

November 2, 2018

Dear Property Owner,

Notice is hereby given that a Neighborhood Meeting will be held to consider an application for Hobnob Pet Care at 501 E. County Line Road. You are being notified because your property is located within 700 feet of the subject property. If you would like to discuss details of the project please attend the meeting.

Type of Application:	Amendment to the Planned Development, and a Conditional Use / Site Development Plan
Property Address:	501 E. County Line Road
Applicant:	Hobnob Pet Care
Property Owner:	Steve Morris and Kari Shohet
Project Description:	Small addition to the existing building, exterior modifications for the addition, changing paint colors, and adding exterior fenced dog play yards
Case Number:	CPT18-0162
Date and Time of Neighborhood Meeting:	November 15, 2018 at 6:00 p.m.
Location:	Centennial Covenant Church 401 W. Mineral Ave, Littleton CO 80120

If you have any questions regarding the proposed project, please contact Steve Brown at 303-451-1113.

Sincerely,
Steve Brown
Senior Project Manager
Near Design and Planning, Inc.
303-451-1113

Carol Fay

Lynn Ingoi 659 E. Phillips Dr. South

Lori Cazier 8265 S. Logan Ct.

**Hobnob Neighborhood Meeting
November 15, 2018 – 6:00 PM
Centennial Covenant Church
401 W. Mineral Ave., Littleton CO 80120**

There were about four neighbors attending the meeting. A mounted site plan was displayed depicting the existing 501 E. County Line building, the addition proposed for the building, and the proposed fenced in outdoor dog play area.

There was ample time to discuss the Hobnob business model and answer questions. The Hobnob services were discussed including dog daycare, boarding, the indoor swimming pool, the three self-serve dog wash stations, and the retail area in the lobby with quality dog food, treats, leashes, collars, beds, and other related items.

We discussed our on-going cleaning procedures and our high sanitary standards. We also discussed operational hours. Normal hours are 6:30 AM to 7:00 PM seven days a week. Our busy customer hours are usually 6:30 to 9:00 for morning drop-offs and 5:00 to 7:00 for evening pick-ups. These customers are usually in and out in less than ten minutes. The rest of the day is a rather quiet time. The building is locked and alarmed at closing and all dogs are placed into their individual rooms. No employees are present overnight.

After the discussion, our impression was that everyone thought our business would be a good addition to the neighborhood.

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Michael Sutherland](#); [Ryan Thompson](#)
Subject: [EXTERNAL]Re: [EXTERNAL]Question on the Highland Square Oakbrook Shopping Center
Date: Thursday, December 5, 2019 5:24:29 PM
Attachments: [image001.png](#)

Thank you for your response.

On Thu, Dec 5, 2019 at 1:41 PM Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org> wrote:

Dear Ms. Shelton-Bulter,

Happy December, to you, too!

Thank you for reaching out regarding the new animal hospital that's under construction. And yes, you're absolutely correct that we should be considering the combined impact of the animal hospital with the possible doggy daycare.

In previous months I've had several discussions with fellow staff folk who had some background knowledge/experience with that animal hospital and it's application. We are reviewing the current rezoning assuming that the "conditions present" include an operational animal hospital.

Regards,

Elizabeth Kay Marchetti, AICP

Senior Planner

Community Development

[2255 West Berry Avenue](#)

[Littleton, Colorado 80120](#)

303.795.3744

ekaymarchetti@littletongov.org



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

From: Sheri Shelton <sheriloushelton@gmail.com>
Sent: Wednesday, December 4, 2019 10:29 AM
To: Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>; Ryan Thompson <rmthompson@littletongov.org>; Michael Sutherland <msitherland@littletongov.org>
Subject: [EXTERNAL]Question on the Highland Square Oakbrook Shopping Center

Happy December to you all,

I hope that you all are doing well and are expecting a relaxing holiday.

While I've been regularly visiting the City of Littleton Development Activity site, to stay updated as to the pending application for Hob Nob Dog Day Care, I've been watching the CVS Veterinary Clinic being built in the same shopping center.

Everyday I drive by the construction, I remind myself to look into that application to see what exactly is going to go on inside that building. Today, I finally got the chance to research the CVS application. Wow, is that project big! Nice but big. Case#CPT 17-0077 or SPD 18-0008

I respectfully wanted to bring the application to the staff's attention once again. And to Elizabeth's attention directly, as the Senior Planner. I am reminded that Elizabeth had just started in the capacity as a Senior Planner for the City of Littleton earlier this year and may not have seen the depth of the project. I do think its worthy of considering this business model, its traffic and its environmental impact when considering the Hob Nob Day Care application.

I appreciate your time and dedication to the City of Littleton and the Oakbrook neighborhood.

Happy Holidays~

Sheri Shelton-Butler

Design First Kitchen and Bath

www.DesignFirstKitchenandBath.com

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970-389-1073

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--

Be One with Joy ~
Sheri Shelton~Butler
Design First Denver, LLC
Sent from my cellphone

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From: [logan kinney](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Ryan Thompson](#)
Subject: 3 Margaritas
Date: Wednesday, July 31, 2019 11:05:26 AM

To whom it may concern,

I have just been made aware that a developer is trying to re-zone the 3 Margaritas location in the Oakbrook Shopping Center to accommodate a large doggy day care facility. As someone who lives in the OakBrook neighborhood, I am not thrilled with this idea. I am a little fearful of how this might affect my property values, and the noise level that 70 barking dogs could generate. I am all for new development and re-development, but this could create a nuisance to our neighborhood, and I currently opposed this re-zoning for this particular development.

