

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
July 20, 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 June 15, 2016 Minutes.
3. Chairperson's Report.
4. Director's Report:

(a) Acceptance of Map Amendments and/or Planned Unit Developments:

- [Map Amendment No. 2016-005](#), Robert Lee and Jamie Kathleen McMichael, Jr. (Owners/Applicants), c/o Cardinal Points Surveying, Inc. (Representative), 1228 Suncrest Lane. The owners/applicants are requesting approval of a map amendment to rezone two (2) parcels of land, each being 0.20± acre in size, from an R-6, Multiple-Residential and Commercial Zone District to an A-4, Agricultural (minimum ½ acre) Zone District. The parcels are proposed to be encompassed into the adjacent 3.20± acre parcel which is currently located within an A-4, Agricultural Zone District designation and subject to a pending subdivision exemption application. Although a physical address of 1228 Suncrest Lane has been previously associated with one of the parcels, neither has residential improvements established upon them. The parcels are located approximately 1,200 feet south of Red Creek Springs Road, on the east side of Suncrest Lane.



- [Map Amendment No. 2016-006](#), McCarthy Enterprises, LLC (Owner), Jessica Battles (Applicant), 387 East Enterprise Drive. Applicant requests approval of a map amendment to rezone a 2.53-acre lot from a B-4, Community Business to an I-2, Light Industrial Zone District. The lot is located at the northwest corner of Precision Drive and Enterprise Drive in Pueblo West. The site is currently developed with a commercial structure. The rezoning is to accommodate marijuana infused products manufacturing (MIPS).



(b) Correspondence.

(c) Continuances.

(d) Withdrawals:

- [Special Use Permit No. 2015-005](#), Bob and Tim Beltramo (Applicants/Representatives), JBTV, LLC (Owner). A special use permit allowing 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.

Special Use Permit No. 2016-005 was scheduled for an Administrative Review; however, the applicants are requesting the withdrawal of Special Use Permit No. 2015-005 indicating they are not going to move forward with the permitted uses.



- [Map Amendment No. 2016-006](#), McCarthy Enterprises, LLC (Owner), Jessica Battles (Applicant), 387 East Enterprise Drive. Applicant requests approval of a map amendment to rezone a 2.53-acre lot from a B-4, Community Business to an I-2, Light Industrial Zone District. The lot is located at the northwest corner of Precision Drive and Enterprise Drive in Pueblo West. The site is currently developed with a commercial structure. The rezoning is to accommodate marijuana infused products manufacturing (MIPS).

The owner is requesting withdrawal of Map Amendment No. 2016-006.



(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) [MAP AMENDMENT NO. 2016-005](#) -



Robert Lee and Jamie Kathleen McMichael, Jr.
(Owners/Applicants)
c/o Cardinal Points Surveying, Inc. (Representative)
1228 Suncrest Lane

The owners/applicants are requesting the approval of a map amendment to rezone two (2) parcels of land, each being 0.20± acre in size, from an R-6, Multiple-Residential and Commercial Zone District to an A-4, Agricultural (minimum ½ acre) Zone District. The parcels are proposed to be encompassed into the adjacent 3.20± acre parcel which is currently located within an A-4, Agricultural Zone District designation and subject to a pending subdivision exemption application. Although a physical address of 1228 Suncrest Lane has been previously associated with one of the parcels, neither has residential improvements established upon them. The parcels are located approximately 1,200 feet south of Red Creek Springs Road, on the east side of Suncrest Lane.

b) **REGULAR ITEMS:**

1) [SPECIAL USE PERMIT NO. 2016-006](#) -



Brady Repphun (Applicant)
Sunset Park Christian Church (Owner)
Sandra Burch (Representative)
1401 South McCulloch Boulevard

Applicant requests approval of a special use permit to establish a recreational vehicle (RV) park on an 18.96± acre parcel located within an A-2, Agricultural (minimum 5-acre lot area) Zone District. The applicant would also continue utilizing the property for equestrian uses such as boarding horses. The property is located on the north side of McCulloch Boulevard at the intersection of McCulloch Boulevard and Guatamote Drive in Pueblo West.

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

SMS