

City of Alamosa
Planning Commission
February 26, 2014
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairperson Shirley White. Present were the following members: Debbie Clark, Mark Manzanares, Don Martinez, and Robert McWhirter. Excused: Barbara Kruse, Don Martinez. A quorum was declared. Staff present: Don Koskelin, Harry Reynolds, Pat Steenburg and Julie Scott.

Agenda Approval: M/S/C. Bervig, McWhirter. Motion was made to approve the agenda as presented. (Unanimous)

Approval of the Minutes: M/S/C. McWhirter, Clark. Motion made to approve the minutes of the January 22, 2014 meeting as presented. (Unanimous)

Regular Business- Zoning Board of Adjustments – No applications received.

Planning Issues

The request of the Carroll Project Development , LTD for review of a final plat. The property affected is Lot 10, Carroll Business Park, Filing 6, located in the NW ¼, Section 5, Township 37 North, Range 10 East, N.M.P.M., lying generally south of Carroll St. on Cielo Azul.

The public hearing opened at 6:04 p.m.

White: Is there anybody here to speak for this? Please state your name and address for the record and tell us about your proposal.

Porter: Preston Porter, Porter Realty, 503 Main St., Alamosa. I think if you have design questions that would be for Mr. Hsu. We are representing Carroll Project Development Group in the sale of this property for the proposed apartment complex. The final plat must be reviewed and recommendations made to proceed. They need to be concurrent.

White: Right. Is there anyone else that would like to speak for this?

Hsu: James Hsu, 206 Shadowood. This will look exactly like the apartments there on the first phase except there will be only one 16 unit building. It will leave us enough room for a picnic area.

White: We are talking about the final plat at this point. Is there a motion?

The public hearing closed at 6:05 p.m.

M/S/C. McWhirter, Bervig. Motion made to recommend approval of the request of the Carroll Project Development, LTD for review of a final plat. The property affected is Lot 10, Carroll Business Park, Filing 6, located in the NW ¼, Section 5, township 37 North, Range 10 East, N.M.P.M., lying generally south of Carroll St. on Cielo Azul.
(Unanimous)

Staff informed the applicant the recommendations would go to City Council to be heard March 19, 2014 at the regular meeting at 7:00 p.m. or shortly thereafter.

Next item:

The request of the Carroll Project Development , LTD for review of a Permitted Use by Special Review to allow a multi family dwelling (Use Group R-4) in a Commercial Business zone. The property affected is Lot 10, Carroll Business Park, Filing 6, located in the NW ¼, Section 5, Township 37 North, Range 10 East, N.M.P.M., lying generally south of Carroll St. on Cielo Azul.

The public hearing opened at 6:06 p.m.

White: Please step forward again and state your name and address for the record.

Hsu: James Hsu, 206 Shadowood Dr., Alamosa. Yes, obviously we want to complete the project. Adding this structure in the second phase will complete it in a nice horseshoe shape. There is a need for this type of development.

Bervig: We had a first plat that showed Lot 10 & 11. That has been revised?

Hsu: Yes, this is on Lot 10.

Bervig: Are there plans for Lot 11?

Hsu: Not at this time, perhaps in the future.

White: Lot 11 I see has a for sale sign.

Clark: There will be sidewalk installed?

Hsu: Yes, to tie into the existing.

Clark: And the picnic area will be in front?

Hsu: No, it will be basically behind the Hampton Inn.

White: The trash will be enclosed?

Hsu: It will be identical to what's on Phase I.

The public hearing closed at 6:09 p.m.

White: Are there any other questions? Is there a motion?

M/S/C. Manzanaras, Clark. Motion made to recommend approval of the request of the Carroll Project Development, LTD for review of a Permitted Use by Special Review to allow a multi-family dwelling (Use Group R-4) in a Commercial Business zone. The property affected is Lot 10, Carroll Business Park, Filing 6, located in the NW ¼, Section 5, Township 37 North, Range 10 East, N.M.P.M., lying generally south of Carroll St. on Cielo Azul. (Unanimous)

The request will go on the second meeting of March following the plat approval.

Other Business:

Points brought up for discussion by the Commission included:

- Trash at the school seems to be an issue, especially in the student parking lot.
- The unpaved portion of Foster Ave. and why development was allowed.
- Striping on Stadium and painting of the curb for no parking.
- The tennis courts and when the work will resume on the resurfacing project.
- The lack of lighting on 20th St. near Community Corrections.
- The pressurization of the Athletic dome on Adams State University campus.

Correspondence: Distributed.

The Commission was reminded of the Board Appreciation Dinner to be held on Monday, March 10th at the Bistro Rialto.

After no further business, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,



Julie Scott
Recording Secretary