Thank you for your consideration,
Logan Kinney
703 E Nova Ave
Littleton, CO 80122

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
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Senior Planner

Community Development

[2255 West Berry Avenue](#)

[Littleton, Colorado 80120](#)

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Sheri Shelton-Butler

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Be One with Joy ~
Sheri Shelton~Butler
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Sent from my cellphone

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Thank you for your consideration,
Logan Kinney
703 E Nova Ave
Littleton, CO 80122

From: [Amy Fielding](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Concern for zoning change proposal
Date: Wednesday, July 31, 2019 10:12:15 PM

[Ms. Marchetti,](#)

Good evening. I am writing to express concern about the proposed zoning change to the existing Tres Margaritas building. I love our Oakbrook neighborhood and would not want an unconditional zoning change to change the aesthetic or noise level of the neighborhood.

Thanks,
Amy Fielding

[Sent from Yahoo Mail for iPhone](#)

From: [Jeremy Manning](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#); [Carol Fey](#)
Subject: Concern regarding APD19-0001 PLANNED DEV AMND
Date: Thursday, July 25, 2019 8:49:24 PM

Hello,

My name is Jeremy Manning and I live in the Oakbrook neighborhood near the intersection of E Phillips Ave and E Phillips Ct. It has come to my attention just recently that there is a proposal to replace the 3 Margaritas Littleton at 501 E County Line Rd with a "dog hotel and spa facility" business called Hobnob Dog Daycare & Hotel. I found the City of Littleton - Development Activity List and reviewed the documents associated with the proposed business plan and requested amendment to the Highland Square Oakbrook Commercial Center PD.

I have significant concerns about this proposed usage as I don't believe it fits with the current land use in the surrounding area, specifically how close it is to a residential neighborhood. The proposed business is more typically located in industrial areas, not commercial shopping centers, which is why the current zoning does not allow for their proposal as the applicant stated in their letter of intent, "Current zoning for 501 E. County Line restricts outdoor usage other than for parking". I believe that the current zoning is appropriate and should not be changed to allow this business, or any similar ones, to operate in the proposed location because it was not designed and developed for said purposes.

The reason for my concerns and objections to the proposal are related to noise, smell and changing the zoning to be much less restrictive than what is currently allowed which could allow even less conducive businesses to move into that area in the future impacting my neighborhoods quality of life and property values. I cannot find specific information about the current & proposed zoning classifications (PDC-B2, B2-Unconditional) and am requesting you provide detailed information about the zoning change on the city website as the zoning change could be significant as the "devil is in the details". I'm in IT but have worked in city/county government for almost 20 years including supporting a regional planning commission in Kentucky and am currently an Arapahoe County employee and support our planning and zoning departments so am fairly versed in these types of applications and the complications surrounding them. I also know that this is our only shot at protecting our property values and quality of life because once a zoning is changed to be less restrictive it is virtually impossible to change it to be more restrictive.

In reviewing the applicants documents and the outside referral letter provided by Tri-County Health Department they specifically call out concerns about Kennel Wastes and Loud Noise issues and commend the applicant for considering the noise levels but there is nothing stated by the applicant on mitigating the smell associated with a business housing 70 dogs. I have a neighbor that doesn't pick up his dog waste in his own yard with just 2 dogs and on hot days it

smells terrible. I can't imagine what a kennel of that size will produce and they will be using industrial fans to vent it to the outdoors so I'm sure our neighborhood will smell it, especially in the right wind conditions (think of Greeley) . Is there any proposal on how to mitigate that concern? Are there any enforceable regulations regarding smell and noise for a business such as this? What recourse do I and my neighbors have if the business owner does not operate in a professional manner and the noise and smell concerns get out of hand? None of these types of questions are addressed in the applicant's proposal that I can find.

Tri-County Health Department's letter states "Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents). We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed." Has the applicant provided a Waste Management Plan to TCHD yet?

Before getting too far into the particulars of this specific proposed business I would like more information on the current zoning permitted land uses and restrictions as well as the differences between it and the proposed zoning. The zoning change is far more concerning to me than this specific business, which is very concerning to me, because of the long term impact it could have on my neighborhood and the surrounding community.

I look forward to your reply and consideration of my concerns for this project.

Sincerely,
Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

From: [Paul Malinowski](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#); [Carol Fey](#)
Subject: Dog Day Care rezoning
Date: Monday, July 29, 2019 5:22:02 PM

Hello. We live approximately five houses down from the proposed new dog day care location. I understand it is subject to a rezoning hearing. I'd appreciate if you could let me know when that will be (if you have a date set). My initial reaction is unfavorable but I'm open to learning more about it and if they can mitigate concerns.

Thank you in advance for your help.

Paul Malinowski
8085 S Logan Dr, Littleton, CO 80122

From: [Patrick Fitzgerald](#)
To: [Elizabeth Kay Marchetti](#); sheriloushelton@gmail.com
Subject: Dog Kennel Business
Date: Wednesday, July 31, 2019 9:06:36 AM

As a point of information relative to the proposed dog daycare in Oakbrook Shopping Center, I offer my experience with a kennel proximate to my residence. I live at 10144 E Jewell Ave, Aurora. The kennel is Broadview Kennels at 2155 S Havana. The kennel has outdoor runs for all the dogs. The straight line distance from my front door to the nearest corner of the kennels is 1400 (one thousand four hundred)feet. Along that line, providing sound deflection and attenuation, are two story buildings comprising 60 residences.

There are many times, when the local atmospheric conditions and wind are right, that I can hear the chaotic barking which is constantly being produced at that location 1400 feet away. At Oakbrook, the straight-line distance from the proposed facility to the nearest residential properties on Phillips Drive S is only 100 ft. To the homes, it is only 200 ft, with nothing in between to affect the sound.
Patrick Fitzgerald

From: [Michael Sutherland](#)
To: [Elizabeth Kay Marchetti](#)
Subject: FW: Hob Nob Dog Day Carr
Date: Tuesday, January 14, 2020 8:29:01 AM

Another.

