

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
March 16, 2016
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.)

1. Roll Call and Declaration of Quorum.
2. Approval of February 17, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - [Map Amendment No. 2016-001](#), Pueblo West Metropolitan District, c/o Dan Centa, Director, Public Works Department (Applicant), Pueblo West Metropolitan District (Owner), NorthStar Engineering & Surveying, Inc., c/o Jim Pioreschi (Representative). The owner/applicant requests a map amendment to rezone 15.37± acres of vacant land from the A-3, Agricultural (minimum 1 acre) Zone District to the B-4, Community Business Zone District. [Consent Agenda Item (4).]
 - [Heritage Organics 2 Planned Unit Development No. 2016-001](#), Scott Smith (Applicant), Kinetic Development, LLC (Owner). The applicant requests a planned unit development to rezone a one (1) acre parcel of land from the I-2, Light Industrial Zone District to the Heritage Organics 2 Planned Unit Development to allow various medical and retail marijuana uses on a parcel addressed as 84 North Precision Drive, in the Pueblo West area. [Consent Agenda Item (6).]



- [TJTA Planned Unit Development No. 2016-002](#), JKC Manufacturing (Applicant), TJTA, LLC (Owner), James E. Sokol (Representative). The Applicant requests a planned unit development to rezone a 2.78 acre parcel of land from the I-2, Light Industrial Zone District to the TJTA PUD to allow various medical and retail marijuana uses on a parcel addressed as 73 North Research Drive, in the Pueblo West area.
[Consent Agenda Item (7).]



- (b) Correspondence.
 - (c) Continuances.
 - (d) Withdrawals.
 - (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) [SPECIAL USE PERMIT NO. 2012-009](#) – **RESCISSION**



We Recycle, Justin Parker
(Original Permit Applicant)
Quang Vinh Chu and Tay Sam Li
(Owners/Applicants)
66 North Research Drive, Pueblo West

The property owners request rescission of a special use permit that was originally approved on July 24, 2012. The special use permit is for a Recycling Collection Center for household recyclables in an I-2, Light Industrial Zone District. The site is located at 66 North Research Drive, approximately 400 feet south of the southeast corner of the intersection of Industrial Boulevard and Research Drive in the Industrial Park area of Pueblo West. The special use permit is being rescinded at the current owners' request, as the use has moved elsewhere and the property owners intend to establish other uses on the property.

2) [SPECIAL USE PERMIT NO. 2016-001](#) -



Jacob Hawken, Hawk Eye Enterprises, LLC
(Applicant)
Frontier Bank (Owner)
1301 South Santa Fe Avenue

Applicant requests a special use permit to allow the establishment of a mini-warehouse facility in a B-4, Community Business Zone District. The property contains 2.13± acres and is located north of Santa Fe Drive, east of South La Crosse Avenue, and west of Aspen Place in the Blende area. The property carries a physical address of 1301 South Santa Fe Avenue.

3) [SPECIAL USE PERMIT NO. 2016-002](#) -



Rocky Mountain Collie & Sheltie Rescue
(Applicant)
Douglas A. and Hope H. Hemperly (Owners)
234 South Hacienda del Sol Drive, Pueblo West

Applicant requests a special use permit to allow a dog kennel facility for a maximum of eight (8) dogs in an A-3, Agricultural (minimum 1 acre) Zone District. Title 17, *Land Use*, Section 17.04.040, *Definitions* of the Pueblo County Code defines kennel as “...*any lot, parcel, tract, or structure in which five or more dogs, six months old or older, are kept, raised, housed, boarded, or bred.*” The property contains 2.5 acres, and is located east of South Hacienda del Sol Drive, north of West El Portal Drive, west of South Conquistador Avenue, and south of West McCulloch Boulevard in the Pueblo West area.

4) [MAP AMENDMENT NO. 2016-001](#) -



Pueblo West Metropolitan District, c/o Dan Centa,
Director, Public Works Department (Applicant)
Pueblo West Metropolitan District (Owner)
NorthStar Engineering & Surveying, Inc., c/o
Jim Pioreschi (Representative)

The owner/applicant requests a map amendment to rezone 15.37± acres of vacant land from the A-3, Agricultural (minimum 1 acre) Zone District to the B-4, Community Business Zone District. The owner/applicant states the request for the map amendment is, “...*to facilitate the development of the property as a local business district.*” The property to be known as a portion of proposed Pueblo West Colorado Tract No. 220 is adjacent to Tract 245 Pueblo West, Colorado, north of West Industrial Boulevard and west of North McCulloch Boulevard.

The owner/applicant has also submitted Preliminary Plan No. 2016-001 application to be heard concurrently with the map amendment. Pueblo West Colorado Tract No. 220 Preliminary Plan No. 2016-001 requests to subdivide 36.76± acres into seven (7) lots and right-of-way dedication.

