

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
August 19, 2020
5:30 P.M.

NOTE: The public may provide written comments prior to the meeting by emailing those comments by 5:00 p.m., on Monday, August 17, 2020, to planning@pueblocounty.us. The meeting will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>.

(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 August 19, 2020 Meeting.
3. Approval of July 15, 2020 Regular Meeting and July 15, 2020 Work Session Minutes.
4. Chairperson's Report:
 - (a) Members' Term Dates
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments:
 - [Planned Unit Development No. 2019-002 - Revised Submittal](#), 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. The 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. The associated two (2) lot subdivision of the property under Preliminary Plan No. 2019-001 has been WITHDRAWN. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West.



This item was continued from the December 18, 2019 and March 18, 2020 PCPC meetings.

(b) Correspondence.

(c) Continuances.

- [Road/Alley Vacation No. 2020-001](#), Jacob Hawken (Applicant), Hawk Eye Enterprises, LLC (Owner), Cardinal Points Surveying, Inc. - Randy Reeves (Representative). The applicant is requesting a road/alley vacation to vacate two platted roads (Frontage Road and Mellon Court) as depicted on the recorded plat map of Fountain Sand and Gravel Subdivision, First Filing. The platted roads are currently undeveloped and not maintained by Pueblo County. This vacation, if approved, will incorporate the area of the platted roadway into Lots 1-5 of Fountain and Sand Gravel Subdivision First Filing, which are owned by the applicant who intends to utilize the area of vacation to accommodate future commercial development. The roads are located south of Santa Fe Drive (State Highway 50) between Roselawn Road and San Mateo Street in the Blende area of Pueblo County. The road/alley vacation request is being heard in conjunction with Easement Vacation No. 2020-001.



(d) Withdrawals.

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

(f) Administrative Reviews.

- [Special Use Permit No. 2019-002](#), Vertical Bridge Development, LLC and T-Mobile West, LLC (c/o Matthew Grugan) (Applicant), Powder River Development Services, LLC (c/o Brandon Peterson) (Applicant's Representative), James L. and Barbara A. Ottino (Owners), Vince L. Linden III, Attorney-at-Law, Linden Law Group (Owners' Representative), 330 South Sobrante Drive. A special use permit allowing the establishment of a 60-foot stealth (agricultural silo) type telecommunications tower and related accessory buildings and support facilities on a 2,500 square foot leased parcel of land in an A-1, Agricultural (minimum 35 acre) Zone District. The leased parcel is encompassed within a 10± acre parcel of land located south of El Sobrante Drive between West Aledo Drive and West Saguache Drive as platted within Pueblo West Tracts 307 and 320.



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) [EASEMENT VACATION NO. 2020-001](#) - Jacob Hawken (Applicant)
Hawk Eye Enterprises, LLC (Owner)
Cardinal Points Surveying, Inc. - Randy Reeves
(Representative)



The applicant is requesting the vacation of the 10-foot platted public utility easement located between Lots 1 and 2 of Fountain Sand and Gravel Subdivision, First Filing. The purpose of the request is to incorporate the area of the easement into the two lots and to eventually vacate the common lot line to accommodate future development and combine the two properties. Both lots are designated B-4, Community Business Zone District and are located 510 feet southwest of the intersection of San Mateo Street and Santa Fe Drive/State Highway 50 in the Blende area of Pueblo County. The easement vacation request is being heard in conjunction with Road/Alley Vacation No. 2020-001.

b) **REGULAR ITEMS:**

- 1) [PLANNED UNIT DEVELOPMENT - NO. 2019-002 - REVISED SUBMITTAL](#) 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



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. The associated two (2) lot subdivision of the property under Preliminary Plan No. 2019-001 has been WITHDRAWN. The property is located west of the intersection of McCulloch Boulevard and Abarr Drive in the community of Pueblo West.

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2) [TEXT AMENDMENT NO. 2020-001](#) -



Pueblo County Department of Planning and
Development/PuebloPlex (Applicants)
Matrix Design Group, Inc., c/o Celeste Werner, AICP
(Representative)

Applicants propose a Text Amendment to adopt zoning regulations for inclusion in Title 17 Land Use, Division I. Zoning, Chapter 17.90 PuebloPlex Zone District (P-1) of the Pueblo County Code, to accommodate uses and development of the property consistent with the PuebloPlex Redevelopment Plan for the 15,847 acres of PuebloPlex property.

- 9. Unfinished Business.
- 10. New Business.
- 11. Reports of Committees.
- 12. Adjournment.

MMG