

City of Alamosa  
Planning Commission  
July 28, 2010  
6:00 p.m.  
Minutes of the Meeting

The regular meeting of Planning Commission was called to order on the above date at 6:01 p.m. by Vice Chair Shirley White. Present were the following members: Debbie Clark, Don Martinez. Excused: Mark Manzanares and Don Thompson. Absent: Robert McWhirter. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

**Agenda Approval:** M/S/C., White. Motion was made to approve agenda with the following addition. (Unanimous)

**Approval of the Minutes:** M/S/C. Martinez, Clark. Motion was made to approve the minutes of June 23, 2010 as submitted. (Unanimous)

**Regular Business**

Zoning Issues:

Planning Issues:

The request of Douglas Blake and Patricia Ewing for a Permitted Use by Special Review to allow a single family dwelling in a Commercial Business zone. The property affected is Lots 29 and 30, Block 38, also known as 723 Main St.

The public hearing opened at 6:03 p.m.

White: There is someone to speak on behalf of this request? Please state your name and address.

Ewing: Pat Ewing, 11878 Willow St., Alamosa. We have applied for a permitted use on a recently purchased piece of property at 723 Main and turn it into a single family residence and live in it. At this time we have no intention of doing any alterations to the outside because of the historic value. We are reviewing bids and getting costs on this to see if it's feasible, but we would like the option to make it into a residence.

Clark: There is parking in the back?

Ewing: Yes, you could park twenty cars in the back, the property is 50' by 150. The building sets in the northwest corner at 1,370 sq. ft. The rest is parking and a double car garage in back and storage area. I would never park on Main St., it wouldn't be an option to me.

White: Is there anything else you would like add? We need to see if there is anyone else that is for this and then ask questions. Anyone for this? Anyone that is against this change?

Koskelin brought up the letter received from Mr. Demlo, who could not attend the meeting, against the request. White read the letter for the record (Attachment A). A copy was given to the applicants as well.

The public hearing was closed at 6:06 p.m.

Koskelin stated that this application was a permitted use by special review. In light of Mr. Demlo letter, this is not a permanent change in zoning. Single family dwelling units are permitted in commercial business zones under a special review hearing. If in the future someone else was to purchase the property or the current owner would want to go back to a commercial use, they could do that with no further action. Permitted use by special

review means some things are allowed in various zones under certain circumstances. One of the biggest problems we have with residential property in commercial zones is that they take up parking spaces. That question has been addressed. They have a lot of property and a two car garage so there is no need for parking to be an issue. If you want to look at this as a temporary change, you can. We already have many apartments downtown, a lot are upstairs. As far as the nature of the use, it's not that different. It is not a change in the zoning, we are not changing any ordinances. It remains commercial property.

Ewing stated she did not want the zoning change. If it becomes cost prohibitive to make it into residential, she does not want to lose the option of selling it as commercial property.

For the record, all adjacent property owners were notified of the public hearing and the property was posted.

Ewing also stated that they had spoke with adjacent neighbors also.

Clark questioned keeping the historical value and Ewing stated it could be eligible for a historical grant and no changes or alterations could be done to the exterior. She also stated she would make no changes except for perhaps an awning as when it was owned by Beverly Griffiths.

M/S/C. Martinez, Clark. Motion made to recommend approval of the request for a permitted use by special review to allow a single family dwelling in a commercial business zone. The property affected is Lots 29 and 30, Block 38, Alamosa, also known as 723 Main St. (Unanimous)

The applicant was informed that the recommendation would go to City Council at the next regular meeting as a consent calendar item. The meeting would be held on July 7<sup>th</sup>, 2010.

Next item:

The request of Leroy Martinez and Henry Southway for the review of a preliminary plat and a rezone of property from Commercial Business to Residential High Density. The property affected is Block 1, the Sierra Vista Subdivision, Filing #1, Lot 1 and Lot 2.

Staff recommended hearing the two requests ( preliminary plat and rezone) be heard concurrently since they are dealing with the same property and closely related.

The public hearing opened at 6:13 p.m.

White: Is there anyone here to speak for this issue?

