

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 17, 2021
VIRTUAL MEETING, 5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): The Board of County Commissioners implemented temporary operational directives on November 14, 2020 to limit public access to County-owned facilities. Beginning on December 16, 2020, the Pueblo County Planning Commission's meetings will be held virtually. The meetings will still be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>, noting public comments will not be accepted from the Facebook page. Those that wish to address the Commission verbally may request the Zoom link by e-mail to planning@pueblounty.us and provide the Zoom account name and the name of the person providing comments. Public Testimony in writing in support of or in opposition to an application, when applicable, must be submitted by e-mail to planning@pueblounty.us no later than 5:00 p.m., Monday, March 15, 2021.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

(The Record: The Planning Department staff memorandum and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of March 17, 2021 Meeting.
3. Approval of February 17, 2021 Work Session Minutes and Regular Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - **Map Amendment No. 2021-003**, Gabriel S. Lucero (Owner/Applicant), Cardinal Points Surveying, Inc. (Representative). The owner/applicant is requesting a map amendment to rezone a 40± acre parcel from a S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize its private ownership and size. The property is located approximately 625 feet north of North Creek Road, approximately three-quarters of a mile east of the Pueblo County Line.

- **Map Amendment No. 2021-004**, Gabriel S. Lucero (Owner/Applicant), Cardinal Points Surveying, Inc. (Representative). The owner/applicant is requesting a map amendment to rezone a 10± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District in order to recognize its private ownership, size, and current use. The property is located on the north side of North Creek Road, approximately one mile east of the Pueblo County Line.
- **Map Amendment No. 2021-006**, Soccer Haus Management Company, Inc., c/o John Riding (Applicant), Pueblo West Metropolitan District (Owner), c/o Edward-James Surveying, Edward Fisher (Representative), requests approval of a map amendment to rezone a 6.611 acre parcel (proposed Lot 1, Assembly Fields Subdivision Preliminary Plan No. 2021-001) from a split zone district designation of S-1, Public Use Zone District and S-4, Parking Zone District to a B-4, Community Business Zone District. The map amendment also proposes to rezone a portion of proposed Parcel A, Assembly Fields Subdivision Preliminary Plan No. 2021-001 (containing 1.03 acres) from a S-1, Public Use Zone District to a S-4, Parking Zone District. The subject properties are located at the NE corner of the intersection of East McCulloch Boulevard and East Assembly Drive in Pueblo West. The map amendment will be heard in conjunction with Preliminary Plan No. 2021-001.

(b) Correspondence.

(c) Continuances:

- **Map Amendment No. 2021-005**, Jason Fehrman (Owner/Applicant), Amella Surveying, Inc., c/o Gary Amella (Representative). The owner/applicant requests a map amendment to rezone Lots 4-10, Block 2, North Avondale, consisting of approximately 0.54± acre from an R-2, Single-Family Residential Zone District to a B-4, Community Business Zone District. The subject property is located on the south side of East State Highway 96, approximately 560 feet southeast of its intersection with Avondale Boulevard in the North Avondale area.

The applicant is requesting a continuance to the May 19, 2021 Planning Commission meeting.

(d) Withdrawals.

(e) Board of County Commissioners' Action. (Information only. No formal action required.)

(f) Administrative Reviews:

- **Special Use Permit No. 2017-010 AMENDED**, Secure Stor, LLC, c/o David L. Gaskill / Store All, LLC, c/o Brad Jones (Original/Previous Applicants/Owners), Freedom Self Storage (Current Owner/ Applicant). This is an administrative review of a special use permit, which allows the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property is physically addressed as 495 East Spaulding Avenue and is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue in the Pueblo West area.



- [Special Use Permit No. 2018-001](#), Secure Stor, LLC, c/o David L. Gaskill / Store All, LLC, c/o Brad Jones (Original/Previous Applicants/Owners), Freedom Self Storage (Current Owner/Applicant). This is an administrative review of a special use permit allowing “Residences” in the B-4, Community Business Zone District for the purpose of management quarters (residence) for a mini-warehouse storage facility and office. The property physically addressed as 469 East Spaulding Avenue is located west of Shooting Star Drive, between U.S. Highway 50 and Spaulding Avenue in the Pueblo West area.



