

WORK SESSION AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
WEDNESDAY, JANUARY 19, 2022
5:00 P.M.

1. Call to Order and Roll Call.
2. Director's Update:
 - A. The purpose of this work session is to provide the Pueblo County Planning Commission with an opportunity to work through any questions or issues relating to iPad distribution.
3. Adjournment. *(Note: This is a work session for discussion purposes only.)*

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PUEBLO COUNTY PLANNING COMMISSION
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5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus) The Pueblo County Planning Commission meeting will be held virtually and in person and may be viewed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>. However, comments will not be taken through Facebook during the meeting. Those that wish to address the Commission virtually may request the Zoom link by e-mail to planning@pueblounty.us or in person must register through Pueblo County's Website by filling out the form under Meetings and Appointments at <http://county.pueblo.org>. 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, January 17, 2022.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of January 19, 2022 Meeting.
3. Approval of December 15, 2021 Meeting Minutes.
4. Chairperson's Report:
 - (a) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2022.

5. Director's Report:

(a) Chair and Vice Chair

(b) Acceptance of Map Amendments and Planned Unit Developments:

- [Planned Unit Development No. 2021-001](#), Pueblo West Metropolitan District (Applicant/Owner), Essenza Architecture, c/o Melissa Lanning (Representative). Applicant requests approval to rezone two lots, totaling 8.08 acres, from a B-4, Community Business Zone District to Pueblo West Aquatics Planned Unit Development to accommodate the use of a community aquatics center and associated recreational and community uses. Other proposed uses-by-right and uses-by-review are very similar to those listed in the existing B-4, Community Business Zone District designation. The property is located on the south side of East Spaulding Avenue between South Empress Drive and South Burlington Drive.



(c) Correspondence.

(d) Continuances:

- [HARVEST MOON SUBDIVISION, 2ND FILING - PRELIMINARY PLAN NO. 2021-004](#) - Joseph P. Costanza and Frank J. Molinaro, Jr. (Owners/Applicants)
Mangini & Associates, Inc.,
c/o Rocky Mangini (Representative)
Lane 27 and County Farm Road



The owners/applicants request preliminary plan approval to subdivide an 8.84± acre parcel into eight (8) lots, varying between 1.0± acres and 1.21± acres in size, within an A-3, Agricultural (minimum 1 acre) Zone District. The lots are proposed to be accessed via two (2) forty (40) foot private ingress-egress and public utility easements (tentatively named Costanza Court for Lots 1-4 and Molinaro Lane for Lots 5-8). The property is located at the west side of Lane 27 between Iris Road and County Farm Road in the St. Charles Mesa area.

The applicant is requesting this item to be continued to the March 16, 2022 Planning Commission meeting.

(e) Withdrawals.

(f) Board of County Commissioners' Action.

(g) Administrative Reviews:

- [Special Use Permit No. 2019-007](#), Daniel L. Hendricks (Owner/Applicant). This is an administrative review of a special use permit allowing the establishment of a Destination Recreational Vehicle Park and Campground in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 38.67± acres and is located east of Siloam Road, approximately 2.5 miles southeast of Colorado State Highway 96 West.



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) **RESCISSION OF SPECIAL USE - PERMIT NO. 1998-034**



Loyal Order of Moose, Lodge #19 (Original Applicant)
c/o Clarence Perez (Original Representative)
Jesus V. and Carmen A. Villegas (Original Owners)
41 N Precision Drive, LLC (Current Owner/Applicant)
c/o Nicholas Dremel, Managing Member
(Current Representative)
41 North Precision Drive, Pueblo West

The current owner/applicant is requesting **RESCISSION** of a special use permit that was originally approved on October 27, 1998. The special use permit allowed a private club/lodge for the Loyal Order of Moose, Lodge #19 in an I-2, Light Industrial Zone District. The property is located on the west side of North Precision Drive, approximately 600 feet north of its intersection with East Enterprise Drive in the community of Pueblo West.

- 2) [SPECIAL USE PERMIT NO. 2021-012](#) - Southern Colorado Choices Real Estate
c/o Charles E. Davis, Managing Member (Applicant)
McCarthy Enterprises, LLC (Owner)
355 East Spaulding Avenue



The Applicant is requesting a special use permit to allow a halfway house, specifically a treatment facility for individuals with an underlying medical condition who are struggling with substance use and mental health disorders, in an R-6, Multiple Residential and Commercial Zone District. Title 17, *Land Use*, Section 17.04.040 *Definitions* of the Pueblo County Code defines halfway house as, “a residential facility for individuals who: 1. Have been institutionalized and are proceeding toward release; or 2. Have physical, mental or social disabilities; or 3. Are receiving treatment for substance abuse; or 4. Are in a diversion program in lieu of institutionalization for any of the above conditions”. The property contains 4 acres and is located on the north side of Spaulding Avenue, approximately 300 feet east of its intersection with Stardust Drive, in the Pueblo West community.

- 3) [PLANNED UNIT DEVELOPMENT - NO. 2021-001](#) - Pueblo West Metropolitan District (Applicant/Owner)
Essenza Architecture, c/o Melissa Lanning (Representative)
756 and 770 East Spaulding Avenue



Applicant requests approval to rezone two lots, totaling 8.08 acres, from a B-4, Community Business Zone District to Pueblo West Aquatics Planned Unit Development to accommodate the use of a community aquatics center and associated recreational and community uses. Other proposed uses-by-right and uses-by-review are very similar to those listed in the existing B-4, Community Business Zone District designation. The property is located on the south side of East Spaulding Avenue between South Empress Drive and South Burlington Drive.

b) **REGULAR ITEMS:**

- [SPECIAL USE PERMIT NO. 2021-013](#) - Colorado Department of Public Health and Environment (CDPHE) (Applicant)
c/o Erick Mattson, TSP Gaseous and Meteorology Supervisor (Representative)
Pueblo West Metropolitan District (Owner)
803 South Cellini Circle



Applicant requests a special use permit to allow the establishment of a tower (with an overall height of 30 feet) and related accessory buildings and support facilities on a 288-square foot (16' x 18') fenced leased area with corresponding proposed utility easement in a S-1, Public Use Zone District. The leased area is within the southeastern side of a 6.756-acre parcel of land located northeast of Byrd Drive and north of South Cellini Circle, approximately 420 feet north of its intersection with East Cellini Drive, in the southeastern portion of Pueblo West.

8. Unfinished Business.
9. New Business.

10. Reports of Committees.

11. Adjournment.

MMG

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(The Work Session will begin immediately following the conclusion of the Regular Planning Commission meeting)

1. Call to Order and Roll Call.

2. Director's Update:

B. The purpose of this work session is to provide the Pueblo County Planning Commission with an opportunity to work through any questions or issues relating to Pueblo Regional Comprehensive Plan.

3. Adjournment. *(Note: This is a work session for discussion purposes only.)*

MMG