From: Jason Reynolds <jreynolds@littletongov.org>
Sent: Monday, January 13, 2020 7:59 PM
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: Fw: Hob Nob Dog Day Carr

From: Harriette <harriettew@comcast.net>
Sent: Monday, January 13, 2020 3:53:47 PM
To: Jason Reynolds <jreynolds@littletongov.org>
Subject: Hob Nob Dog Day Carr

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Jason Reynolds

I have been a resident of Oakbrook since 1986. I have watched the shopping center struggle to keep 100% occupied during the years and I seen many different business models come and go during the past 30 plus years.

I do not see the Three Margaritas Restaurant space as being adequate to house 150 dogs during the day or 70 overnight. I also think having a "Doggie Day Care" in that space would not be an asset to the already existing businesses. I would urge you to study the business plan that Hob Nob has submitted and encourage you to vote no on allowing this business to occupy space in the Oakbrook shopping center.

I do not live close enough that I think this business will have a major effect on me or my household, but I do think it will have a negative effect on the shopping center.

Thank you for your time.

Harriette Woitte

[8237 S Pennsylvania Court](#)

[Littleton, CO 80122.](#)

[303-250-8503](#)

Harriette

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From: [Michael Sutherland](#)
To: [Elizabeth Kay Marchetti](#)
Subject: FW: Oakbrook Shopping Center Hobnob Dog Daycare Proposal
Date: Tuesday, January 14, 2020 8:28:25 AM

Good morning, Elizabeth:

I was not sure you had this one, so please include with the correspondence file and the staff report. If you already have it, disregard.

Thanks,

Mike
x3763

From: Jason Reynolds <jreynolds@littletongov.org>
Sent: Monday, January 13, 2020 8:00 PM
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: Fw: Oakbrook Shopping Center Hobnob Dog Daycare Proposal

FYI

From: Paul Malinowski <pillarpaul@gmail.com>
Sent: Monday, January 13, 2020 4:44:08 PM
To: David Bolt <dbolt@littletongov.org>; Craig Coronato <ccoronato@littletongov.org>; Dan Miller <dmiller@littletongov.org>; Jason Reynolds <jreynolds@littletongov.org>; Mark Rudnicki <mrudnicki@littletongov.org>; Robin Swartzbacker <rswartzbacker@littletongov.org>
Subject: Oakbrook Shopping Center Hobnob Dog Daycare Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings, members of the planning Commission. In the meantime I am writing to you "on the record" to express my concerns to the proposed Hobnob Dog Daycare and Hotel in the Oakbrook Shopping Center. It is my understanding this comes up for a hearing before the Commission on January 27th.

I live about five houses down from the location and because of the way the streets curve I will be almost directly in back of it. First, on a general concern level is the way the shopping center has changed. We have lived in our present location since 1989. The Oakbrook Shopping Center was one of the reasons we chose the house. At the time, it had a Safeway anchoring it and various small-sized neighborhood-friendly commercial tenants/uses. Over the past few years the shopping center's character has changed. There was a gun store for a while that was frequently burglarized. Then a hugely out-of-scale 24-hour veterinary hospital went under construction, ruining possibly the single best view of the Rocky Mountains in the City of Littleton. And now this daycare/hotel is being proposed. I realize the market changes over the years but I don't feel the City needs to approve of any and every business that applies to locate in any particular area. And I believe the slow degradation of the quality of this shopping center could negatively impact surrounding property values. Obviously there was an original development plan that was approved and even allowing for market changes I don't believe the current and proposed uses are matching the spirit of that original development plan.

My other concerns are more "micro" to the specific proposed use. If the information I have is correct, there will be up to 150 dogs during the day. That is a LOT of dogs at one time that can potentially create a LOT of noise through barking. I also

understand there will likely be two sets of "busy hours" each day that will potentially create a significant amount of traffic on neighboring streets. Logan Drive, where I live, is currently in effect a "collector" street where the low-elevation speed humps are often ignored by people taking a shortcut to Mineral Drive from County Line (and vice versa). This will likely exacerbate that situation.

Walking on Phillips Drive had always been a pleasure that many of us from Oakbrook have done over the years. We've lost our view of the mountains now and the noise and potential odors from this proposed use could render Phillips no longer a pedestrian-friendly walk.

Barring anything coming up that night I do plan on attending the Commission hearing on the 27th and express my concerns verbally, too.

I appreciate you taking the time to read this and your service to our community.

Regards,

Paul (and Lynn) Malinowski
8085 S Logan Dr.
Littleton, CO 80122

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From: coloradojule@comcast.net
To: [Elizabeth Kay Marchetti](#)
Subject: Fwd: Rezoning of 3 Margaritas property
Date: Tuesday, July 30, 2019 4:30:25 PM

Sent from my iPhone

Begin forwarded message:

> Hello E Kay Marchetti,
> We are writing to you to express our concern regarding the possible rezoning of 3 Margaritas on County Line Rd to allow a Dog Daycare facility to move in.
> We believe it will be a huge mistake to rezone allowing a Dog Daycare facility here due to noise and nasty smells. We believe this facility would negatively affect the home values here in Oakbrook.
> We have lived in Oakbrook for 28 years and have enjoyed our quiet and clean smelling neighborhood.
> Thank you for your consideration.
>
> Sincerely,
> Mr and Mrs Gregory Anton
>
>
> Sent from my iPhone
>
>

From: [Ryan Thompson](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Fwd: Zoning change
Date: Tuesday, July 30, 2019 2:21:33 PM

----- Forwarded message -----

From: **Curt Christensen** <christensencurt@gmail.com>
Date: Mon, Jul 29, 2019 at 10:42 AM
Subject: Zoning change
To: RMThompson@Littletongov.org <RMThompson@littletongov.org>

As an Littleton resident and part of the Oakbrook neighborhood, I would like to voice my disapproval for the proposed zoning change for conversion of Three Margaritas to a doggie day care. Not only will the barking and smell of waste be a problem but it also takes away the possibility of another restaurant taking over this location. Please deny the request for a zoning change.