6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases:

a) **CONSENT ITEMS:**

The **Consent Agenda** contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition and the applicants are in agreement with staff’s recommended conditions of approval. Staff will present the **Consent Agenda** in a summary format. If any member of the Commission or a member of the audience wants to remove an item from the **Consent Agenda** to facilitate an individual, full public hearing regarding that item, they must request the item be removed from the **Consent Agenda** following the summary presentation of the Consent items. The item will be removed from the **Consent Agenda** and placed at the end of the **Regular Agenda**. Upon completion of the summary of the **Consent Agenda** items and the removal of any items requested for individual, full public hearing, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

- 1) [MAP AMENDMENT NO. 2021-003](#) - Gabriel S. Lucero (Owner/Applicant)
Cardinal Points Surveying, Inc. (Representative)
North Creek Road, Beulah



The owner/applicant is requesting a map amendment to rezone a 40± acre parcel from a S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize its private ownership and size. The property is located approximately 625 feet north of North Creek Road, approximately three-quarters of a mile east of the Pueblo County Line.

- 2) [MAP AMENDMENT NO. 2021-004](#) - Gabriel S. Lucero (Owner/Applicant)
Cardinal Points Surveying, Inc. (Representative)
3930 North Creek Road



The owner/applicant is requesting a map amendment to rezone a 10± acre parcel from an A-1, Agricultural (minimum 35 acre) Zone District to an A-2, Agricultural (minimum 5 acre) Zone District in order to recognize its private ownership, size, and current use. The property is located on the north side of North Creek Road, approximately one mile east of the Pueblo County Line.

- 3) **MAP AMENDMENT NO. 2021-006** - Soccer Haus Management Company, Inc.,
c/o John Riding (Applicant)
Pueblo West Metropolitan District (Owner)
c/o Edward-James Surveying
Edward Fisher (Representative)
Portions of Parcel A, Subdivision Exemption No.
1988-006 and Parcel A, Tract 240, Pueblo West



The applicant requests approval of a map amendment to rezone a 6.611 acre parcel (proposed Lot 1, Assembly Fields Subdivision Preliminary Plan No. 2021-001) from a split zone district designation of S-1, Public Use Zone District and S-4, Parking Zone District to a B-4, Community Business Zone District. The map amendment also proposes to rezone a portion of proposed Parcel A, Assembly Fields Subdivision Preliminary Plan No. 2021-001 (containing 1.03 acres) from a S-1, Public Use Zone District to a S-4, Parking Zone District. The subject properties are located at the NE corner of the intersection of East McCulloch Boulevard and East Assembly Drive in Pueblo West. The map amendment will be heard in conjunction with Preliminary Plan No. 2021-001.

- 4) **ASSEMBLY FIELDS SUBDIVISION - PRELIMINARY PLAN NO. 2021-001** - Soccer Haus Management Company, Inc.,
c/o John Riding (Applicant)
Pueblo West Metropolitan District (Owner)
c/o Edward-James Surveying
Edward Fisher (Representative)
Portions of Parcel A, Subdivision Exemption No.
1988-006 and Parcel A, Tract 240, Pueblo West



The applicant requests approval of Assembly Fields Subdivision Preliminary Plan No. 2021-001 to create Lot 1 and Parcel A. Proposed Lot 1 will consist of 6.611 acres and proposed Parcel A will consist of 3.303 acres. It is the intent of the applicant to construct a new indoor/outdoor soccer facility on proposed Lot 1 and Parcel A is intended to be designated as parking in common for future development within Tract 240. The subject properties are located at the NE corner of the intersection of East McCulloch Boulevard and East Assembly Drive in Pueblo West. The preliminary plan will be heard in conjunction with Map Amendment No. 2021-006.

- 5) **SPECIAL USE PERMIT NO. 2021-002** - SAC Wireless on behalf of Commnet (Applicant)
Joseph Levie (Representative)
Ronald D. and Sandra J. Anderson (Owners)
4800 North Creek Road



The applicant is requesting a special use permit to allow the establishment of a 100-foot monopole telecommunications tower and related accessory buildings and support facilities on a 1,600± square-foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. There is an existing 81-foot lite monopole telecommunications tower on the property, which was previously approved through the issuance of Special Use Permit No. 2013-011 and which will be demolished once the new construction is completed, noting the existing 20-foot access easement will be utilized for the new facility. The leased parcel is encompassed within a 53.12± acre lot.

b) **REGULAR ITEMS:**

None.

8. Unfinished Business.

9. New Business.

10. Reports of Committees.

11. Adjournment.

MMG