## WORK SESSION AGENDA PUEBLO COUNTY PLANNING COMMISSION COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE 215 WEST 10<sup>TH</sup> STREET AUGUST 16, 2023 5:00 P.M.

**NOTICE:** The hearing will be streamed live on the County's Facebook Page <u>https://www.facebook.com/PuebloCounty/;</u> however, public comments will not be accepted from the Facebook page.

- 1. Roll Call and Declaration of Quorum.
- 2. Discussion:
  - Upcoming Code Amendment Relating to Flexibility in Dimensional Standards to the <u>Pueblo County Code</u>.
- 3. Adjournment.

#### AGENDA

# PUEBLO COUNTY PLANNING COMMISSION COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE 215 WEST 10<sup>TH</sup> STREET AUGUST 16, 2023

#### 5:30 P.M.

**NOTICE:** The hearing will be streamed live on the County's Facebook Page <u>https://www.facebook.com/PuebloCounty/;</u> however, public comments will not be accepted from the Facebook page.

- 1. Roll Call and Declaration of Quorum.
- 2. Approve Agenda of August 16, 2023 Meeting.
- 3. Approval of May 17, 2023 Minutes.
- 4. Chairperson's Report.
- 5. Director's Report:

(a) Acceptance of Map Amendments:

 <u>MAP AMENDMENT MA-23-6</u> (aka MA 2023-005)
Martino Leone, HB&A (Applicant/Representative) Pueblo West Metropolitan District (Owner) c/o Christian Heyn, Interim District Manager 1600 West Industry Drive

Applicant, with the owner's consent, requests a map amendment to rezone two lots with a total area of 2.25 acres from a B-1, Neighborhood Business to S-1, Public Use Zone District.

 <u>MAP AMENDMENT MA-23-8</u> (aka MA 2023-006)
Todd J. and Sandra K. Emerson (Owners/Applicants) Edward Fisher, Edward-James Surveying, Inc (Representative) 703 23<sup>rd</sup> Lane

The Owners/Applicants are requesting a map amendment to rezone 0.157± acre portion of a parcel of land from a split zone district designation of A-2, Agricultural and A-4, Agricultural to an A-4, Agricultural Zone District.

- (b) Correspondence.
- (c) Administrative Reviews:
  - Special Use Permit No. 596 (also known as SUP 1986-020 for filing purposes only), Colorado Water Protective and Development Association, c/o Kent Ricken, General Manager, and TXI Operations (Owners), Continental Materials Corporation, c/o Noah Mineo and Phillip Courtney, Land Manager (Applicants/Representatives). This is an administrative review for a special use permit which allows sand and gravel extraction with associated

processing operations, portable batch plant specifically utilized for overflow business and emergency situations as needed, concrete batch plant, office facility, tool and supply area, steel fabrication area, outside yard storage, drivers' room, laboratory testing facility and aggregate sales operation in the A-2, Agricultural (minimum 5 acre) Zone District. The special use permit area contains 1,314.99± acres and encompasses Valco's property commencing from Townsend Drive and extending to 36<sup>th</sup> Lane.

- 6. Statement of Hearing Procedures by Chairperson.
- 7. Hearing of Cases.

#### a) **CONSENT ITEMS**:

The <u>Consent Agenda</u> 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. If any member of the Commission or a member of the audience wants to remove an item from the <u>Consent Agenda</u> to facilitate an individual, full public hearing regarding that item, they must request the item be removed following the summary presentation of the Consent items. The item will be placed at the end of the <u>Regular Agenda</u>. The Commission will take action regarding the remaining items on the <u>Consent Agenda</u> in the form of a single vote.

