

**2<sup>ND</sup> REVISED AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**July 15, 2015**  
**5:30 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.)***

*\*Agenda Revision 7-9-2015: Remove Road/Alley Vacation No. 2015-002 from Consent to Continuance.*

*\*Agenda Revision 7-13-2015: Added the continuance date for Road/Alley Vacation No. 2015-002.*

1. Roll Call and Declaration of Quorum.
2. Approval of June 17, 2015 Minutes.
3. Chairperson's Report.
4. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments.
    - [Map Amendment No. 2015-004](#), Anthony and Marsha Martinet (Owners), Anthony Martinet (Applicant), Cardinal Points Surveying, Inc. (Representative). Due to an order issued by Pueblo County District Court, Division C, Case No. 07DR304 for the division of a vacant 23.7± acre parcel, the applicant requests to rezone a 1.2± acre portion of the overall parcel from an A-2, Agricultural (minimum 5 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of the request is to incorporate the 1.2± acre parcel into the adjacent 1.9± acre parcel (addressed as 31245 South Road) to the west and to have a single zone district designation that better reflects its private ownership and overall lot area (3.1 acres). The remaining portion (22.5± acres) of the overall parcel will remain A-2, Agricultural. The parcels are located on the north side of South Road between Corner Road and Lane 32.



- [Phoenix Foundation Planned Unit Development No. 2015-003](#), The Phoenix Foundation, LLC (Applicant), D J K, Inc. (Owner), The Phoenix Foundation, LLC, c/o Michael Kwesell (Representative), 2285 North Interstate 25. Applicant requests to rezone Lot 1, Bico Industrial Park Subdivision from an I-2, Light Industrial Zone District to the Phoenix Foundation Planned Unit Development to allow development for Medical Marijuana Uses: Center, Marijuana-Infused Products Manufacturer, Contiguous Optional Premises Cultivation Operation, Storage for On-Site Businesses, and Non-Contiguous Optional Premises Cultivation Operation; Retail Marijuana Uses: Store, Marijuana-Infused Products Manufacturer, Contiguous Cultivation Facility, Storage for On-Site Businesses, Non-Contiguous Cultivation Facility, Testing Facility; and numerous Industrial uses. The property contains 1.005 acres. It is located on the west side of the I-25 Frontage Road and south of Drew Dix Parkway.



(b) Correspondence.

(c) Continuances:

- [Road/Alley Vacation No. 2015-002](#), First Solar Development, LLC (Applicant), Pikes Peak Home Center, Lawrence Schreder, D.M. Margarita Gutierrez, and S. Hanssard (Owners)), Vacation of Fields Road, between Doyle Road and 36<sup>th</sup> Lane. The applicant requests approval of a road vacation, to vacate a portion of Fields Road, from a point starting at Doyle Road located approximately 0.6 mile south of Cortner Road and extending approximately four miles to the southeast, to a point at the intersection of Fields Road and 36<sup>th</sup> Lane. This section of Fields Road is a 60-foot, historic County right-of-way dating from the 1890s. This portion of Fields Road was never constructed. Note: This application was previously advertised as a 25-foot right-of-way/corridor, which is incorrect. The correct width is 60 feet.

The Department of Planning and Development is requesting continuance to the August 19, 2015 Planning Commission meeting.



(d) Withdrawals:

- [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, October 28, 2014, November 18, 2014, December 16, 2014, February 18, 2015, March 18, 2015, April 15, 2015, and June 17, 2015 Planning Commission meetings. The applicant is requesting withdrawal of Road/Alley Vacation No. 2014-003.



- (e) Board of County Commissioners' Action.
  - (f) Administrative Reviews.
5. Statement of Hearing Procedures by Chairperson.
  6. 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) [MWP MANSFIELD PLAZA - FINAL PLAT NO. 2015-002](#) -

MWP Partners, LLC (Owner/Applicant)  
 c/o Wachob & Wachob, Inc. (Representative)  
 6850 Colorado State Highway 165 West



Applicant requests final plat approval to subdivide 17.62± acres into three (3) parcels as follows: Lot 1, which contains all the existing commercial businesses and associated improvements, will contain 3.07± acres; Lot 2 is proposed at 2.0± acres in size; and Lot 3 will contain the balance of the property with 12.55± acres. The property is within a B-4, Community Business Zone District and is located at the southeast corner of the intersection of Colorado State Highway No. 165 and Colorado Boulevard in the Colorado City area and is more commonly known as the Greenhorn Valley Shopping Center.

- 2) [MAP AMENDMENT NO. 2015-004](#) -

Anthony and Marsha Martinet (Owners)  
 Anthony Martinet (Applicant)  
 c/o Cardinal Points Surveying, Inc. (Representative)



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- 3) [SPECIAL USE PERMIT NO. 2015-005](#) - Bob and Tim Beltramo (Applicants/Representatives)  
J B T N, LLC (Owner)



Applicants request a special use permit to allow a Medical Marijuana Contiguous Optional Premises Cultivation Operation (Indoor) and a Medical Marijuana-Infused Products Manufacturer in an I-3, Heavy Industrial Zone District. The property contains 28.8 acres, and is located at the northeast corner of the intersection of State Highway 227 (aka South LaCrosse Avenue) and Stockyard Road.

- 4) [PHOENIX FOUNDATION PLANNED UNIT DEVELOPMENT NO. 2015-003](#) - The Phoenix Foundation, LLC (Applicant)  
D J K, Inc. (Owner)  
The Phoenix Foundation, LLC,  
c/o Michael Kwesell (Representative)  
2285 North Interstate 25



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b) **REGULAR ITEMS:**

None.

7. Unfinished Business.

a) PCPC Bylaws' Revisions

8. New Business.

9. Reports of Committees.

10. Adjournment.

SMS