

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA

APRIL 1, 2014 AT 4:00 P.M.

FREMONT COUNTY ADMINISTRATION BUILDING

COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

*The Planning Commission requests that everyone in attendance please turn off all cell phones for the duration of the meeting.*

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

- a. February 4, 2014 Planning Commission Meeting

5. **UNFINISHED BUSINESS**

NONE

6. **NEW BUSINESS**

a. **REQUEST: ZC 14-001 CROSSROADS BUSINESS CENTER ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Living Zone District to Business Zone District, Department file #ZC 14-001 Crossroads Business Center Zone Change**, by WHP Crossroads, LLC (William H. Peetz), for his property which is *located on the east side of Colorado State Highway 115, approximately 1/2 mile south of the intersection of U.S. Highway 50 and Colorado State Highway 115, in the Beaver Park Area [13760 CSH #115, Penrose, CO]*. The proposed zone change is to allow a restaurant and event center (*similar use to an Auditorium or Recreation and Outdoor Amusements or Amusement Facility*). The property was previously issued Special Review Use Permits (SRU 00-01 McDowell Sports Club) which allowed a restaurant and rodeo ground and SRU 08-001 which also allowed a veterinary premises (*permitted use in the AL Zone District*), a future residence (*permitted use in the AL Zone District*) and overnight parking for event participants (*self-contained units only*). The property is zoned Agricultural Living and contains 41.42 acres.

**REPRESENTATIVE:** *Angela Bellantoni, Environmental Alternatives, Inc.*

b. **REQUEST: AMENDMENT TO FREMONT COUNTY ZONING RESOLUTION**

Request approval of a proposed amendment to the Fremont County Zoning Resolution regarding Special Review Uses for Towers, the deletion of the Performance Standards in the Airport Zone District, and General Requirements for Off-Street Parking including the number of parking spaces required based on the use, requirements for individuals with disabilities spaces, and dimensional requirements for all spaces.

**REPRESENTATIVE:**      *Department of Planning and Zoning*

7. **ADJOURNMENT**

8. **MASTER PLAN WORKSHOP**

Continue with review of the Master Plan (*if time allows*)