

AGENDA REVISED*
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
October 28, 2014
5:00 P.M.

*Added an item under New Business.

(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 September 23, 2014 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments.
 - [Map Amendment No. 2014-006](#), San Isabel Electric Services, Inc., c/o Reginal Rudolph (Applicant/Owner), Cardinal Points Surveying, Inc., c/o Randy Reeves (Representative), 893 East Enterprise Drive. Applicant/owner requests a map amendment to rezone a 1.07 acre lot from an I-2, Light Industrial Zone District to a B-4, Community Business Zone District. There is a small portion of an existing warehouse/office building on Lot 20. The remaining majority portion of the building is on Lot 19, Block 4, Tract 249, Pueblo West, which is in the B-4 Zone District. Lot Line Vacation No. 2014-014 to vacate the interior lot line between Lots 19 and 20 has been submitted to the Department of Planning and Development for administrative process. The lot is located north of East Enterprise Drive, west of North Aero Space Drive, east of North Electronic Drive, and south of East Industrial Boulevard, and carries a physical address of 893 East Enterprise Drive in the Pueblo West area.



- [Map Amendment No. 2014-007](#), Brett Housman and Henry R. Borunda (Owners/Applicants), 4114 Nature Center Road and vacant 1.32 ± acre parcel. The owners/applicants request is for two (2) separate parcels of land, the first being to rezone a 0.656± acre parcel of land from an A-2, Agricultural (minimum 5 acre) Zone District to a B-4, Community Business Zone District. The area is vacant and has historically been utilized to accommodate parking at 4114 Nature Center Road (more commonly known as the Sports Garden). The intent of the request is to incorporate the subject property into the adjacent 3.68± acre parcel to the north and to have a single zone district designation to accommodate future development.

The second request is to rezone a vacant 1.32± acre parcel of land from an A-2, Agricultural (minimum 5 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to have a zone district designation that better reflects its private ownership and overall lot area. The request is being submitted at the direction of the Department of Planning and Development due to the recent purchase of the property by the adjacent landowner. There are no immediate plans for development.

The parcels are located west of Pueblo Boulevard frontage road (Pritz Road) between Nature Center Road and West 8th Street.



(b) Correspondence.

(c) Continuance:

- [Text Amendment No. 2014-003](#), Pueblo County Department of Planning and Development (Applicant/Representative). The Pueblo County Department of Planning and Development is proposing a Text Amendment to the Pueblo County Code, Title 17 Land Use, Division I. Zoning to add two chapters containing regulations for Extraction of Mineral and Natural Resources. The Text Amendment would add Chapter 17.105 MINERAL EXTRACTION REGULATIONS and Chapter 17.106 OIL AND GAS REGULATIONS to the Pueblo County Code, Title 17 Land Use. This would also include changes, deletions, and additions to the Pueblo County Code, Title 17 Land Use, Chapter 17.04 GENERAL PROVISIONS AND DEFINITIONS, Section 17.04.040, Definitions and uses as listed under Uses by right and/or Uses by review in Chapters 17.12, 17.16, 17.20, 17.24, 17.28, 17.32, 17.36, 17.40, 17.44, 17.68, and 17.72.

This text amendment was continued from the September 23, 2014 Planning Commission meeting. Staff is requesting continuance of this text amendment to the Planning Commission's January 27, 2015 meeting.



- [Road/Alley Vacation No. 2014-003](#), Big R Properties, LLC (Owner), Corsentino Construction, Inc. (Applicant). Applicant proposes vacating a portion of Reyes Street, an 80-foot right-of-way, located within the Pueblo Memorial Airport Industrial Park. The portion of Reyes Street to be vacated is located between Walt Bassett Avenue and Excellence Avenue.

This road//alley vacation was continued from the September 23, 2014 Planning Commission meeting. The applicant is requesting continuance to the November 18, 2014 Planning Commission meeting.



(d) Withdrawals.

(e) Board of County Commissioners' Action.

(f) Administrative Reviews:

- [Special Use Permit No. 1999-002](#) Amended, State Land Board and GCC Rio Grande, Inc. (Owners), GCC Rio Grande, Inc. (Operator/Applicant), 3372 Lime Road. This is an administrative review of an amended special use permit, which allows for “natural deposits, extraction, and processing” (mineral extraction and cement manufacturing) in an A-1, Agricultural (minimum 35 acre) Zone District. The property contains 6,000± acres, and is located approximately 8.7± miles south of Pueblo, east of Interstate 25.



