

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
November 20, 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 November 20, 2019 Meeting.
3. Approval of October 16, 2019 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2019-006](#), Stanley C. Marguerites, Jr. (Applicant), Stanley C. Marguerites, Jr. and Judith Kay Marguerites (Owners), Pueblo County Department of Planning and Development (Representative), Lots 8-10, Block F, Green Towers Subdivision. The owners/applicant are requesting a map amendment to rezone a 1.27 ± acre parcel of land from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize its private ownership, use, and size. No formal address has been assigned and the property is currently vacant. It is located on the north side of Green Lane, approximately 280 feet west of its intersection with Singer Lane.



- [Map Amendment No. 2019-007](#), Anthony S. Mand (Owner/Applicant), c/o Laurie Cozzetto (Representative), 208 West Idaho Springs Drive, 424 South Orchard Springs Drive, 442 South Orchard Springs Drive, and 460 South Orchard Springs Drive. The owner/applicant is requesting a map amendment to rezone four (4) parcels of land consisting of approximately 1.24± acres (Lot 1), 1.22± acres (Lot 2), 1.14± acres (Lot 3), and 1.24± acres (Lot 4) from an R-5, Multiple-Residential and Office Zone District to a B-4, Community Business Zone District. The properties are located on the east side of South Orchard Springs Drive, south of its intersection with West Idaho Springs Drive in Pueblo West.



(b) Correspondence.

(c) Continuances:

(d) Withdrawals:

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

(f) Administrative Reviews:

- [Special Use Permit No. 2013-006](#), Ken and Cheryl Garcia (Applicants/Owners), c/o Gary Anzunini (Representative). This is an administrative review for a special use permit allowing Boat and Recreational Vehicle Storage on two parcels with a total acreage of 8.91 acres in an I-2, Light Industrial Zone District. The parcels are located between northbound Interstate Highway 25 and the Santa Fe Railroad tracks and between Interstate Highway 25 Mile Markers 106 and 107.



- [Special Use Permit No. 2018-012](#), St. Charles Mesa Water District (Owner/Applicant), c/o David K. Simpson, Gagliano Engineering, Inc. (Representative), c/o Joseph V. Gagliano, P.E., 29850 South Road. This is an administrative review of a special use permit, which allows a "Water Filling Station" for use by commercial, residential, and government users in a S-1, Public Use Zone District. The proposal includes the installation of a new 24-foot asphalt/gravel/road based circular drive and a 10' x 10' structure on the northerly portion of the applicant's 315-acre parcel, east of the existing water storage reservoir and its related accessory buildings and support facilities. The property is located on the south side of South Road at its intersection with Lane 30 in the St. Charles Mesa.



- [Special Use Permit No. 2018-013](#), Beulah Fire Protection & Ambulance, c/o Bryan Ware, Fire Chief (Applicant), Pueblo County Sheriff's Office, Department of Emergency Management, c/o Mark Mears, Bureau Chief (Applicant) Pueblo County Sheriff's Office, c/o Dylan Jacketta, Master Deputy (Applicant), Ralph M. Bonham, 3900 North Creek Road (Owner), Linda K. Caple, No Physical Address (Owner), Ralston Hills Baptist Church, 4632 North Creek Road (Owner), Helen Louise Hedlund and Donna Patricia Abel, No Physical Address (Owners). This is an administrative review of a special use permit, which allows a *Public Utility* pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.120, *Supplementary Regulations*, specifically Section 130 C. (*Special Utility Facility*) of the Pueblo County Code for the installation and operation of an Outdoor Warning System, specifically emergency evacuation sirens, on five (5) leased parcels of land along North Creek Road.



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) [MAP AMENDMENT NO. 2019-006](#) - Stanley C. Marguerites, Jr. (Applicant)
Stanley C. Marguerites, Jr. and Judith Kay Marguerites (Owners)
Pueblo County Department of Planning and Development (Representative)
Lots 8-10, Block F, Green Towers Subdivision



Applicant requests a map amendment to rezone a 1.27± acre parcel of land from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to recognize its private ownership, use, and size. No formal address has been assigned and the property is currently vacant. It is located on the north side of Green Lane, approximately 280 feet west of its intersection with Singer Lane.

