

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
June 19, 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. Approve Agenda of June 19, 2019 Meeting.
3. Approval of May 15, 2019 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - (b) Correspondence.
 - (c) Continuances:
 - [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 continuance of JS Hunter Subdivision Preliminary Plan No. 2018-003 to the August 21, 2019 Planning Commission meeting.

The intent of the subdivision is 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.

This item was continued from the February 20, 2019 and April 17, 2019 PCPC meetings.



- [Map Amendment No. 2018-009](#), Justin and Sarah Hunter (Owners/Applicants), Altman, Keilbach, Lytle, Parolapiano, & Ware, P.C., c/o David Lytle, Attorney-at-Law (Representative), 7094 State Highway 165. The owners/applicants request continuance of Map Amendment No. 2018-009 to the August 21, 2019 Planning Commission meeting.

The intent of the map amendment is 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.

This item was continued from the February 20, 2019 and April 17, 2019 PCPC meetings.



(d) Withdrawals.

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

(f) Administrative Reviews:

- [Special Use Permit No. 2014-006](#), Bridger Wireless, c/o Julie DeCuyere/Steven A. Portney, Esq. (Applicant/Representatives), Robert M. and Gina M. Johnson (Owners), 61905 Huckleberry Road. This is an administrative review for a special use permit, which allows the establishment of a 195-foot lattice type guyed telecommunication tower and related accessory buildings and support facilities on a 6,400 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 40± acre parcel of land which is located at the northwest corner of the intersection of Lane 62 and Huckleberry Road in Eastern Pueblo County.



- [Special Use Permit No. 2018-007](#), Traci Long (Owner/Applicant), 9048 South Interstate 25. This is an administrative review for a special use permit, which allows a "Restaurant" in an R-6, Multiple-Residential and Commercial Zone District. The property contains 1.0± acre and is located south of the I-25/State Highway 165 Interchange.



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) [SPECIAL USE PERMIT NO. 2019-001-](#) Ecumenical Church of Pueblo West (Applicant/Owner)
Randy Schade (Representative)
434 South Conquistador Avenue



The applicant is requesting a special use permit to allow an expansion to its existing *Child Care Center* within the existing building and facilities of the Ecumenical Church of Pueblo West located at 434 South Conquistador Drive in Pueblo West which is in an S-1, Public Use Zone District. The expansion of the Child Care Center would allow the operation of an after-school program and a day-camp program with an enrollment of 45 students with no more than 30 students at one time, ages 6 to 13. The property contains 4.91 acres, and is located at the northwest corner of the intersection of South Spaulding Avenue and South Conquistador Avenue in Pueblo West.

- 2) [ROAD/ALLEY VACATION NO. 2019-002 -](#) Acme & Grace, LLC
(Applicant and Owner Abutting Road/Alley Vacation)
Leanora Gagliano, Tom's Landscape Supply,
Francis Sanchez, Alfred Mixon et al.
(Additional Owners Abutting Road/Alley Vacation)
Amella Surveying, c/o Gary Amella (Representative)



The applicant requests a road/alley vacation to vacate all of the alley within Block 365, all of the alley within Block 355, a portion of Fir Street (south of Block 345), a portion of Grenadillo Street (south of Block 355), and a portion of Hickory Street (south of Block 365), all lying east of Reading Avenue (platted as Lawrence Street) as platted in Wiley and Chamberlin's Subdivision. Fir Street, Grenadillo Street, and Hickory Street are non-maintained Pueblo County roads. Fir Street, Grenadillo Street, and Hickory Street are located east of South Reading Avenue and southeast of Evergreen Street.

This case was continued from the May 19, 2019 PCPC meeting.

- 3) DLM SUBDIVISION - Donald Montano (Owner/Applicant)
PRELIMINARY PLAN NO. 2019-004 DK Horn Engineering & Design, Inc.,
c/o Darlene Horn (Representative)
2202 Everett Road



The owner/applicant is requesting preliminary plan approval to subdivide 5.0± acres into four (4) lots, containing 1.22± acres each, within an A-4, Agricultural (minimum ½ acre) Zone District. A ten (10) road right-of-way dedication and ten (10) foot roadway, drainage and public utility easement are also proposed along the northerly portion of the property along Everett Road. The lots are proposed to be accessed via a thirty-five (35) foot private ingress-egress and public utility easement (tentatively named Dora Lane). The property is located on the south side of Everett Road between Lane 22 and Turquoise Drive in the St. Charles Mesa area.

b) **REGULAR ITEMS:**

- 1) SUN HAVEN AT PUEBLO WEST - Jacques Machol, Sun Haven Construction, LLC (Applicant)
PRELIMINARY PLAN NO. 2019-001 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.

This case was continued from the February 20, 2019 and April 17, 2019 PCPC meetings.

- 2) TEXT AMENDMENT NO. 2019-001 - Brad Lisac (Applicant)
Pueblo County Department Planning and
Development (Applicant)



Text Amendment revisions to the Pueblo County Code Title 17 Land Use, Division I. Zoning. Applicant Brad Lisac requests a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments D. Distance measurement, Sections 17.120.220 and 17.120.230, D. Location. Applicant Pueblo County Department of Planning and Development requests a text amendment to the Pueblo County Code Section 17.120.190 Marijuana Establishments F. Performance Standards 4. Fencing.

8. Unfinished Business.

9. New Business.
10. Reports of Committees.
11. Adjournment.

SMS