Schultz: Marcie Schultz, 116.5 Hwy 160, Alamosa. This plat is three separate lots the first lot is Lot 1 for development of townhomes. We are requesting Residential High zoning on Lots 1 & 2.

Ms. Schultz displayed layouts of the townhomes and square footages of the proposal

White: Lot 2 has this jagged edge-is there a reason?

Schultz: The development will be done in phases, and there will be a retention pond in that area.

White: It is next to the self help homes, does that make a difference?

Schultz: The people who are developing this are aware of it and work with USDA.

White: Questions?

Romero-Jones: My name is Katrina Romero Jones, 10603 E. Highway 160. My question is what price ranges and square footages of these townhomes?

Schultz: One is 1,587 sq. ft. and the other is 1,629 sq. ft. and the pricing will be \$160,000 and up. They will all be three bedrooms, two and a half bath, two car garages.

Romero Jones: You said USDA would help with the financing?

Schultz: Yes, the home loan program if they qualify.

Romero-Jones: I see a big need for this and I am in favor of the project.

White: Anyone else? Give your name and address for the record.

Lucero: My name is Janet Lucero, I'm with Colorado Rural Housing, our homes are across the street. How many units will be built? Just for who qualifies?

Schultz: If this gets approved, they will build one model that has 4-units in it and sell three and keep one model. Then they would build the next one. If they have enough that qualify, they will build more than one.

Lucero: There are no four bedroom?

Schultz: No.

Lucero: They will be facing Craft?

Koskelin: They will face north or it depends on how they sit on the lot.

Schultz: They will have commons areas, greenspace, walking paths; there will be covenants and a HOA.

White: Is there anyone else that would like to speak? Anyone against the issue? We will close the public hearing.

For the record, all adjacent property owners were notified of the public hearing.

The public hearing closed at 6:24 p.m.

Clark: They will be responsible for the streets, curb, gutter, lights?

Koskelin: As I mentioned in the memo, that will be part of the subdivision improvements agreement that must be in place before the final plat can be filed. They will also be responsible for a portion of the costs of the improvements that have been done by Colorado Rural Housing; they will have to reimburse a portion of those costs to Colorado Rural Housing. When this property was annexed, the assessment for Craft Dr. crossing was made. There are water lines running on Tremont and Foster Ave.

M/S/C. Clark, Martinez. Motion made to approve the request of Leroy Martinez and Henry Southway for a preliminary plat. The property affected is Block1, Lot 1 and Lot 2, Sierra Vista Subdivision, Filing #2. (Unanimous)

M/S/C. Clark, Martinez. Motion made to approve the request of Leroy and Henry Southway for a rezone of property from Commercial Business (CB) to Residential High (RH). The property affected is Block 1, Lots 1 & 2, Sierra Vista Subdivision, Filing #2. (Unanimous)

The rezone which requires an ordinance change will run concurrently with the final plat approval.

**Other Business:**

Discussion of traffic reconfiguration – 1600 Block of El Rio Drive.

Koskelin gave the Commission information and a map was distributed on the reconfiguration. The intent is to limit the cut through traffic on El Rio Drive and still maintain a circulatory pattern. The area of El Rio to become one way is right in front of the church between Sierra and Monterrey. The only property to be directly affected is the church, who owns the property on both sides of the street. They are one of the parties that requested that we do this. El Rio was never designed to be a collector street, it is a residential area. El Rio will end at Monterrey.

Carol Hermanson from Trinity Lutheran Church was present and supported the request. She also inquired to the possibility of speed bumps being installed. Speed bumps are problematic with certain types of service vehicles, i.e. emergency vehicles, trash trucks, snow plows and they are a maintenance problem. It is anticipated that Monterrey will be open by the end of July and the one way will take affect at the same time. Another possible solution is to block off one lane at Sierra for a type of visual calming of traffic.

M/S/C. Martinez, Clark. Motion made to recommend that the portion of El Rio Drive between Sierra and Monterrey be designated one way westbound. (Unanimous)

After no further business, the meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Julie Scott

Recording Secretary