1) <u>MAP AMENDMENT MA-23-6</u> (aka MA 2023-005) (aka MA 2023-005) Martino Leone, HB&A (Applicant/Representative) Pueblo West Metropolitan District (Owner) c/o Christian Heyn, Interim District Manager 1600 West Industry Drive

Applicant, with the owner's consent, requests a map amendment to rezone two lots with a total area of 2.25 acres from a B-1, Neighborhood Business Zone District, to S-1, Public Use Zone District, in order to apply a conforming zone district which allows the establishment of a fire station for the Pueblo West Fire District. The property is located at the southwest corner of the intersection of West Industry Drive and South McCulloch Boulevard West in the west portion of the Pueblo West Metropolitan District.

 2) <u>MAP AMENDMENT MA-23-8</u> (aka MA 2023-006)
Todd J. and Sandra K. Emerson (Owners/Applicants) Edward Fisher, Edward-James Surveying, Inc (Representative) 703 23<sup>rd</sup> Lane

The Owners/Applicants are requesting a map amendment to rezone 0.157± acre portion of a parcel of land from a split zone district designation of A-2, Agricultural (minimum 5 acre) Zone District and A-4, Agricultural (minimum ½ acre) Zone District to an A-4 Zone District in order to apply a conforming zone district designation to the parcel.

3) <u>MAP AMENDMENT MA-23-1</u> (aka MA 2023-001) Constance J. Miketa (Owner/Applicant) c/o Jon Leverington, Leverington & Associates (Representative) 32749 South Road

The Owner/Applicant requests a map amendment to rezone three (3) lots proposed to be created through Miketa Subdivision from an A-1, Agricultural (minimum 35 acre) Zone District to an A-3, Agricultural (minimum 1 acre) Zone District for Lot 1 ( $1.0\pm$  acre) and to an A-2, Agricultural (minimum 5 acre) Zone District for Lots 2 and 3, containing  $5.0\pm$  acres and  $31.0\pm$  acres respectively. The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area.

4)	PRELIMINARY PLAN PREL-23-1	Constance J. Miketa (Owner/Applicant)
,	(aka MIKETA SUBDIVISION	c/o Jon Leverington, Leverington & Associates
	PRELIM 2023-001)	(Representative)
		32749 South Road

The Owner/Applicant requests preliminary plan approval to subdivide 37.0± acres into three (3) lots, containing 1.0± acres (proposed Lot 1), 5.0± acres (proposed Lot 2) and 31.0± acres (proposed Lot 3). A ten (10) foot road right-of-way dedication for Lane 33 (containing 0.29± acre) and a twenty (20) foot road right-of-way dedication for South Road (containing 0.49± acre) are also proposed. The preliminary plan request is being heard in conjunction with Map Amendment MA-23-1 (aka MA 2023-001). The property is located at the NW corner of the intersection of Lane 33 and South Road in the Vineland area.

\* Map Amendment MA-23-1 (aka MA 2023-001) and Preliminary Plan PREL-23-1 (aka PRELIM 2023-001) were originally scheduled before the Pueblo County Planning Commission at its May 17, 2023 public meeting but was continued at the applicant's representative's request to allow additional time to address outstanding issues associated with the drainage report and other supporting documents.

### b) **<u>REGULAR ITEMS</u>**:

1) <u>SPECIAL USE PERMIT SUP-23-5</u> (aka SUP 2023-005) Christopher Alan & Shawna Lea Cash (Owners/Applicants) 5741 Housman Avenue

Applicant requests a special use permit to allow a recreational vehicle park in an A-2, Agricultural (minimum 5 acre) Zone District. The property contains 9.67 acres and is located on the northwest corner of Housman Avenue and Robert Lane in south-central Pueblo County, less than 1,000 feet east of Interstate 25.

- 8. Unfinished Business.
- 9. New Business.
  - Appointment of a Pueblo County Planning Commission representative to the PACOG Transportation Advisory Commission (TAC) as a member of the Citizen's Advisory Committee
- 10. Reports of Committees.
- 11. Public Comments (limited to 3 minutes per speaker, total of 7 speakers)

PCPC AGENDA August 16, 2023 Page 4

#### 12. Adjournment.

(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 Brandon Mathews at 583-6548 or TDD at 583-6550.)