5) [PUEBLO WEST COLORADO TRACT NO. 220 - PRELIMINARY PLAN NO. 2016-001](#)



Pueblo West Metropolitan District,
c/o Dan Centa, Director,
Public Works Department (Applicant)
Pueblo West Metropolitan District (Owner)
NorthStar Engineering & Surveying, Inc.,
c/o Jim Prioreshi (Representative)

The applicant requests approval of Pueblo West Colorado Tract No. 220 Preliminary Plan No. 2016-001 to subdivide 36.76± acres of vacant land into seven (7) lots including right-of-way dedication as follows: Lot 1 - 6.01± acres, Lot 2 - 3.27± acres, Lot 3 - 3.35± acres, Lot 4 - 3.22± acres, Lot 5 – 7.09± acres, Lot 6 - 4.36± acres, Lot 7 - 4.47± acres, and 5.02± acres for right-of-way dedication for Industrial Boulevard, Watusi Drive, and a cul-de-sac for Seibert Drive. The property is zoned A-3, Agricultural (minimum 1 acre) Zone District and B-4, Community Business Zone District. The property is located adjacent to Tract 245 Pueblo West, Colorado, north of West Industrial Boulevard and west of North McCulloch Boulevard.

The owner/applicant has also submitted Map Amendment No. 2016-001 application to be heard concurrently with the preliminary plan. Map Amendment No. 2016-001 proposes to rezone 15.37± acres of vacant land from the A-3, Agricultural (minimum 1 acre) Zone District to the B-4, Community Business Zone District. The applicant is also going to submit a Road/Alley Vacation for a portion of Seibert Drive at a later date.

6) [HERITAGE ORGANICS 2 PLANNED UNIT DEVELOPMENT NO. 2016-001](#)



Scott Smith (Applicant)
Kinetic Development, LLC (Owner)
Scott Smith (Representative)
84 North Precision Drive

Applicant requests a planned unit development to rezone a one (1) acre parcel of land from the I-2, Light Industrial Zone District to the Heritage Organics 2 Planned Unit Development to allow:

MEDICAL MARIJUANA USES: MEDICAL MARIJUANA STORAGE; MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; MEDICAL MARIJUANA INDOOR, GREENHOUSE, AND OUTDOOR GROW; AND MEDICAL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION, ALL AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE.

RETAIL MARIJUANA USES: RETAIL MARIJUANA STORAGE; RETAIL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; RETAIL MARIJUANA INDOOR, GREENHOUSE, AND OUTDOOR GROW; RETAIL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION; AND RETAIL MARIJUANA TESTING FACILITY, ALL AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE.

7) [TJTA PLANNED UNIT DEVELOPMENT NO. 2016-002](#) -



JKC Manufacturing (Applicant)
TJTA, LLC (Owner)
James E. Sokol (Representative)
73 North Research Drive

Applicant requests a planned unit development to rezone a 2.78 acre parcel of land from the I-2, Light Industrial Zone District to the TJTA PUD to allow:

MEDICAL MARIJUANA USES: MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; MEDICAL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION IN A BUILDING, GREENHOUSE, OR OUTSIDE CULTIVATION; MEDICAL MARIJUANA NON-CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION IN A BUILDING, GREENHOUSE, OR OUTSIDE CULTIVATION; AND MEDICAL MARIJUANA STORAGE, ALL AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE.

RETAIL MARIJUANA USES: RETAIL MARIJUANA-INFUSED PRODUCTS MANUFACTURER; RETAIL MARIJUANA CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION IN A BUILDING, GREENHOUSE, OR OUTSIDE CULTIVATION; RETAIL MARIJUANA NON-CONTIGUOUS OPTIONAL PREMISES CULTIVATION OPERATION IN A BUILDING, GREENHOUSE, OR OUTSIDE CULTIVATION; RETAIL MARIJUANA STORAGE; AND RETAIL MARIJUANA TESTING FACILITY, ALL AS DEFINED IN SECTION 17.04.040, DEFINITION AND SUBJECT TO CHAPTER 17.120 SUPPLEMENTARY REGULATIONS OF THE PUEBLO COUNTY CODE.

8) [TEXT AMENDMENT NO. 2016-001](#) -



Pueblo County Department of Planning and Development (Applicant)
“Aquaponics” and “Brewery”

The Pueblo County Department of Planning and Development requests approval of a Text Amendment to add two Uses-by-Review to the County’s Zoning Regulations. Specifically, “Aquaponics” is proposed to be added as a Use-by-Review to Chapter 17.12, Agricultural One (A-1) and Two (A-2) Zone Districts, Section 17.12.030, Uses-by-Review, and “Brewery” is proposed to be added as a Use-by-Review to Chapter 17.64, Community Business (B-4) Zone District, Section 17.64.030, Uses-by-Review, all within Title 17, Land Use of the Pueblo County Code. The Pueblo County Planning Commission has determined through their “Similar Use Determination” process that these uses are similar to other uses listed in their respective zone districts. Included in this amendment is the addition of definitions of “Aquaponics” and “Brewery” to Chapter 17.04, General Provisions and Definitions of the Pueblo County Code.

b) **REGULAR ITEMS:**

None.

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

SMS