTMENT COMMENTS

18. None

BLACK HILLS ENERGY COMMENTS

19. None

ATTACHMENTS:

- A. Aerial Photograph
- B. Zoning Map
- C. Comprehensive Plan Map
- D. Bureau of Public Works-Engineering Division, December 4, 2014, memorandum with comments
- E. City of Pueblo Stormwater Utility, December 2, 2014, memorandum with comments
- F. Plat
- G. Supplemental Map
- H. Subdivision Application

Bureau of Public Works – Engineering Division

Submittal Name: Pinion Ridge Commercial Center, Amendment No. 1

Date: December 4, 2014

General Comments:

1. The application submitted for Loves Travel Stop is signed by someone who is not listed on the Statement of Authority. A new Statement of Authority needs to be submitted.
2. The Statement of Authority for Love's Travel Stop & Country Stores, Inc. is not complete. The person authorized to execute instruments affecting title to real property needs to be named and any limitations need to be noted on the form.
3. The Statement of Authority for WL Enterprises needs to be updated. The person signing for the entity is no longer living and the document is "stale".
4. The Subdivision Review Checklist – Part I needs to be completed and submitted.
5. The title commitment as submitted is older than the 30 day requirement per the Part I checklist. An updated commitment must be submitted.
6. The recorded documents listed in the title commitment have been submitted but some are not legible and/or printed in the wrong orientation. Those documents that are not printed correctly need to be re-submitted.
7. Tax certificate(s) need to be submitted.
8. The notice given to owners of mineral estate, signed by the owner needs to be submitted. This document is located at <http://www.pueblo.us/DocumentCenter/Home/View/541>
9. Request for deferred filings, signed by the subdivider, needs to be submitted. This document is located at <http://www.pueblo.us/DocumentCenter/Home/View/541>
10. The supplemental map must be submitted.
11. The utility service plan must be submitted. This plan must be at the same scale as the supplemental map showing the water, storm & sanitary sewer lines with field verified elevations of flow line at connecting manholes.

Subdivision Plat:

1. The description of all monuments both found and set, which mark the boundary of the subdivision must be shown.
2. GPS Coordinates (NAD 83 State Plane Colorado South (US feet) North American Datum of 1992 coordinates) must be clearly shown for at least two (2) external boundary points and four (4) internal street centerline intersections, including the ground to grid correction factor. In the event the subdivision being platted has no internal streets, a minimum of four (4) external boundary points must be shown.
3. Location, type and width of existing easements with recorded Book & Page No. or Reception No. shown. See redlines on plat.
4. Location, type and width of proposed easements must be shown. See redlines on plat.

5. Location and name of adjoining subdivision must be shown. See redlines on plat.
6. The subdivision suffix should be Second Filing or Filing No. 2 and not an amended plat. See Redlines on plat.
7. Provide a spreadsheet listing all of the streets within the subdivision, as well as those that are connected or adjacent to the subdivision, that provides all of the roadway design information in a format similar to the "Roadway Classification Design Standards and Policies".
8. The property owners, Loves Travel Stop & WL Enterprises, need to be shown as the sole owners of the land being subdivided.
9. The statement for the purpose of creating a subdivision needs to be revised. See redlines on plat.
10. The dedication statement for a street and easements for public use must be included in the dedication portion of the plat.
11. The Surveyor's Certification statement needs to include both owners of the subdivision.
12. The Improvements Certification statement has errors and needs corrections. See redlines on plat.
13. The Certification by City Clerk statement has errors and needs corrections. See redlines on plat.
14. The Notice of Acceptance statement has an error and needs to be corrected. See redline on plat.
15. The Maintenance of Drainage Facilities in Easements statements needs to be revised and shown in dedication portion of the plat.
16. The statement of access restrictions must be shown.
17. A statement referring to restrictive covenants (if any) which address the maintenance of private facilities such as private sanitary sewers, private drainage facilities, or private roadways that serve more than one lot.

Supplemental Map:

1. The supplemental must be submitted with all requirements of the checklist shown.



PUEBLO

City of Pueblo Stormwater Utility

MEMORANDUM

TO: Beritt Odom
FROM: Melanie Turner
DATE: December 2, 2014
SUBJECT: S-14-03 Pinon Ridge Commercial Center, 2nd Submittal Review, Part 1

-Original drainage reports and previous contour maps from the county and from Stillwater Engineering (2004 and 2009) do not indicate that the additional, proposed, southern portion of Lot 1 flow to the existing detention pond on Lot 2. Historical flows are to the east and do not turn towards the north. Therefore, the existing pond on Lot 2 will need to be modified.

-Resubmit an updated drainage plan and drainage report before scheduling for City Council.

-Resubmit an updated drainage report to reflect the plan changes of the next submittal before scheduling for City Council.

-Provide Checklist for Drainage Report and address all of the items on the checklist. If possible, structure the Drainage Report to match the Checklist. The "Preliminary Drainage Report" and Checklist may be more appropriate at this stage of the review process.