Thank you,
Curt Christensen

8247 South Pennsylvania Ct.
Littleton, CO 80122

--

Ryan M. Thompson
Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#); [Carol Fey](#)
Subject: Hob Nob Dog Daycare and Hotel
Date: Wednesday, July 24, 2019 9:54:48 AM

Ladies,

We are preparing a formal letter to be submitted by July 31st, however I would like to express my deep concern as to the inaccuracy of initial proposal.

The proposal submitted has a building plan with the name of "Carrabas" not of 3 Margaritas. IF the building *was previously at some point* Carraba's that still makes the proposal not accurate. I would think that the Town of Littleton staff should only start their time to operate its reviews with accurate information from the beginning.

More over, Elizabeth has stated that the "referral process" is what we are in now. As stated that - *"The application has been sent on referral for review and comment by other City divisions, area agencies, and utility providers."*

The applicant has not submitted ANY specifications as to power usage, water, health issues, sound issues - basically a vague account as to the "usage" as it pertains to utilities. They submitted an inaccurate building plan- how can this initial proposal even be considered?

There are no references to the decibels of 75 barking dogs, there is no power usage estimates from the fans that are going to be used to disburse the stench from the indoor facility. There are no specifications as to the amount of water to be used to clean off the large outdoor play area.

I submit to you that this "proposal" is inaccurate and vague to even be "referred".

I would like to know why it has been accepted with such vague information. This business is not simply a retail clothing store. How will the other departments even refer it? The "referral" departments don't know anything about the problems surrounding this *type* of business.

Even though the zoning for the Floppy Dog Day care facility, also located in the Oakbrook neighborhood, is "Industrial", we should all learn from the complaints of that business model. The complaints from the neighbors are very relevant to this proposal. The zoning is the issue not the fact that the business is and has many negative neighborly issues. It is my opinion that every council member, utility person, all those that are expected to "refer" this proposal forward understand the complete issue with this type of business. Not simply look at an inaccurate building plan and a vague explanation as to the business.

I would like a reply as to the inaccurate proposal submission, and if the referring departments know about the complaints from a "like" business located in the same area.
Thank You-

Sheri Shelton-Butler
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970-389-1073

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Carol Fey](#)
Subject: Hob Nob Dog DayCare
Date: Friday, July 19, 2019 9:43:08 AM

Good Morning Elizabeth,

I am so horrified by this company coming in! It actually has us looking to sell our home and move! Within the last 6 months we have remodeled our kitchen, all bathrooms, upgraded our backyard to a full gorgeous outdoor living area and now this!

Our street and neighborhood is truly one of the finest in the Oakbrook community. Many neighbors have remodeled their homes and take excellent care of their yards.

A business like this will have people selling, moving and who knows who will move in. I've noticed that there is a leasing company buying up homes in our area, that is not a good scenario for the neighborhood at all.

I will be canvassing every neighbor next week and need some additional information.

I would like to know how many dogs Hob Nob plans to house when it's at its fullest capacity. Also, how many and copies of all city complaints that have been filed on their other locations. Also-there is a Dog Day Care, Floppy Dog Day Care that is in the Town of Littleton jurisdiction that has had numerous complaints filed-I would like to have copies of those and what the outcome of those complaints are.

I will be canvassing all of the neighbors of Floppy Dog Day care as well.

There really needs to be some zoning restrictions added to this particular line of business.

My friend that lives near the Floppy Dog Daycare, Sara Denunzio, in her words "it's awful". I will be submitting all of the correspondence that she has given to the Town of Littleton and has seen little to no assistance from the Town.

Also- In our previous email you made it seem that this application process is "indefinite". I feel like I'm missing some deadline information. I would appreciate a more structured reply of when to submit letters and when deadlines are.

Thanks you for your time,

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
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Like us on FaceBook
970-389-1073

July 31, 2019

RE: Zoning Change for Oakbrook Shopping (3 Margaritas Building) Center for Dog Daycare Center

I would like to express my opposition in changing the zoning for a dog daycare center in the Oak Brook Shopping center property.

I live a block away from the proposed dog daycare center. I am concerned with a facility this large of the noise of barking dogs and odors from dog waste 24 hours, 7 days a week. This would be creating an unhealthy environment even with the use of large industrial fans. The smells of waste blowing right into homeowners yards. I am concerned that this kind of facility will impact my property values. The Oakbrook subdivision is not a commercial or an industrial area it contains residential homes with families.

Respectly Opposed,

Debby Shriver
8116 S. Logan Dr.
Littleton, CO 80122

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Letter to the Town of Littleton Senior Planner
Date: Wednesday, July 31, 2019 9:45:57 AM

Frank (Trip) Butler <fhb333@gmail.com>

Tue, Jul 30, 2019 at 9:29 PM

To: ekmarchetti@littletongov.org, rmthompson@littletongov.org
Cc: cdjh@littletongov.org, cdekm@littletongov.org

I am forwarding this letter written by my husband, Trip Butler, directly to you as I see that the email address on his original email was incorrect. ~

Dear Ms. Marchetti,

It was a pleasure speaking with you the other day. I certainly appreciate your support throughout the early stages of this process. Please enter my letter into the public record and make it available to the Town Council.

My name is Frank (Trip) Butler and my home is located 50 steps away from the proposed "outdoor play area" requested by the corporation which owns HobNob Pet. I am aware that the corporation has submitted a request to the Town of Littleton to change the current zoning at [501 E. County Line](#) to remove the restrictions which will allow for its unrestricted use as an "animal care and boarding facility".

As I understand it, the shopping center is currently classified as a B-2 Zone District, which would not be appropriate for a "dog hotel and spa facility" without the specific designation of "B-2 Unconditional" by the Town. That is, pursuant to Chapter 8 of the Littleton, CO City Code, the Town may "hereby declare that certain uses of land may exist only upon the imposition of extraordinary conditions through which compatibility with adjacent neighborhoods, or the community, may be achieved".

