

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 27, 2013
5:00 P.M.

(The Record: The Planning Department staff report 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 July 23, 2013 Minutes.
3. Chairperson's Report.
 - (a) Plaque of Appreciation for Gary Raso
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - [Map Amendment No. 2013-004](#), Thomas and Linda Petty (Applicants), Petty Family Trust (Owner), Department of Planning and Development (Representative), 9425 State Highway 78. The owners/applicants are requesting a map amendment to rezone two (2) parcels of land consisting of 2.5± acres from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District and 35.8± acres from an S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize the private ownership, use, and size of the properties. The 2.5± acre parcel is located north of State Highway 78; the 35.8± acre parcel is located south of State Highway 78, south of Oldham Road, and north of County Road 3247 in the Beulah area. Due to the housekeeping nature of the application, the owner/applicants have authorized the Department of Planning and Development to represent the map amendment request.
 - [Map Amendment No. 2013-005](#), Blind Squirrel Ventures #2, LLC, Kevin Maples, Registered Agent (Owner/Applicant), c/o Cardinal Points Surveying (Representative), 2300 Highway 96 East. The owner/applicant requests a map amendment to rezone a 4.52± acre parcel of land from a split zoned district designation of A-2, Agricultural (minimum 5 acre) Zone District and I-2, Light Industrial Zone District to an I-2, Light Industrial Zone District in order to bring the property into one (1) uniform zone district. The property which carries a physical address of 2300 Highway 96 East is located on

the south side of Colorado State Highway 96 East between Meade Avenue and Lane 25 in the area commonly known as Belle Plain/Fearnoville.

(b) Correspondence.

(c) Continuances.

(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews.

- [Special Use Permit No. 1998-028](#), Amended, C&C Disposal (Applicant), Eden Leasing, Inc. (Owner), Gagliano Engineering, Inc. (Representative). This is an administrative review of Special Use Permit No. 1998-028 Amended allowing the approved Solid Waste Transfer station to be open to the general public and as a drop-off location for "single stream" recyclable materials. The purpose of this administrative review is to determine the applicant's compliance with Condition Nos. 4 and 11, as well as other requirements. The property is within an I-2, Light Industrial Zone District, addressed as 1401 Quartz Road, and located west of the intersection of Quartz Road and the Interstate 25 Frontage Road, north of the City of Pueblo.
- [Special Use Permit No. 2008-008](#), Dionisio Metal & Iron, Inc., c/o Albert Dionisio (Applicant/Owner), Gagliano Engineering, Inc., c/o Joe Gagliano (Representative), Parcel A of Subdivision Plat Vacation No. 2007-002 and a portion of the NE¼ of the SE¼ of Section 32, Township 20 South, Range 64 West of the Sixth Principal Meridian. This is an administrative review for a special use permit, which established a salvage yard on an 18.5± acre parcel located in the I-3, Heavy Industrial Zone District. Staff was directed to conduct an administrative review of the property upon receiving any of the applicable applications listed in Condition No. 2 and/or zoning authorization for the building. The applicant submitted Parking Plan No. 2013-009 on July 19, 2013. The property is located east of Portland Avenue at the northeast corner of the intersection of Portland Avenue and Queens Avenue.
- [Special Use Permit No. 2010-003](#), Pueblo Christian Academy (Applicant), Sunset Park Christian Church, dba Wild West Cowboy Church (Owner), Joy Cress (Representative), 1401 South McCulloch Boulevard. This is an administrative review of a special use permit which allows a private school in an A-2, Agricultural (minimum 5 acre) Zone District. The property for the school contains 6.17 acres, which is a part of Parcel A, Subdivision Variance No. 111. The property is located on the south side of U.S. Highway No. 50 West, on the north side of McCulloch Boulevard, west of South Lone Cowboy Drive in Pueblo West.

5. Statement of Hearing Procedures by Chairperson.

6. Hearing of Cases.

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. 2013-004](#) - Thomas and Linda Petty (Applicants)
Petty Family Trust (Owner)
Department of Planning and Development
(Representative)
9425 State Highway 78

The owners/applicants are requesting a map amendment to rezone two (2) parcels of land consisting of 2.5± acres from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District and 35.8± acres from an S-1, Public Use Zone District to an A-1, Agricultural (minimum 35 acre) Zone District in order to recognize the private ownership, use, and size of the properties. The 2.5± acre parcel is located north of State Highway 78; the 35.8± acre parcel is located south of State Highway 78, south of Oldham Road, and north of County Road 3247 in the Beulah area. Due to the housekeeping nature of the application, the owner/applicants have authorized the Department of Planning and Development to represent the map amendment request.

- 2) [MAP AMENDMENT NO. 2013-005](#) - Blind Squirrel Ventures #2, LLC
Kevin Maples, Registered Agent (Owner/Applicant)
c/o Cardinal Points Surveying (Representative)
2300 Highway 96 East

The owner/applicant requests a map amendment to rezone a 4.52± acre parcel of land from a split zoned district designation of A-2, Agricultural (minimum 5 acre) Zone District and I-2, Light Industrial Zone District to an I-2, Light Industrial Zone District in order to bring the property into one (1) uniform zone district. The property which carries a physical address of 2300 Highway 96 East is located on the south side of Colorado State Highway 96 East between Meade Avenue and Lane 25 in the area commonly known as Belle Plain/Fearnoville.

- 3) [ALANA SUBDIVISION](#) - St. Charles Mesa Water District (Owner/Applicant)
[FINAL PLAT No. 2013-005](#) c/o David Simpson, Manager
Cardinal Points Surveying (Representative)
Southeast corner of Alana Lane and Preston Road

The owners/applicants are proposing to subdivide 9.1± acres into three (3) lots consisting of 2.94± acres for Lots 1 and 2 and 3.13± acres for Lot 3 in an A-3, Agricultural (minimum 1 acre Zone District). A ten (10) foot road right-of-way dedication along Alana Lane is also proposed. The property is currently vacant and is located at the southeast corner of the intersection of Alana Lane and Preston Road (unimproved) in the St. Charles Mesa area.

REGULAR ITEMS:

- a) [SPECIAL USE PERMIT NO. 508 AMENDED
CURRENTLY REFERENCED AS SPECIAL USE
PERMIT NO. 1984-002 AMENDED - RESCISSION](#) - Lucy M. Teague Trust (Owner)
Mike Stetler (Applicant)
1149 25th Lane

The Department of Planning and Zoning is requesting **RESCISSION** of a special use permit that allows a temporary mobile home as a second residence in an A-4, Agricultural (minimum 1/2 acre) Zone District that was originally approved February 28, 1984 and amended on February 28, 1995. The special use permit is currently in violation of the Conditions of Approval set forth by the Pueblo County Planning Commission. The property contains 0.94± acre, and is located 210 feet west of 25th Lane between U.S. Highway 50 and Hillside Road in the St. Charles Mesa area.

7. Unfinished Business.
8. New Business.
9. Reports of Committees.
10. Adjournment.