-Provide a legal agreement between the owner of Lot 1 and the owner of Lot 2 (owner of existing detention pond) .The agreement must state that the Owner of Lot 2 is willing to accept the additional flows from the proposed addition to Lot 1 and it must also address maintenance responsibilities of the existing pond.

-On the plat, the easement on Lot 2 should be labeled as a "detention easement."

The updated drainage plan must include the following:

-Provide all details related to drainage facilities (outlet, emergency overflow, etc.)

-Reference the project benchmark.

-Ensure downstream facilities have adequate capacity to convey developed flows.

-Ensure off-site upstream flows are safely routed through or around the subdivision to the downstream receiving waters.

-Show and label the tributary drainage basin boundary.

S-14-03



Exhibit A. Aerial Overview

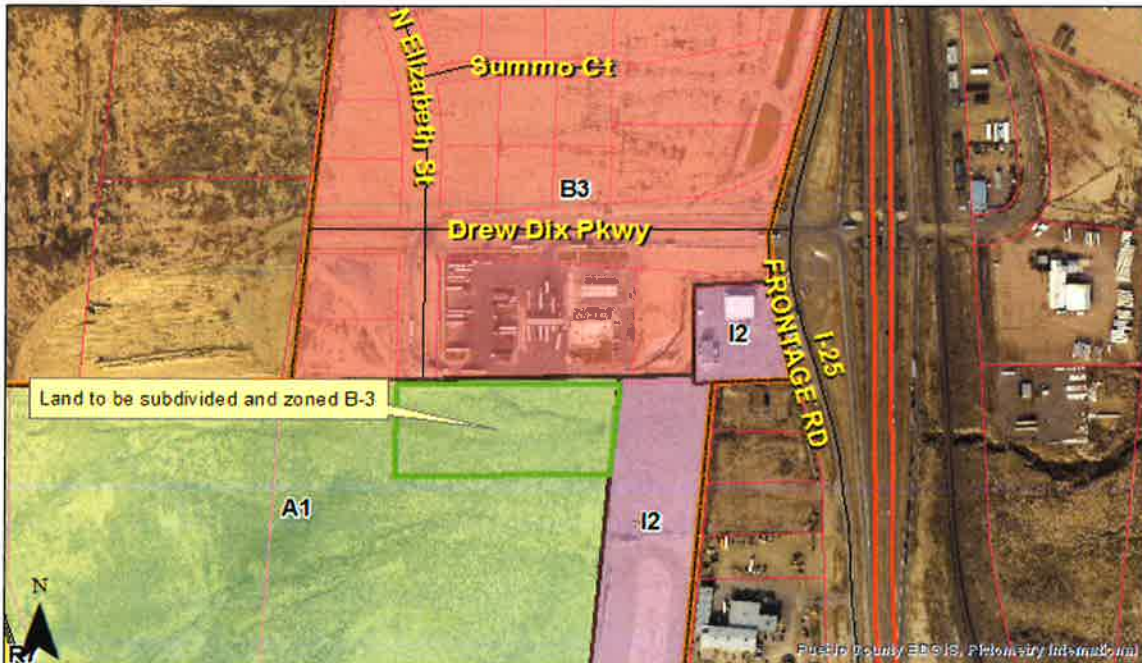


Exhibit B. Zoning Map

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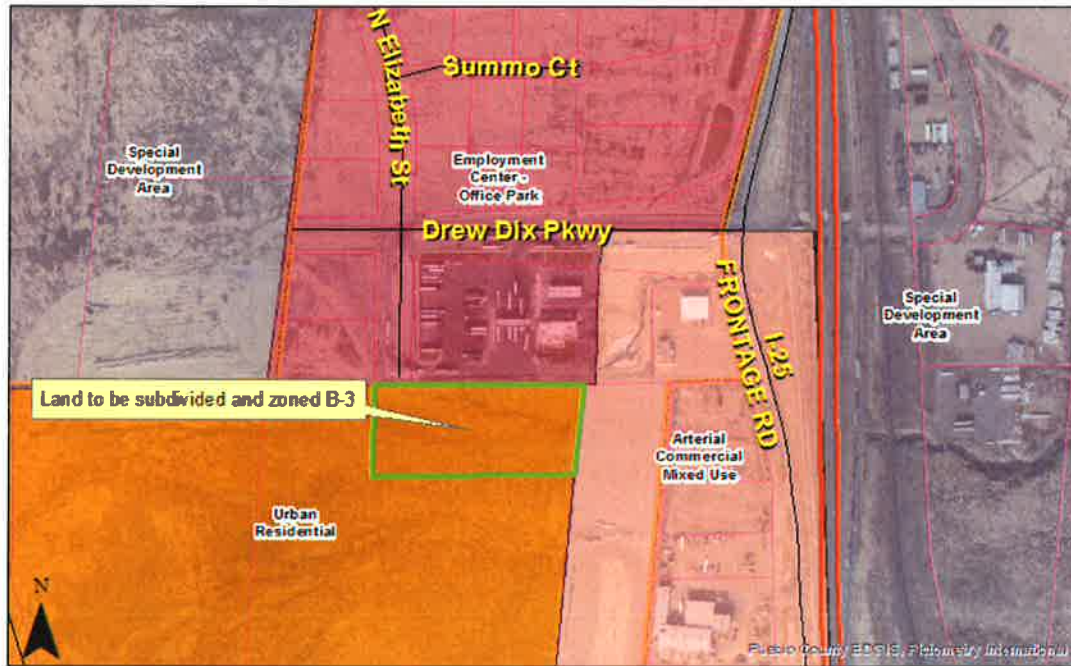


