



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
October 4, 2021**

**MINUTES  
WORK SESSION – 5:30pm**

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1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on October 4, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to land use code updates and landscape and irrigation standards updates.

Commissioners discussed the proposed waterwise rain sensors, the potential costs and how regulations for the sensors would work. It was discussed that the proposed draft language could serve as a suggestion not a requirement. Discussion was primarily related to residential land uses, but it was discussed that it could be fine for commercial.

Cody Bird, Planning Director and Jennifer Gardner, Logan Simpson introduced a proposed new outline for the land use code, draft descriptions for general code provisions, and a draft of land use application procedures.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
October 4, 2021**

**MINUTES  
REGULAR MEETING – 6:30pm**

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2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on October 4, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Troy Hamman  
Linda Knaack  
Barry Friedrichs

Absent:

Town Staff Present: Cody Bird, Planning Director  
Liz Young Winne, Planner II  
Patty Lundy, Development Coordinator

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

Christine Gaiter said that she had submitted a question in the forum and was wondering if it was received.

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of September 13, 2021

Moved by Commissioner Hamman, seconded by Commissioner Whitehouse to approve the minutes as presented.

Motion passed 7-0.

7. NEW BUSINESS

A. Site Plan Review – Lot 6 & 7, Meridian First Subdivision – Multi-tenant, mixed use

Liz Young Winne, Planner II introduced the staff report. The applicant is seeking approval for a site plan for a multi-tenant commercial building in the Meridian First Subdivision generally located north of HWY 1/Cleveland Ave. and west of Wellington Blvd. The property is 1.67 acres (72,786

square feet). The property is zoned C3 - Highway Commercial and the building is intended to be mixed use. The applicant has not yet identified tenants for the development. Generally, the development is proposed to consist of 4,000 square feet of restaurant; 5,100 square feet of retail; and 5,065 square feet of office space (total square feet = 14,165). The square footage of the uses impacts the calculations for minimum required parking spaces. The applicant is proposing to restrict the tenant uses to the number of available parking spaces proposed. The subdivision has private drives connecting at Wellington Blvd. (2 locations) and at Saratoga St. The private drives were constructed along with the subdivision infrastructure and are in place to serve the site. Staff, the applicant, and the applicant's design agents held a conceptual review meeting and had a number of communications discussing site design. The applicant has addressed many of staff's comments and suggestions and reflected changes in the site plan presented.

Fouad Faour with Wellington Business Court LLC and his agent Rob Molloy with Planscapes shared the applicant's considerations regarding the site plan review and some of staff's comments.

Chairman McCaffrey opened the public hearing for comments to which there was none.

After hearing comments from the applicant and discussing the proposed site plans, the Planning Commission provided general guidance on several topics and requested additional clarifications on other items. It was agreed that the applicant was willing to make some changes and resubmit the plans for additional Planning Commission consideration at the November 1, 2021 meeting.

Commissioner Whitehouse moved to table the site plan review for Lot 6 & 7, Meridian First Subdivision to November 1, 2021 to be held the Wilson Leeper Center, 3800 Wilson Avenue at 6:30pm. Commissioner Kinney seconded.

Motion passed 7-0.

8. ANNOUNCEMENTS

None

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:37 PM.

Approved this 1 day of November, 2021



Recording Secretary