

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
October 18, 2017
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 September 20, 2017 Minutes.
3. Approve Agenda of October 18, 2017.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Map Amendment No. 2017-010](#), Wayne T. and Elva A. Graybeal (Applicants/Owners), Pueblo County Department of Planning and Development (Representative), 8232 Green Tower Lane, Rye, Colorado. Applicants request a map amendment to rezone Lots 13 thru 16, Block E and 5 feet of vacated Kemble Lane adjoining Lot 16, Green Towers Subdivision from an S-1, Public Use Zone District to an A-4, Agricultural (minimum 0.5 acre) Zone District in order to recognize its private ownership, use, and size. The property is located south of Green Tower Lane, west of Singer Lane, north of Green Lane, and east of Blue Bell Drive and carries a physical address of 8232 Green Tower Lane in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.



- [Map Amendment No. 2017-011](#), Carl E. Atchison, Sr. Trust, c/o Carl E. Atchison, Jr., Trustee (Applicant), Carl E. Atchison, Jr. (Owner), Department of Planning and Development (Representative), 8273 Zorn Road. Applicant is requesting a map amendment to rezone Lots 19 and 20, Block G and Lots 11 and 12, Block H of Green Towers Subdivision containing 1.09± acres from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to bring their entire ownership, also being Tracts I and J of Lot 9, and Tracts A and B of Lot 10, Block 5 of Green Towers Subdivision containing 0.98± acre within the A-3 Zone District, into one (1) uniform zone district.



(b) Correspondence.

(c) Continuances:

- [Special Use Permit No. 2017-008](#), Verizon Wireless (Applicant), c/o Shawn Turk, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner), North McCulloch Boulevard and East Gold Drive. The applicant is requesting a special use permit to allow the establishment of a 58-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 195 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within the 2.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 3, addressed as 729 East Gold Drive. The property is located at the northeast corner of the intersection of North McCulloch Boulevard and East Gold Drive in the northerly portion of the Pueblo West community.

*The applicant requests continuance to the December 20, 2017 Planning Commission meeting.

- [Special Use Permit No. 2017-009](#), Verizon Wireless (Applicant), c/o Shawn Turk, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner), South Avenida Del Oro East and West Camino Al Cielo. The applicant is requesting a special use permit to allow the establishment of a 60-foot stealth type telecommunications tower and related accessory buildings and support facilities on a 427.5 square foot leased parcel of land in an S-1, Public Use Zone District. The leased parcel is encompassed within the 1.2-acre parcel of land more commonly known as Pueblo West Fire Department, Station 2, addressed as 529 East Avenida Del Oro. The property is located on the north side of South Avenida Del Oro East at its intersection with West Camino Al Cielo in the westerly portion of the Pueblo West community.

*The applicant requests continuance to the December 20, 2017 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. 2016-009](#), Marc S. Lusardi (Applicant), Stuart Brandon Trust (Owner), 750 East Rugby Drive (Location). This is an administrative review of a special use permit, which allows the establishment and operation of a “Home, Elderly” in an A-3, Agricultural Zone District. The “Home, Elderly” use-by-review is defined below in Title 17 LAND USE; Division I. Zoning, Chapter 17.040.040, Definitions of the Pueblo County Code:

"Home, Elderly" means a place of residence which provides lodging, board and personal services other than medical or nursing care, for the health, safety and comfort of more than four (4) persons being either fifty-five (55) years of age or older or the cohabitation spouses of persons fifty-five (55) or older, and only such other persons who are employed in an official capacity for the operation and maintenance of the home. The term "personal services" for purposes of this definition means those services provided for each resident, including: housekeeping and laundry services; services to maintain an environment which is sanitary and safe from physical harm; individualized social supervision; assistance with transportation; and assistance with activities of daily living, including but not limited to bathing, dressing and eating. (See "Home, Elderly Foster" for one to four elderly.) This definition does not apply to members (related by blood, marriage or adoption) of the owner-occupant's or lessee-occupant's family."

The proposal is to allow a “Home, Elderly” with up to 25 residents. The property location is approximately 300 feet east of the intersection of Purcell Boulevard and Rugby Drive in Pueblo West.



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. 2017-010](#) - Wayne T. and Elva A. Graybeal (Applicants/Owners)



Pueblo County Department of Planning and
Development (Representative)
8232 Green Tower Lane, Rye, Colorado

Applicants request a map amendment to rezone Lots 13 thru 16, Block E and 5 feet of vacated Kemble Lane adjoining Lot 16, Green Towers Subdivision from an S-1, Public Use Zone District to an A-4, Agricultural (minimum 0.5 acre) Zone District in order to recognize its private ownership, use, and size. The property is located south of Green Tower Lane, west of Singer Lane, north of Green Lane, and east of Blue Bell Drive and carries a physical address of 8232 Green Tower Lane in the Rye area. Due to the housekeeping nature of the application, the owners/applicants have authorized the Department of Planning and Development to represent the map amendment request.

2. [MAP AMENDMENT NO. 2017-011](#) - Carl E. Atchison, Sr. Trust, c/o Carl E. Atchison, Jr., Trustee (Applicant)



Carl E. Atchison, Jr. (Owner)
Department of Planning and Development (Representative)
8273 Zorn Road

Applicant is requesting a map amendment to rezone Lots 19 and 20, Block G and Lots 11 and 12, Block H of Green Towers Subdivision containing 1.09± acres from an S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District designation in order to bring their entire ownership, also being Tracts I and J of Lot 9, and Tracts A and B of Lot 10, Block 5 of Green Towers Subdivision containing 0.98± acre within the A-3 Zone District, into one (1) uniform zone district.

b) **REGULAR ITEMS:**

1. [SPECIAL USE PERMIT NO. 2009-013](#) - Doreen S. Rovegno (Owner)
DECLARATION OF ABANDONMENT 216 East U.S. Highway 50



The Department of Planning and Development is requesting the Pueblo County Planning Commission pursuant to Title 17, LAND USE, Division I. ZONING, Chapter 17.140.070 D. of the Pueblo County Code issue a Declaration of Abandonment of Special Use Permit No. 2009-013 which allowed up to two (2) horses under the land use category of "*Farming or ranching*" in an R-2, Single-Family Residential Zone District due to the use being established but thereafter discontinued for a period of five (5) years or more.

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

SJB