- 2) [MAP AMENDMENT NO. 2019-007](#) - Anthony S. Mand (Owner/Applicant)
c/o Laurie Cozzetto (Representative)
208 West Idaho Springs Drive, 424 South Orchard
Springs Drive, 442 South Orchard Springs Drive, and
460 South Orchard Springs Drive



Applicant requests a map amendment to rezone four (4) parcels of land consisting of approximately 1.24± acres (Lot 1), 1.22± acres (Lot 2), 1.14± acres (Lot 3), and 1.24± acres (Lot 4) from an R-5, Multiple-Residential and Office Zone District to a B-4, Community Business Zone District. The properties are located on the east side of South Orchard Springs Drive, south of its intersection with West Idaho Springs Drive in Pueblo West.

- 3) [THOMPSON SUBDIVISION, SECOND FILING - PRELIMINARY PLAN NO. 2019-006](#) - Troy N. and Mary Jo Thompson
(Owners/Applicants)
Mangini & Associates, Inc., c/o Rocky
Mangini (Representative)
1899 County Farm Road



The owners/applicants are requesting preliminary plan approval to subdivide 15.98± acres into two (2) lots consisting of 13.46± acres (Lot 1) and 2.52± acres (Lot 2). The property is within an A-4, Agricultural (minimum ½ acre) Zone District. The property is located between Iris Road and County Farm Road, west of 20th Lane in the St. Charles Mesa area. The applicants' letter of request and preliminary plan indicate proposed Lot 1 is currently vacant while proposed Lot 2 is improved with an existing single-family residence, a detached garage, and three (3) sheds.

This case was continued from the October 16, 2019 PCPC meeting.

b) **REGULAR ITEMS:**

- 1) [ROAD/ALLEY VACATION NO. 2019-004](#) - Frank Palcic (Applicant)
Alondra Drive within Colorado City,
Unit No. 34



The applicant, with the concurrence of the majority of the twelve (12) adjacent landowners, is proposing to vacate a portion of the eighty (80) foot wide roadway (Alondra Drive), lying between Lots 18-24 and Lots 212-218, as platted on the recorded plat map of Colorado City, Unit No. 34 AND reserve a 24-foot wide ingress-egress and utility easement within the same area of the platted roadway. The roadway is located between Base Street (if extended north) and Red Cloud Road in the westerly portion of Colorado City.

This case was continued from the July 17, 2019, August 18, 2019, and October 16, 2019 PCPC meetings.

- 2) [SPECIAL USE PERMIT NO. 2018-009](#) - **SHOW CAUSE HEARING** - Edgar Lozano Cano (Owner/Applicant)
c/o Anthony Garcia (Representative)
1715 East Beech Street



This is a **Show Cause Hearing** initiated by Pueblo County to consider **RESCISSION** of a special use permit that allows “*Farming or Ranching*”, specifically the keeping of two (2) horses and fifteen (15) fowl (chickens/roosters) in an R-2, Single-Family Residential Zone District. The 12,000 square foot (0.275± acre) property is located adjacent to the City of Pueblo Corporate Limit Line on the north side of East Beech Street, approximately 175 feet west of its intersection with South Queens Avenue.

- 3) [SPECIAL USE PERMIT NO. 2011-013](#) - **RESCISSION** - Edward D. Alcon (Applicant)
Equity Trust Company (Owner)
c/o F.B.O. Brian Van Dielen, Custodian
(Representative)
152 West Baldwin Drive



Applicant and owner request **rescission** of a special use permit that allows the operation of a *Specialized Group Facility* for a maximum of ten (10) clients in an R-5, Multiple Residential and Office Zone District. Special Use Permit No. 2011-013 was originally approved by the Pueblo County Planning Commission on January 24, 2012. The property is no longer being utilized as originally intended and is not currently licensed by the State of Colorado. The property is located south of West Baldwin Drive, east of South Angus Drive, north of West Cokedale Drive and west of South Del Norte Avenue in the Pueblo West area.

- 4) [TEXT AMENDMENT NO. 2019-006](#) - Pueblo County Department of Planning and Development (Applicant)
GROCERY STORE



The Pueblo County Department of Planning and Development is proposing a Text Amendment to amend regulations in the Pueblo County Code, Title 17 - LAND USE, Division I. Zoning as follows:

- to **REMOVE** “Grocery Store” from Chapter 17.60 Neighborhood Business District (B-1), Section 17.60.020, Uses by right.

***Grocery Store** will be permitted as a Use by review in the Neighborhood Business District (B-1) pursuant to Section 17.60.030, Use by review which states, “*A use by review is any of the uses by right in the Business-4 (B-4) district plus a caretaker’s residence (one parking space per dwelling unit) which are permitted only upon issuance of a Special Use Permit by the Planning Commission.*”

8. Unfinished Business.
9. New Business.

10. Reports of Committees.

11. Adjournment.

MMG