

executive director of the Colorado Municipal League, will address the board on "Issues Facing Cities and Towns in Colorado in 2013."

The meeting adjourned at 7:04 p.m.

The next meeting will be held at 6:30 p.m. Feb. 4 at Town

Hall, 645 Beacon Lite Road. Meetings are normally held on the first and third Monday of the month. Information:

884-8017 or <http://www.townofmonument.net/>.
Jim Kendrick can be reached at jimkendrick@ocn.me.

Monument Planning Commission, Jan. 9

Sundance Studio expansion approved

By Jim Kendrick

On Jan. 9, the Monument Planning Commission approved Major Amendment 1 to the final commercial planned development site plan for the Sundance Studio. Some Monument citizens who reside near the dance and gymnastics studio (<http://thesundancestudio.com/>) expressed concerns about the density of on-street public parking on Cipriani Loop becoming worse due to more parents dropping off and picking up their children. Chairman Ed Delaney's absence was excused.

Recently appointed Alternate Commissioner Melissa Wood attended this meeting but was not eligible to take Delaney's place due to a change in the Planning Commission's bylaws in 2007. Prior to that change, alternate planning commissioners could participate and vote in any Planning Commission meeting when filling in for an absent commissioner.

Studio expansion approved

Director of Development Services Tom Kassawara briefed the commissioners on the proposed 4,052-square-foot addition to the existing studio building at 1450 Cipriani Loop and the increased number of parking spaces in the studio's parking lot. Kassawara reviewed three issues that had been raised regarding this application:

- Additional traffic generation for this use is minimal—the applicant's traffic report concludes that there will be no apparent safety issues and the findings of this study were confirmed by the town's consultant traffic engineer.
- The architecture for the new addition closely resembles the existing facility.
- Three new parking spaces are being added on the existing parking lot to meet the town code parking requirement.

Some of the other review comments Kassawara presented to the commission were:

- The proposal fits within the context of the master-planned commercial district zoning of the Valley Vista Estates subdivision and the infrastructure in the surrounding area.
- The expansion is on the north side of the building.
- The visibility of the building to the Monument Villas multifamily residential community to the south will not change significantly.
- The north side of the addition is screened by the veterinary clinic.
- The west side of the addition is screened by the Mountain States Telephone and Telegraph Co. facility.
- The Tri-Lakes/Monument Fire Protection District fire marshal had no comments on circulation of traffic.
- No new landscaping is required.

Kassawara also gave a point-by-point analysis of how the proposed addition meets all town review criteria. He proposed one standard condition of approval: Any necessary technical corrections shall be made by the applicant and approved by staff. He said no technical corrections were required at this time.

Consultant architect George Cruz represented landowners Steve and Cathy Clowes. Cruz noted that three additional parking spaces would be created by resealing and restriping the existing studio parking lot. Parking spaces would be changed to the standard town code size of 9 feet by 18 feet. The off-street total on the property would be 66 spaces. Previously some parking spaces were oversized, 10 feet wide or more. A turn-around, stop sign, and stop bar were added to the lot as well.

Cruz also noted that a substantial part of the new floor space would be for several trampoline pits, and the maximum occupancy for this addition is 80 people.

Public comments

Some of the comments made by citizens during the open portion of the public hearing were:

- The current after-school changes of class in the studio result in substantial congestion on Cipriani Loop and in the northbound left-turn lane on Knollwood Drive at the Highway 105 traffic signal.
- The painted solid stripe separating the two Highway 105 westbound lanes is too long, causing southbound Knollwood drivers—particularly Monument Academy parents—to not want to make a "right on red" turn onto the highway when westbound Highway 105 traffic has the green light. Heavy rush hour "through traffic" in the center lane of 105 prevents vehicles in the right acceleration lane from easily pulling over into the left through lane at the west end of the solid stripe soon enough to be able to safely turn left onto Jackson Creek Parkway from the protected left-turn lane at the next intersection.
- Southbound Knollwood vehicles from the north side of this intersection that are turning west on Highway 105 swing wide directly into the left lane to avoid



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