

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
February 20, 2019
5:30 P.M.

(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. Approval of January 16, 2019 Minutes.
3. Approve Agenda of February 20, 2019.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2018-009](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Paralapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The owners/applicants request a map amendment to rezone a 1.325± acre parcel of land (proposed Lot 1, JS Hunter Subdivision) from an A-3, Agricultural (minimum 1 acre) Zone District to a B-4, Community Business Zone District. The property is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.
 - (b) Correspondence.
 - (c) Continuances.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 2017-011](#), Michael Stowe, KOA Kampground (Applicant), STOWECO, LLC (Owner), T. L. Printz Construction, c/o Thomas L. Printz (Representative), this is an administrative review of a special use permit allowing the expansion of the existing KOA Recreational Vehicle Park and Campground in an R-6, Multiple Residential and Commercial Zone District. The property contains 20± acres, is located west of the existing KOA campground, west of I-25, and carries a physical address of 4131 North Interstate I-25.



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) [JORDAN SUBDIVISION](#) - Renae Ellynn Jordan (Owner/Applicant)
[PRELIMINARY PLAN NO. 2018-004](#) Gary Amella, Amella Surveying (Representative)
1232 21st Lane



The owner/applicant is requesting preliminary plan approval to subdivide 4.26± acres into four (4) lots as follows: Lot 1 will contain 1.00± acre, Lot 2 is proposed at 1.13± acres in size, Lot 3 will contain 1.06± acres, and Lot 4 will contain 1.00± acre. The property is currently within an A-4, Agricultural (minimum ½ acre) Zone District and is located approximately 435 feet north of the intersection of 21st Lane and Iris Road on the east side of 21st Lane.

b) **REGULAR ITEMS:**

- 1) [MAP AMENDMENT NO. 2018-009](#) - Justin and Sarah Hunter (Owners/Applicants)
Altman, Keilbach, Lytle, Parlapiano, & Ware, P.C.
c/o David Lytle, Attorney-at-Law (Representative)
7094 State Highway 165



The owners/applicants request a map amendment to rezone a 1.325± acre parcel of land (proposed Lot 1, JS Hunter Subdivision) from an A-3, Agricultural (minimum 1 acre) Zone District to a B-4, Community Business Zone District. The property is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.

JS Hunter Subdivision Preliminary Plan No. 2018-003 will be heard in conjunction with the map amendment proposal.

- 2) [JS HUNTER SUBDIVISION PRELIMINARY PLAN NO. 2018-003](#) - Justin and Sarah Hunter (Owners/Applicants)
Altman, Keilbach, Lytle, Parlapiano, & Ware, P.C.
c/o David Lytle, Attorney-at-Law (Representative)
7094 State Highway 165



The owners/applicants request preliminary plan approval to subdivide a 25.51± acre parcel into two (2) lots as follows: Lot 1 will contain 1.325± acres and Lot 2 is proposed at 24.138± acres in size. The property is currently within an A-3, Agricultural (minimum 1 acre) Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Cibola Drive in the Colorado City area.

Map Amendment No. 2018-009 is a request to rezone proposed Lot 1 from an A-3, Agricultural Zone District to a B-4, Community Business Zone District, will be heard in conjunction with the preliminary plan proposal.

- 3) [SPECIAL USE PERMIT NO. 2018-016](#) - Linda Wright (Applicant)
Jason and Linda Wright (Owners)
651 West Calle de Caballos



The applicant is requesting approval of a special use permit to allow a Child Care Home (Large) in an A-3, Agricultural (minimum 1 acre) Zone District. The 2.60± acre property carries a physical address of 651 West Calle de Caballos and is located approximately 872 feet southeast of its intersection with South McCulloch Boulevard on the north side of West Calle de Caballos in Pueblo West.

- 4) [SUN HAVEN AT PUEBLO WEST PRELIMINARY PLAN NO. 2019-001](#) - Jacques Machol, Sun Haven Construction, LLC (Applicant)
Sun Haven Construction, LLC (Owner)
Henry Design Group, c/o Karen Henry (Representative)
201 South McCulloch Boulevard



Applicant requests approval of Sun Haven at Pueblo West Preliminary Plan No. 2019-001 to subdivide Parcel A of Subdivision Exemption No. 86-3 containing 15.61± acres into five (5) Blocks and one (1) Tract as follows: Block 1 - 5.05± acres, Block 2 - 3.48± acres, Block 3 - 0.96± acre, Block 4 - 2.67± acres, Block 5 - 2.86± acres, and Tract A Existing Access – 0.59 acre. The applicant intends to develop the blocks in two (2) phases: Phase 1 - Blocks 1 and 2; Phase 2 - Blocks 3, 4, and 5. The property is developed with a restaurant on Block 1, and a hotel that has been renovated into apartment homes on Block 2. Blocks 3, 4, and 5 are vacant and are proposed to be sold or self-developed. The property is within the B-4, Community Business Zone District, is physically addressed as 201 South McCulloch Boulevard, and is located west of the intersection of McCulloch Boulevard and Abarr Drive in the Pueblo West Metropolitan District.

- 8. Unfinished Business.
- 9. New Business.
- 10. Reports of Committees.
- 11. Adjournment.

SMS