- [Special Use Permit No. 2013-012](#), New Farms Agricultural Services (Applicant), Pueblo County School District 70 (Owner), Wayne Snider (Representative). This is an administrative review of a special use permit, which allows two uses in an A-1, Agricultural Zone District. One use is “Farm Products, Processing, Manufacture, Storage and Wholesale”, and the other is “Private School.” The proposal involves establishing a “Food Hub” with a commercial kitchen and cold/frozen storage facility, along with processing, storage, marketing, and distribution of agricultural products. The facility would also be used for agricultural-related workshops, meetings, and events. The facility would be located in the Excelsior Middle School building, located at the southeast corner of the intersection of Highway 50 and Asbury Lane.



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. 2014-006](#) - San Isabel Electric Services, Inc., c/o Reginal Rudolph
(Applicant/Owner)
Cardinal Points Surveying, Inc., c/o Randy Reeves
(Representative)
893 East Enterprise Drive



Applicant/owner requests a map amendment to rezone a 1.07 acre lot from an I-2, Light Industrial Zone District to a B-4, Community Business Zone District. There is a small portion of an existing warehouse/office building on Lot 20. The remaining majority portion of the building is on Lot 19, Block 4, Tract 249, Pueblo West, which is in the B-4 Zone District. Lot Line Vacation No. 2014-014 to vacate the interior lot line between Lots 19 and 20 has been submitted to the Department of Planning and Development for administrative process. The lot is located north of East Enterprise Drive, west of North Aero Space Drive, east of North Electronic Drive, and south of East Industrial Boulevard, and carries a physical address of 893 East Enterprise Drive in the Pueblo West area.

2. [MAP AMENDMENT NO. 2014-007](#) - Brett R. Housman and Henry R. Borunda (Owners/Applicants)
4114 Nature Center Road/Vacant 1.32± acre Parcel



The owners/applicants request is for two (2) separate parcels of land, the first being to rezone a 0.656± acre parcel of land from an A-2, Agricultural (minimum 5 acre) Zone District to a B-4, Community Business Zone District. The area is vacant and has historically been utilized to accommodate parking at 4114 Nature Center Road (more commonly known as the Sports Garden). The intent of the request is to incorporate the subject property into the adjacent 3.68± acre parcel to the north and to have a single zone district designation to accommodate future development.

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REGULAR ITEMS:

Statement of Conduct and Demeanor

- a) [SPECIAL USE PERMIT NO. 591](#) - Pueblo West Sportsman's Association
(aka SUP NO. 1986-015) (Applicant/Owner)
FOURTH AMENDMENT James T. Cook, Esq. (Representative)



The applicant/owner is requesting a Fourth Amendment to Special Use Permit No. 591 (aka SUP No. 1986-015) originally approved by the Pueblo County Planning Commission in 1986 with three amendments approved in 1990, 1993, and 2011. The amendments are to address zoning violations and others are to address planned uses for the site. Also, the Fourth Amendment proposes to revise the language for Condition 2. The property is located at the northern end of Loma Drive in Pueblo West, is in the A-1, Agricultural (minimum 35 acre) Zone District, and contains 160 acres.

This special use permit was continued from the August 26, 2014 Planning Commission hearing.

- b) [SPECIAL USE PERMIT NO. 2014-007](#) - Sweet Leaf, Ltd. (Applicant)
West Point Shopping Center, LLC (Owner)
Sweet Leaf, Ltd., c/o Eric Henderson (Representative)
420 South McCulloch Boulevard, Suites E and F



Applicant requests a special use permit to allow a Private Social Club, Marijuana Permitted in a B-4, Community Business Zone District at 420 South McCulloch Boulevard in Suites E and F. The Private Social Club will be for the consumption of marijuana. The property contains 0.69 acre (30,000 square feet) and is located on the east side of South McCulloch Boulevard between West Idaho Springs Drive (to the north) and West Palmer Lake Drive (to the south) in Pueblo West, Colorado.

7. Unfinished Business.
8. New Business:
 - Change in PCPC meeting dates starting in 2015.
9. Reports of Committees.
10. Adjournment.