I would like to express my general opposition to changing the zoning altogether. The Land Use Table identifies 22 separate zone districts. It is fair to say that the Oakbrook Subdivision, Oakbrook Shopping Center and Powell Middle School were planned and constructed as a healthy and dynamic unit. Even a cursory review of the land use table reveals the relationship between *zones* and their *proximity to residential neighborhoods*. As such, the Town knowingly assigned the B2 Community Business District designation to the shopping center to attract and value businesses that will be compatible resources and all-around good neighbors.

Beyond opening Pandora's Box by changing the zoning altogether, it is clear that this proposed change in zoning is entirely aimed to accommodate the aforementioned doggy daycare facility, Hobnob Pets. With no disrespect to Hobnob Pets specifically, it is easy to see why a business of this type is best suited for an agricultural or industrial district. There are many reasons that I am concerned that a doggy daycare of this size and scale will be an incompatible neighbor to the residents of the Oakbrook Neighborhood.

I have reviewed the 34 pages of 8 CCR 1201-11 and 41 pages from 8 CCR1202-15, Rules and Regulations from the CO Department of Agriculture so I respect how well regulated EVERY “pet animal care facility” can expect to be. In fact, according to both Dept. of Agriculture documents, “No more than 60 dogs may be housed in any enclosure or common area at any time.” This seems to be directly contrary to the applicants Pre-Application Meeting Request that indicates they expect to accommodate at least 70 dogs for overnight stays.

The applicant refers to 2 other locations in the metro Denver area. At both locations, the outdoor play area is directly behind their main building, almost fully out of sight of the vehicular and pedestrian traffic using the main street (Arapahoe Road and Colfax Blvd). In the case of the Oakbrook Shopping Center, the outdoor play area will be on the corner of County Line Road and Phillips Avenue. The view from the corner will be straight down into the enclosure. The 2-dimensional map offers a pretty bleak view of the property. The 3D version seems even less appealing. I would be interested to learn how the applicant will respect this major access point to the Oakbrook Neighborhood.

Admittedly, my only direct and personal experience with doggy daycare facilities begins and ends with the other doggy daycare which borders Oakbrook just 1 ½ miles north of the proposed location. I will be accepting Mr. Morris's invitation to visit one of his existing Hobnob locations because I am looking forward to learning how different ownership/management handles the massive burden of abating the powerful odor and noise nuisance created by 70 dogs.

The Floppy Dog Daycare did not need any special dispensation to open their doors in 2015 because their address falls in a district zoned as “Industrial”. Since then, the adjacent residential property owners have inundated the Town, specifically code enforcement and mediation, as well as the business owners with pleas to mitigate the incessant and unnerving noise and unbearable and inescapable odor. Inasmuch as the property was already zoned “industrial”, the Oakbrook residents have had no leverage and subsequently no respite from the industrial fan which deafeningly blows the disgusting odor from canine waste straight into their backyards 24 hours/day. And barking starts early every morning which jumps starts the neighborhood dogs.

This is not meant to be construed as criticism of the Floppy Dog Daycare business but I fear that adjusting the zoning at the Oakbrook Shopping Center will inevitably invite disaster. I think we can all agree that the amount of feces and urine that even 70 dogs of any size will produce every day, 7 days a week, 52 weeks a year is difficult to fathom. How many industrial fans will this facility use to ventilate the stink from indoors to outdoors? And then combined with the odors from the outdoor play area, the prevailing winds from the west throughout the year will carry the stench straight into the Oakbrook Neighborhood and Wilmore Nursery.

I think it will be unfair to understate the impact of offensive odors in the air on the quality of life of families living in the danger zone. For instance, the voters have cautiously imposed a moratorium on marijuana dispensaries within the town limits. Although ALL retail marijuana establishments may not necessarily be the same, the voters have agreed they should be categorically excluded. However, in the City of Denver, I find it compelling that the major complaint by neighbors who have welcomed pot shops in their community is the offensive and pervasive odor. Denver's odor ordinance, not limited to marijuana, specifies odors as a nuisance issue, making it “unlawful to interfere with the reasonable and comfortable use and enjoyment of property”. The Denver Department of Environmental Health has gone so far as to set up a hotline where anyone can file a nuisance odor complaint by calling

311.

Closely related will be the issue of “noise-creating dogs” which the Town of Littleton and Arapahoe County address in their respective Codes. Considering that “barking” is a natural form of communication for dogs, it seems unlikely and unreasonable that 4 pet supervisors would expect to limit the pack of 70+ dogs to “20 minutes/day” (Arapahoe County) or “loud, frequent, or habitual” (Town of Littleton). Surely, there are settings better suited to care for dogs where the anxiety of arousing the interest of neighborhood dogs right across the street does not exist. According to the ASPCA, this is called “Socially Facilitated Barking when some dogs bark excessively only when they hear other dogs barking. This kind of barking occurs in the social context of hearing other dogs, even at a distance—such as dogs in the neighborhood.”

The B2 Community Business District designation is perfectly well suited for the Oakbrook Shopping Center and I urge you to resist the proposal to remove the salient conditions attached.

Respectfully,

Trip Butler

Sheri Shelton-Butler

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970-389-1073

From: [Rachel Colling](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#)
Subject: Oakbrook Shopping Center
Date: Wednesday, July 31, 2019 4:33:22 PM

Hi,

I'm a property owner in the Oakbrook subdivision. I'm emailing you to advise that I'm against the zoning change from a B2 to B2 unconditional in the Oakbrook Shopping Center. I'm also opposed to a large dog daycare and hotel facility being allowed as a tenant in that shopping area. This zoning change will impact our property values and quality of life in the area. We already have extreme noise issues in our area. We shouldn't have to listen to barking dogs at all hours of the day. Traffic is already a problem which will be increased significantly with such a facility. The zoning change will allow for other businesses to come in and impact property values as well.

