AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS’ CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
WEDNESDAY, MARCH 16, 2022
5:30 P.M.

NOTICE: Those that wish to attend virtually may request the Zoom link by e-mail to planning@pueblocounty.us or in person must register through Pueblo County’s Website by filling out the form under Meetings and Appointments at http://county.pueblo.org. The hearing will be streamed live on the County’s Facebook Page https://www.facebook.com/PuebloCounty/; however, public comments will not be accepted from the Facebook page.

(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 March 16, 2022 Meeting.

3. Approval of February 16, 2022 Meeting Minutes.


5. Director’s Report:

   (a) Acceptance of Map Amendments and Planned Unit Developments:

      • Map Amendment No. 2022-002 on behalf of Pueblo West Metropolitan District and Renaldo and Lori Gutierrez requesting a map amendment to rezone a 0.45-acre portion of 11.55-acre parcel of land (Parcel C of Tract 244, Pueblo West) from a S-1 to an A-3 Zone District. The map amendment request has been submitted in conjunction with Lot Line Rearrangement No. 2022-002.

   (b) Correspondence.

   (c) Continuances:

      • Harvest Moon Subdivision, 2nd Filing Preliminary Plan No. 2021-004, Joseph P. Costanza and Frank J. Molinaro, Jr. (Owners/Applicants), Mangini & Associates, Inc. (Representative). The owners/applicants request preliminary plan approval to subdivide an 8.84± acre parcel into eight (8) lots, varying between 1.0± acres and 1.21± acres in size, within an A-3, Agricultural (minimum 1 acre) Zone District. The lots are proposed to be accessed via two (2) forty (40) foot private ingress-egress and public utility easements (tentatively named Costanza Court for Lots 1-4 and Molinaro Lane for Lots 5-8). The property is located at the west side of Lane 27 between Iris Road and County Farm Road in the St. Charles Mesa area.

        This item was continued from the January 19, 2022 Planning Commission meeting. The applicant has requested a continuance to the April 20, 2022 Planning Commission meeting.
• **CH Subdivision Final Plat No. 2022-001**, Connie L. Harris (Applicant/Owner), NorthStar Engineering & Surveying, Inc., c/o Jim Pioreschi, Project Manager (Representative). The owner/applicant requests final plat approval to subdivide 79.43± acres into six (6) lots as follows: Lot 1 will contain 24.90± acres, Lots 2-5 are proposed with lot areas of 10.28± acres each, and Lot 6 is proposed to contain 10.72± acres. A thirty (30) foot road right-of-way dedication for both Lane 59 and Elderberry Road (containing 2.39 acres) is also proposed. The property is located at the northwest corner of the intersection of Lane 59 and Elderberry Road in Eastern Pueblo County.

*The applicant has requested a continuance to the April 20, 2022 Planning Commission meeting.*

(d) Withdrawals.

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

(f) Administrative Reviews:

• **Special Use Permit No. 2007-006**, Stonewall Springs Quarry, LLC (Owner/Applicant), 42500 East State Highway 96. This is an administrative review of a special use permit, which allows natural deposits extraction and processing, a hot mix asphalt plant, stockpiling, crusher and screening plant, concrete batch plant, scale houses, and an office on a 1,030± acre parcel. The application includes a proposal to reclaim 783± surface acres to water storage reservoirs. The site is within an A-1, Agricultural (minimum 35 acre) Zone District and is east and west of Nyberg Road, south of Highway 96 East at the intersection of Highway 96 East and Nyberg Road. The gravel pit was named Stonewall Springs Quarry Gravel Pit.

• **Special Use Permit No. 2017-008**, Verizon Wireless (Applicant), c/o Maureen Shannon Lopez, Engineer III REG/RE Specialist, Real Estate, Verizon Wireless (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.


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. 2022-002**

Pueblo West Metropolitan District and Renaldo and Lori Gutierrez (Applicants/Owners) Amella Surveying, Inc., c/o Gary Amella (Representative)
A portion of Parcel C, Tract 244, Pueblo West along East McCulloch Boulevard

The applicants/owners request a map amendment to rezone a 0.45-acre portion of 11.55-acre parcel of land (Parcel C of Tract 244, Pueblo West) from S-1, Public Use Zone District to A-3, Agricultural (minimum 1 acre) Zone District. The map amendment request has been submitted in conjunction with Lot Line Rearrangement No. 2022-002, which proposes the reconfiguration of the subject property and the property to the east (Lot 13, Block 1, Tract 244, Pueblo West) which would “square-off” proposed Parcel B of Lot Line Rearrangement No. 2022-002 and apply a conforming zone district designation to the new parcel. The parcels are located north of East McCulloch Boulevard and west of North Longmont Drive in the Pueblo West community.

b) **REGULAR ITEMS.**

None

8. Unfinished Business.


10. Reports of Committees.

11. Adjournment.

MMG