

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
September 13, 2018
PuebloPlex Redevelopment Plan
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. Approve Agenda of September 13, 2018
3. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - [Map Amendment No. 2018-003](#), Pueblo County Department of Planning and Development/PuebloPlex (Applicants), Matrix Design Group, Inc., c/o Celeste Werner, AICP (Representative). The applicants request a map amendment to rezone PuebloPlex property consisting of 15,847 acres from the S-1, Public Use Zone District to the P-1, PuebloPlex Zone District to accommodate the PuebloPlex Redevelopment Plan. PuebloPlex is in negotiations with the Pueblo Chemical Depot to begin the transfer of the 15,847 acres to PuebloPlex.
4. Statement of Hearing Procedures by Chairperson.



5. Hearing of Cases.

a) **REGULAR ITEMS:**

1) [COMPREHENSIVE PLAN - AMENDMENT NO. 2018-001](#)



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

Applicants request an amendment to the 2002 Pueblo Regional Comprehensive Development Plan, most recently amended August 2014, for the PuebloPlex property consisting of 15,847 acres. The property is currently designated as Employment Center-Light Industry Mixed Use. The Comprehensive Plan Amendment is to change the designation of the PuebloPlex property to PuebloPlex to support a mix of industry, commercial and office services, open space, and limited residential uses as identified in the PuebloPlex Redevelopment Plan.

2) [TEXT AMENDMENT NO. 2018-007](#) -



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 regulations in the Pueblo County Code, Title 17 Land Use, Division I. Zoning, Chapter 17.04 General Provisions and Definitions, Section 17.04.040 Definitions to add the definition of "Nuclear Power Plant" and to add a new Chapter 17.90 PUEBLOPLEX DISTRICT (P-1), Section 17.90.020 Uses by Right, Section 17.90.030 Uses by Review, and Section 17.90.031 Appeals. The P-1 Zone District will accommodate the PuebloPlex Redevelopment Plan for the 15,847 acres of PuebloPlex property.

3) [MAP AMENDMENT NO. 2018-003](#) -



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

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6. Adjournment.