Rachel Colling

From: [Jeremy Manning](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Ryan Thompson](#); [Carol Fey](#)
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND
Date: Saturday, August 3, 2019 9:07:18 AM

Hi Elizabeth,

Thank you so much for your timely and detailed response, I greatly appreciate it. I completely understand about it taking a while to respond and being efficient by utilizing your responses to my neighbor to address my concerns as well. I appreciate you providing the Highland Square Oakbrook Shopping Center SDP/PD because it is very helpful to see how the development was envisioned and why it makes sense to me to stay the course and not amend the PD zoning to accommodate a business that doesn't fit the original vision. I also appreciate the explanation of where the project is at currently and that the business cannot proceed if the amendment is denied and that if it is allowed there is still a comprehensive process to potentially approve the proposed SDP with Conditional Use.

I think there is some confusion that the proposal is for Unconditional Use which is probably what stirred up a lot more concern for what would be allowed if the doggie daycare goes out of a business and another less desirable business wants to utilize that site for something even more concerning to those that live in close proximity to the site. I am glad to hear that the business would have to address potential noise & health issues as part of the much more detailed SDP application process. My primary concerns are the changing of the zoning to be much less restrictive (hoping the conditional use is very restrictive of what would be allowed in the future) and potential noise and smell issues. I think it would definitely be in the applicant's best interests to conduct noise and solid waste management studies if they hope to address the concerns of our neighborhood and put people's minds at ease. If they are approved and move into the site it is great to hear that we will have the assistance of your code enforcement team to mitigate any noise or smell issues.

Since I work for Arapahoe County in IT and support our planning & zoning departments I'm well aware of the complicated and controversial process of these types of proposals and the delicate balance the city has to maintain in addressing concerns and making the best decision which is no easy task and rarely clear cut. So thank you for taking the time to consider mine and my neighbors concerns and keeping them in mind while processing the applicant's proposal and making a very tough decision/recommendation. I do appreciate all of your efforts and acknowledge the difficult situation you & the rest of the planning staff and city council have to navigate since you can never make everyone happy.

Thank you,
Jeremy Manning

From: Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>
Sent: Friday, August 2, 2019 9:29 AM
To: Jeremy Manning <jeremy_manning@hotmail.com>
Cc: RMThompson@Littletongov.org <RMThompson@littletongov.org>; Carol Fey <cfey@littletongov.org>
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND

Dear Mr. Manning:

Thank you very much for your patience as I finally get around to responding to your questions.

I just managed to respond yesterday to an older email from your neighbor, Ms. Sheri Shelton-Butler, and some of your questions overlap. I'm going to insert some quotes from my email to her into this response to you.

Here goes.

First, I've attached a PDF of the Highland Square Oakbrook Shopping Center Site Development Plan/Planned Development. This is the document that establishes the zoning and development standards for the site. This is the document that the applicant is requesting approval for an Amendment.

To be clear, the application in process now is for an Amendment to a General Planned Development Guide (Amendment), which is asking for permission to amend the following development standards specifically related to "Pad A" within Parcel 1B of the Highland Square Oakbrook Shopping Center SDP/PD (PD): allowing permanent outdoor use for a doggy day care only if a Conditional Use Permit is approved, an increase in allowed building footprint, and an increase in building height. The PD right now doesn't allow for a permanent outdoor use and limits the building footprint and building height; hence the current Amendment request being made by the applicant.

If the City Council approves the requested Amendment to the PD, the next step would be for the applicant to apply for a new Site Development Plan with Conditional Use. In fact, the applicant can apply for a Site Development Plan with Conditional Use any time at his own risk. However, I doubt most applicants would want to proceed with spending money on application fees and architects/engineers without first securing their zoning approval. I'd be very surprised if this applicant proceeds until after City Council's decision regarding this request.

The requirements of the City's Code and Operating Standards for an Amendment were met via the materials that the applicant submitted. The submittal packet was appropriate and adequate to be considered a complete first submittal for an Amendment. The City's Code and Operating Standards don't require the applicant to submit details related to "power usage, water, health issues, sound issue" for an Amendment. If the City Council approves this Amendment request and the applicant submits for a Site Development Plan with Conditional Use then all of those issues will be required to be discussed and reviewed in depth during that process. At the same time, the applicant may decide to conduct the noise or solid waste management

studies if he thinks it will help his argument during this Amendment request; but the Code and Operating Standards don't require it of him now.

The City's mechanism for responding to nuisance complaints is for people to contact our Code Enforcement team (I've cc'd Rebecca Thompson who is the Supervisor) and they would be the ones to follow up. I'm also ccing Ryan Thompson, our Mediation Program Coordinator, because he is sometimes asked to join the effort to mitigate nuisances. You are not alone and our code enforcement team is very responsive.

Again, thank you for contacting me regarding your concerns about the potential impacts a doggy day care would have on your neighborhood. Your input is important and your comments are included in the project file/public record.

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)
littletongov.org
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On Fri, Jul 26, 2019 at 1:24 PM Jeremy Manning <jeremy_manning@hotmail.com> wrote:

Hi Elizabeth,

Thanks so much for the timely response, I greatly appreciate it. I completely understand it will take awhile to get back to me on my questions and concerns as I'm very aware of the complexities of these types of projects and how time consuming the review process can be especially when gathering input from so many different stakeholders with such different view points.

There is no pressure on my part to respond to my questions and concerns by any specific date. I just wanted to make sure I got them to you before the deadline so my input, and that of my neighbors, is considered during the review process and in making the determination of whether to change the zoning for the site that the business proposal is dependent on.

Again, thank you for your time and consideration of my concerns.

Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

From: Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>
Sent: Friday, July 26, 2019 1:04 PM
To: Jeremy Manning <jeremy_manning@hotmail.com>
Cc: RMThompson@Littletongov.org <RMThompson@littletongov.org>; Carol Fey <cfey@littletongov.org>
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND

Dear Mr. Manning,

Thank you for contacting me with your questions and concerns regarding the proposed amendment to the Highland Square Oakbrook Shopping Center PD. I'm in the process of finishing the initial review of the application, which review period ends next Wednesday.

I really appreciate your patience as I respond to all of your questions. It may not be until late next week that you'll hear back from me. Trust me that I will get back to you.

Thank you,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)
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On Thu, Jul 25, 2019 at 8:49 PM Jeremy Manning <jeremy_manning@hotmail.com> wrote:
Hello,

My name is Jeremy Manning and I live in the Oakbrook neighborhood near the intersection of E Phillips Ave and E Phillips Ct. It has come to my attention just recently that there is a proposal to replace the 3 Margaritas Littleton at 501 E County Line Rd with a "dog hotel and spa facility" business called Hobnob Dog Daycare & Hotel. I found the City of Littleton - Development Activity List and reviewed the documents associated with the proposed business plan and requested amendment to the Highland Square Oakbrook Commercial Center PD.

I have significant concerns about this proposed usage as I don't believe it fits with the current land use in the surrounding area, specifically how close it is to a residential neighborhood. The proposed business is more typically located in industrial areas, not commercial shopping centers, which is why the current zoning does not allow for their

proposal as the applicant stated in their letter of intent, "Current zoning for 501 E. County Line restricts outdoor usage other than for parking". I believe that the current zoning is appropriate and should not be changed to allow this business, or any similar ones, to operate in the proposed location because it was not designed and developed for said purposes.

The reason for my concerns and objections to the proposal are related to noise, smell and changing the zoning to be much less restrictive than what is currently allowed which could allow even less conducive businesses to move into that area in the future impacting my neighborhoods quality of life and property values. I cannot find specific information about the current & proposed zoning classifications (PDC-B2, B2-Unconditional) and am requesting you provide detailed information about the zoning change on the city website as the zoning change could be significant as the "devil is in the details". I'm in IT but have worked in city/county government for almost 20 years including supporting a regional planning commission in Kentucky and am currently an Arapahoe County employee and support our planning and zoning departments so am fairly versed in these types of applications and the complications surrounding them. I also know that this is our only shot at protecting our property values and quality of life because once a zoning is changed to be less restrictive it is virtually impossible to change it to be more restrictive.

In reviewing the applicants documents and the outside referral letter provided by Tri-County Health Department they specifically call out concerns about Kennel Wastes and Loud Noise issues and commend the applicant for considering the noise levels but there is nothing stated by the applicant on mitigating the smell associated with a business housing 70 dogs. I have a neighbor that doesn't pick up his dog waste in his own yard with just 2 dogs and on hot days it smells terrible. I can't imagine what a kennel of that size will produce and they will be using industrial fans to vent it to the outdoors so I'm sure our neighborhood will smell it, especially in the right wind conditions (think of Greeley) . Is there any proposal on how to mitigate that concern? Are there any enforceable regulations regarding smell and noise for a business such as this? What recourse do I and my neighbors have if the business owner does not operate in a professional manner and the noise and smell concerns get out of hand? None of these types of questions are addressed in the applicant's proposal that I can find.

Tri-County Health Department's letter states "Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents). We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed." Has the applicant provided a Waste Management Plan to TCHD yet?

Before getting too far into the particulars of this specific proposed business I would like more information on the current zoning permitted land uses and restrictions as well as the differences between it and the proposed zoning. The zoning change is far more concerning to me than this specific business, which is very concerning to me, because of the long term impact it could have on my neighborhood and the surrounding community.

I look forward to your reply and consideration of my concerns for this project.

Sincerely,
Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

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From: [Ryan Thompson](#)
To: [Sheri Shelton](#)
Cc: [Elizabeth Kay Marchetti](#)
Subject: Re: Dog Day Car Center
Date: Thursday, August 1, 2019 9:36:58 AM

Great!

I am looking forward to hearing your impressions and how the conversation goes with Mike. If this is something that you would like me to facilitate I would be happy to, and we could meet at the City building. I was able to go to the facility in Lakewood, and was surprised to find it shares a common wall with a yoga studio, and the outdoor facility is less than 100 feet from an apartment complex.

I think it would be great to report your experiences with the other Hob Nob locations back to council and the other concerned neighbors.

Regards,

Ryan

On Thu, Aug 1, 2019 at 9:24 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:
I haven't gone yet. I will try to go on Saturday, but more likely to go next week. I'm jamming with work.

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
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970-389-1073

On Thu, Aug 1, 2019 at 9:22 AM Ryan Thompson <rmthompson@littletongov.org> wrote:
Will do.

How did your meeting, and tour of the facilities at Mikes other locations go?

Thanks!

Ryan

On Wed, Jul 31, 2019 at 7:22 PM Sheri Shelton <sheriloushelton@gmail.com> wrote:
This email was mailed to

An inaccurate email address.
Please acknowledge receipt of this email.

----- Forwarded message -----

From: **Gloria Schwiesow** <glsgem@comcast.net>

Date: Wed, Jul 31, 2019 at 7:13 PM

Subject: Dog Day Car Center

To: <ekmarchetti@littletongov.org>, <sheriloushelton@gmail.com>

Please deny the request for the B2 UNCONDITIONAL zoning change at the 3 Margaritas restaurant at County Line and Phillips. I am an Oakbrook neighbor who will be impacted by the noise of barking dogs, smell of dog's excrement, and mechanical fans disbursing the smells from inside the building. This will impact my property value. We sit outside in the morning and the evening, and we will be greatly impacted. PLEASE SAY NO TO THIS ZONING CHANGE!

Rise & Sparkle!



