

**AGENDA**  
**PUEBLO COUNTY PLANNING COMMISSION**  
**Commissioners' Chambers, Pueblo County Courthouse**  
**215 West 10<sup>th</sup> Street**  
**December 18, 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 December 18, 2019 Meeting.
3. Approval of November 20, 2019 Minutes.
4. Chairperson's Report:
  - Certificate of Appreciation to Betty Alt, Outgoing PCPC Member.
5. Director's Report:
  - (a) Acceptance of Map Amendments and Planned Unit Developments:
    - [Planned Unit Development No. 2019-002](#), Best Apartments, LLC, c/o Andres Osuna, Managing Member (Owner/Applicant), Henry Design Group, Inc., Attn.: Karen Henry (Representative), Fairfield and Woods, PC, Attn.: Todd G. Messenger, Esq. (Representative), 201 South McCulloch Boulevard, Pueblo West. Applicant requests approval to rezone a 15.61± acre parcel from a B-4, Community Business Zone District to Sun Haven at Pueblo West Planned Unit Development to accommodate a variety of residential and commercial uses very similar to those listed in the existing B-4 Zone District designation and/or adjacent R-1, Single-Family Residential and R-5, Multiple-Residential and Commercial Zone District designations. The PUD application is being submitted in an attempt to remedy the existing violation of the establishment of residential apartments in the former hotel structure as well as provide future development standards for additional commercial and/or residential development as proposed through the revised submittal of Preliminary Plan No. 2019-001. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of 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. 1999-002 2<sup>nd</sup> Amendment](#), GCC Rio Grande, Inc., (Operator/Applicant), State Land Board and GCC Rio Grande, Inc. (Owners), Edwin Olivares, GCC Rio Grande, Inc. (Representative). This is an administrative review for the 2<sup>ND</sup> AMENDMENT to Special Use Permit No. 1999-002 allowing for “natural deposits, extraction, and processing” (mineral extraction and cement manufacturing) in an A-1, Agricultural (minimum 35 acre) Zone District. The 2<sup>ND</sup> AMENDMENT was for Condition 15, which allows for the use of multiple alternative fuels as secondary fuel sources in accordance with Air Quality Construction Permit No. 98PB0893 and to revise the language of Condition 15. Alternative Fuel Types are in three (3) categories: Category 1: Traditional Fuels, Category 2: Categorical Exemptions, and Category 3: Non-Hazardous Secondary Material Alternative Fuels. The list of the Category Alternative Fuel Types is on Page 12 of 35 of the Applicant’s Exhibit A in the application submittal documents. The property contains 6,000± acres and is located approximately 8.7± miles south of Pueblo, east of Interstate 25 and carries a physical address of 3372 Lime Road.



- [Special Use Permit No. 2006-020](#), EWSDI, LLC (Current Owner/Applicant), c/o Steven Turetsky, EWSDI, LLC (Representative). This is an administrative review for a special use permit allowing gravel pits (extraction and processing of natural deposits), a concrete batch plant, and a hot mix (asphalt) plant on two sites, totaling 323± acres, located within an A-1, Agricultural (minimum 35 acre) Zone District. The properties are located south of Highway 96 East, in areas to the east and to the west of 39<sup>th</sup> Lane, north of the Arkansas River for the gravel pit commonly known as the Blue Grass Gravel Pit.



- [Special Use Permit No. 2016-011](#), Scott and Kim Warner (Owners/Applicants), Scott Warner (Representative). This is an administrative review of Special Use Permit No. 2016-011, which permits an equestrian arena, commercial/club; riding academy and stables, specifically for an equine assisted learning/equine assisted psychotherapy use in an A-3, Agricultural (minimum 1 acre) Zone District. The property contains 2.5 acres, is located north of Hillside Road, east of 25<sup>th</sup> Lane, west of 27<sup>th</sup> Lane, and north of Iris Road, and carries a physical address of 25550 Hillside Road in the St. Charles Mesa area.