Exhibit C. Comprehensive Map



Planning & Zoning Application

Please type or print clearly. Illegible applications will not be accepted. Case #:

Contact Info	Property Owner		Applicant	
	Name: Rick Shuffield		Name: Russell B. Hall	
	Company: Loves Travel Stop		Company: Highline Engineering & Surveying	
	Address: PO Box 26210, OK City	Zip: 73126	Address: 9928 Bluestar Dr. Park	Zip: 80138
	Phone: (405) 302-6646		Phone: (303) 889-0044	
	Email:		Email: highlineeng@aol.com	
	Engineer		Surveyor	
	Name: Russell B. Hall		Name: Russell B. Hall	
	Company: Highline Engineering & Surveying		Company: Highline Engineering & Surveying	
	Address: 9928 Bluestar Dr. Parker	Zip: 80138	Address: 9928 Bluestar Dr. Park	Zip: 80138
Phone: (303) 889-0044		Phone: (303) 889-0044		
Email: highlineeng@aol.com		Email: highlineeng@aol.com		
<i>The applicant will be the primary contact unless otherwise noted.</i>				
Property Info	Project Location: 1250 Platteville Blvd. <small>(address or general description)</small>			
	Parcel No(s): 501008001, 501000044			
	Existing Zone: A, B-3		Proposed Zone (if applicable): B-3	
	PUD Name (if applicable):			
Project Scope	Project Name: Loves Travel Stop 1st Amendment			
	Scope of work:			
	<input checked="" type="checkbox"/> Lot Line Rearrangement:			
	# of existing lots: <u>1</u> Total acres: <u>8.8</u>			
	<input type="checkbox"/> Overall Development Plan			
	<input checked="" type="checkbox"/> Rezoning From: <u>A</u> To: <u>B-3</u>			
	<input checked="" type="checkbox"/> Site Plan Review:			
	<input type="radio"/> HARP <input checked="" type="radio"/> Development Plan <input type="radio"/> PUD <input type="radio"/> Student Housing			
	<input type="checkbox"/> Special Area Plan			
	<input type="checkbox"/> Street Name Change:			
Existing Name: _____ Proposed Name: _____				
<input checked="" type="checkbox"/> Subdivision: # of lots: <u>1</u> Total acres: <u>8.8</u>				
<input type="checkbox"/> Text Amendment				
<input type="checkbox"/> Vacation:				
<input type="radio"/> Street <input type="radio"/> Alley <input type="radio"/> Easement <input type="radio"/> Other: _____				
<input type="checkbox"/> Other: _____				

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Project Information	Provide a brief description of the proposed request: (separate narrative as Attachment A also required) <u>Add a 3.5 acre truck parking and</u>	
	<u>Tire service building to the existing 5.3 acre Loves Travel Stop</u>	
	What is the total acreage included in the project? <u>8.8</u>	
	What is the proposed use of the property: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-family <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Other _____	
	Are there any other pending or recently approved Land Use applications regarding this property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	If yes, please list: <u>Loves Travel Stop development plan approved in fall 2010</u>	
Attachments	Attachment Checklist	
	The following list of attachments are required to accompany all applications: <input type="checkbox"/> A. Detailed explanation of the request as listed above. Be specific <input type="checkbox"/> B. CD with DWF and DWG (Autocad) file of all plans and drawings & a PDF of all documents submitted. <input type="checkbox"/> C. Pueblo County Assessor's Property Information print out (www.co.pueblo.co.us) <input type="checkbox"/> D. Additional information as required by the P&Z Submittal Requirements Sheet.	
Terms	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.	
Signatures	Property Owner	
	Print Name:	<u>Rick Sheffield</u>
	Signature:	<u>Rick Sheffield / Director</u> Date: <u>9-2-14</u>
	Applicant, if different from Property Owner	
Print Name:	<u>Russell B. Hall</u>	
Signature:	_____ Date: _____	

Office Use Only	Zoning Compliance (Completed by City Staff)		Receipt:
	Application received by:	Date:	
	Application checked for completeness by:	Date:	
	Case Manager:	Fee Paid:	
	Hearing date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Case #:	<input type="checkbox"/> Approved w/conditions		