

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
Commissioners' Chambers, Pueblo County Courthouse
215 West 10th Street
June 16, 2021
5:30 P.M.

NOTICE REGARDING COVID-19 (Novel Coronavirus): Due to the lifting of capacity restrictions previously imposed by the Governor and State and local health agencies, the Pueblo County Historic Courthouse is open to the public and meetings of the Pueblo County Planning Commission (PCPC). The meeting will be held virtually and in person and may be viewed live on Facebook. Those that wish to address the Commission virtually may request the Zoom link by e-mail to planning@pueblocounty.us. Public Testimony in writing in support of or in opposition to an application, when applicable, must be submitted by e-mail to planning@pueblocounty.us no later than 5:00 p.m., Monday, June 14, 2021.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Accommodations for individuals with sight or hearing impairment may be made by contacting Patsy Cresswell at 583-0500 or TDD at 583-6550.)

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of June 16, 2021 Meeting.
3. Approval of May 19, 2021 Minutes.
4. Chairperson's Report.
5. Director's Report:
 - (a) Acceptance of Map Amendments and Planned Unit Developments.
 - [Map Amendment No. 2021-009](#), on behalf of Walter A. and Charlotte C. Smithour requesting a map amendment to rezone two parcels of land, with lot areas of 1.9± acres and 3.1± acres, from an A-2 Zone District to an A-3 Zone District.



- [Map Amendment No. 2021-010](#), on behalf of Wesley B. Blanton and Elizabeth Aragon-Blanton requesting a map amendment to rezone two (2) parcels of land, a five (5) acre parcel and a 2.5 acre parcel, both from a S-1 Zone District to an A-2 Zone District and to an A-3 Zone District, respectively .



- [Map Amendment No. 2021-011](#), on behalf of Christopher E. Sakos, Jr., c/o Megan Sakos, as Power of Attorney, requesting a map amendment to rezone a 1.08± acre parcel from a S-1 Zone District to an A-3 Zone District.



- (b) Correspondence.
 - (c) Continuances.
 - (d) Withdrawals.
 - (e) Board of County Commissioners' Action.
 - (f) Administrative Reviews.
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. 2021-009](#) - Walter A. and Charlotte C. Smithour
(Owners/Applicants)
154 34th Lane



The Owners/Applicants request a map amendment to rezone two parcels of land, with lot areas of 1.9± acres and 3.1± acres, from an A-2, Agricultural (minimum 5 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District in order to apply a conforming zone district designation to recognize the existing lot areas of the two properties. The two properties are adjacent and are located on the east side of 34th Lane, approximately 750 feet south of its intersection with State Highway 96 East.

- 2) [MAP AMENDMENT NO. 2021-010](#) - Wesley B. Blanton and Elizabeth Aragon-Blanton (Owners/Applicants)
c/o Pueblo County Department of Planning and Development (Representative)
8266 Kinnikinic Avenue



The owners/applicants are requesting a map amendment to rezone two (2) parcels of land, a five (5) acre parcel and a 2.5 acre parcel, both from a S-1, Public Use Zone District to an A-2, Agricultural (minimum 5 acre) Zone District for the five (5) acre parcel and to an A-3, Agricultural (minimum 1 acre) Zone District for the 2.5 acre parcel. The intent of the map amendment request is to recognize the properties' private ownership, existing residential use, and size. The properties are located on the south side of Kinnikinic Avenue between Bluebelle Drive and Singer Lane in the Rye area.

- 3) [MAP AMENDMENT NO. 2021-011](#) - Christopher E. Sakos, Jr. (Owner/Applicant)
c/o Megan Sakos, as Power of Attorney
Pueblo County Department of Planning and Development (Representative)
10229 Singer Lane



The owner/applicant is requesting a map amendment to rezone a 1.08± acre parcel from a S-1, Public Use Zone District to an A-3, Agricultural (minimum 1 acre) Zone District. The intent of the map amendment request is to recognize the property's private ownership, existing residential use, and size. The property is located at the southwest corner of the intersection of Singer Lane and Greentower Lane in the Rye area.

- 4) [SPECIAL USE PERMIT NO. 2021-005](#) - Jacob Hawken (Applicant)
Hawk Eye Enterprises, LLC (Owner)
Cardinal Points Surveying, Inc. (Representative)
Santa Fe Drive



The applicant requests a special use permit to allow a mini-warehouse in a B-4, Community Business Zone District. The facility will contain four (4) self-storage buildings with two (2) buildings being constructed in the initial phase and two (2) additional buildings planned to be constructed in a second phase. The property contains 7.1± acres and is located on the south side Santa Fe Drive (U.S. Highway 50 East) west of its intersection with San Mateo Street in the Blende area of Pueblo County.

- 5) [ROAD/ALLEY VACATION NO. 2021-001](#) - Drop Tine Construction, LLC, c/o Dustin Jones (Applicant)
Edward-James Surveying, Inc.
c/o Randel R. Nelson, PLS (Representative)
Rawhide Drive in Tract 401, Pueblo West



The applicant is requesting to vacate a 60-foot platted but unimproved roadway (Rawhide Drive) located between Blocks 1 and 2, Tract 401, Pueblo West. The vacation, if approved, will incorporate the area of the vacated roadways into the adjacent properties: Lot 46, Block 1, Tract 401; Lot 1, Block 2, Tract 401 and the two (2) adjacent buffer strip parcels as platted within Tract 401. The roadway is located on the south side of East Farley Avenue between East Kathy Lane and North Picketwire Lane in the northeasterly portion of Pueblo West.

- 6) [SPECIAL USE PERMIT NO. 2021-006](#) - Savannah A. Martinez (Applicant)
Joseph S. Gonzales, Jr. (Owner)
30643 Barnett Road



The applicant requests a special use permit to allow farming or ranching, specifically the keeping of four (4) Nigerian Dwarf goats, in an R-2, Single-Family Residential Zone District. The property contains 0.48± acre and is located on the north side of Barnett Road, approximately 900 feet west of its intersection with Baxter Road in the Baxter area.

b) **REGULAR ITEMS:**

None.

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
 - Comprehensive Plan Update - Carmen Howard
11. Adjournment.

SMS