- [Special Use Permit No. 2017-008](#), Verizon Wireless (Applicant), c/o Colleen Nebel, Black & Veatch Corporation (Representative), Pueblo West Metropolitan District (Owner). This is an administrative review of Special Use Permit No. 2017-008, which permits 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 a 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.



- [Special Use Permit No. 2018-014](#), Spring Spectrum, L.P. (Applicant), Pueblo West Metropolitan District (Owner), J5 Infrastructure, c/o Charmaine Dregalla (Original Representative). This is an administrative review for a special use permit allowing the establishment of an 80-foot monopole type telecommunications tower and related accessory buildings and support facilities on a 288-square foot leased parcel of land in a S-1, Public Use Zone District. The leased parcel is encompassed within the 1.69± acre parcel of land platted on the recorded plat of Pueblo West Tract 148 as an UNSUBDIVIDED BUFFER STRIP north of Block 9, Tract 148. The property is located between Basalt Drive and Bowen Drive just south of the existing water treatment facility.



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) [MRAOVICH PLANNED UNIT DEVELOPMENT NO. 2019-001](#) - George Mraovich (Owner)  
George Mraovich, Jr. (Applicant)  
c/o Cardinal Points Surveying, Inc., Randy Reeves  
(Representative)  
304 Lane 25



Applicant requests approval to rezone a 6.0± acre parcel from an A-2, Agricultural (minimum 5 acre) Zone District to Mraovich Planned Unit Development to accommodate a variety of uses by-right and uses-by-review very similar to those listed in the existing A-2 Zone District designation as well as the inclusion of uses associated with automobile/motor vehicle including sales, repair, body work, etc. The property is located at the NE corner of the intersection of Lane 25 and Colorado State Highway No. 96 East.

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

b) **REGULAR ITEMS:**

- 1) [PLANNED UNIT DEVELOPMENT NO. 2019-002](#) - Best Apartments, LLC, c/o Andres Osuna,  
Managing Member (Owner/Applicant)  
Henry Design Group, Inc., Attn.: Karen Henry  
(Representative)  
Fairfield and Woods, PC, Attn.: Todd G.  
Messenger, Esq. (Representative)  
201 South McCulloch Boulevard, Pueblo West



Applicant requests approval to rezone a 15.61± acre parcel from a B-4, Community Business Zone District to Sun Haven at Pueblo West Planned Unit Development to accommodate a variety of residential and commercial uses very similar to those listed in the existing B-4 Zone District designation and/or adjacent R-1, Single-Family Residential and R-5, Multiple-Residential and Commercial Zone District designations. The PUD application is being submitted in an attempt to remedy the existing violation of the establishment of residential apartments in the former hotel structure as well as provide future development standards for additional commercial and/or residential development as proposed through the revised submittal of Preliminary Plan No. 2019-001. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West.

- 2) [SUN HAVEN AT PUEBLO WEST PRELIMINARY PLAN NO. 2019-001](#) - Best Apartments, LLC  
**REVISED SUBMITTAL**  
c/o Andres Osuna, Managing Member  
(Owner/Applicant)  
Henry Design Group, Inc.,  
Attn.: Karen Henry (Representative)  
Fairfield and Woods, PC,  
Attn.: Todd G. Messenger, Esq. (Representative)  
201 South McCulloch Boulevard, Pueblo West



Applicant requests approval to subdivide a 15.61± acre parcel (Parcel A, Subdivision Exemption No. 86-3) into two (2) Blocks as follows: Block 1 will contain 3.48± acres and Block 2 is proposed at 12.13 acres. The applicant intends to develop the Blocks in three (3) phases: Phase 1 - Block 1 (existing hotel that has been renovated into apartment homes), Phase 2 - Block 2 (restaurant) and Phase 3 - Block 2 (proposed to be sold or self-developed). The property is currently in a B-4, Community Business Zone District but is proposed to be rezoned to Sun Haven at Pueblo West Planned Unit Development No. 2019-

002. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West. The previous proposal was to accommodate five (5) Blocks and one (1) Tract.

*This case was continued from the February 20, 2019, April 17, 2019, June 19, 2019, August 21, 2019, and October 16, 2019 PCPC meetings.*

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

SMS