Gloria Schwiesow

Premier Designs Jewelry

720-219-0229 glsgem@comcast.net

premierdesigns.com/gloriaschwiesow

--

Be One with Joy ~
Sheri Shelton~Butler
Design First Denver, LLC
Sent from my cellphone

--

Ryan M. Thompson

Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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Ryan M. Thompson
Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Ryan Thompson](#); [Michael Sutherland](#); [Jennifer Henninger](#)
Subject: Re: Hob Nob Day Care
Date: Tuesday, October 15, 2019 2:19:52 PM

Thank you for the clarification. My apologies for the name confusion.
The letter is for the Planning Commission, again my apologies in stating "committee" vs. commission, I am not as well steeped in City government as you are. I hope this isn't the start of a "tit for tat".
I believe I copied the members directly as I got their email addresses from the website.

Sheri Shelton-Butler
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970-389-1073

On Tue, Oct 15, 2019 at 1:45 PM Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org> wrote:

Dear Ms. Shelton-Butler:

Is your letter meant for delivery to the Planning Commission? Your intro is written to "the Committee members..."

Are you requesting that I forward it to the Planning Commission or a different committee?

Also, my last name is not Marchetti. It's Kay Marchetti.

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
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On Tue, Oct 15, 2019 at 11:58 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:
Regarding Planning Committee session meeting dated 9/23/2019
PC Resolution 11-2019

Dear Committee members and City Staff,

As some of you are aware, myself and many of the neighbors located very near the Oakbrook Shopping Center located on County Line Road and Phillips Dr. in the Oakbrook neighborhood have been carefully watching for a resubmittal of a proposal from a company by the name of Hob Nob Dog Day Care. Recently, while meeting with some individuals campaigning for city council I was made aware that a "dog day care facility" had been heard on 9/23/19. I had previously been told by Elizabeth Marchetti that she would "keep me posted" if the specific dog facility re-applied and therefore I felt an immediate sense of urgency to log onto the website to hear the meeting, to make sure it wasn't pertaining to our neighborhood.

The results of what I heard from that meeting have prompted this letter.

I found it interesting when the question was asked by David Bolt, regarding "had their been any complaints".

The reply from Ms. Marchetti was- "there was only one"- that is completely false. In fact, there were numerous complaints, both odor and noise.

Ms. Marchetti, Mr. Thompson and I discussed the numerous complaints pertaining to that existing business and location, as it is located directly in front of the Oakbrook neighborhood bordering Mineral Ave. Further, I have the copies of the emails that were sent to the offices of Elizabeth Marchetti's, Rebecca Thompson and Randy Thompson and again, Ms. Marchetti and I have discussed these emails with me as they were a basis of fact for the cause to refute the zoning change for the new application submitted to the city for the Hob Nob Dog Day Care.

I would like to know exactly, the protocol that the office of "Senior Community Development" is supposed to adhere to when representing the neighborhoods, the complaints, and all correspondence they receive from the neighbors. Particularly when the Senior Development person has asked that all correspondence be directly emailed to them and then that person says that there was "only one". As with our neighborhood, IF our complaints were merely brushed off as "one", as was done in the 9/23/19 meeting that would simply be an egregious misrepresentation and misstating of facts.

Additionally, the posting that was not placed in a manner that a person driving by could see the notice- I would like to know why the office of Senior Community Development took the over reaching step to allow the applicant to not "post the sign in the manner according to specific rules" set forth by the City. That office decided it was "to expensive for the applicant to hire a jack hammer to post a sign".

I don't think that office has the authority to just circumvent the rules set for by the city. Any person trying to open a business in a building that could impact the lifestyle of the neighborhood should have to go to the "expense of hiring a jack hammer to accurately post a sign". That should be considered part of due diligence of the applicant, not to mention that it is the "normal" way for residents to notice if something is going on in their neighborhood.

If the rules keep changing how are we neighbors supposed to watch for the growth going on? IN the 9/23/19 meeting Ms. Marchetti's replied "Staff said- yes its not perfect, yes its not ideal" and laughed it off. And still she personally allowed the sign to not be placed according to rules.

We neighbors also ran into a "situation" regarding the originally submitted proposal of the Hob Nob Dog Day Care. The original zoning change application requested a change to "B2 Unconditional", we brought it to Ms. Marchetti's attention and her reply to me was

"that was an error by the applicant" and Ms. Marchetti replied to me "she was simply was going to correct it" when I commented "that it wasn't her job to change the application", "that the applicant had to change it" she reluctantly agreed.

I, basically, questioned her authority to change an application. The applicant made a mistake and Ms. Marchetti was going to "fix the mistake for them". Not good!

For the record regarding any future action pertaining to the reapplication of the Hob Nob Dog Day Care proposal for the Oakbrook Shopping Center, I would like the Planning Commission, City Staff, and Senior Planner of Community Development to note that the owner of Floppy Dog Doggie Day Care, Kelly Ward, herself, acknowledged they will not ever be applying for an outdoor use permit. Her words- " We know fair well the problems that come with an outdoor play area, and we are not going down that road."

I know that your job as an urban planners is to be "pro business" however acting in a fair and equitable manner for the residents of the city should be, at the very least, held with the upmost regard. Rules should not be bent at will, nor should due process be taken lightly.

I remain vigilant about refuting the Hob Nob dog day care facility should they reapply. I will be emailing the neighborhood members that have written emails to Elizabeth Marchetti, Senior Planner Community Development directly, pertaining to the Hob Nob Dog Day Care facility, informing them to remain vigilant as well and to be sure to have copies of all correspondence previously submitted. These changes of zoning and allowances for businesses to open may seem insignificant and mundane to a Community planner but they are very real to property owners.

Respectfully,

Sheri Shelton-Butler-
Business owner and tax payer
Home Owner and tax payer
970-389-1073

On Tue, Oct 15, 2019 at 8:25 AM Elizabeth Kay Marchetti

<ekaymarchetti@littletongov.org> wrote:

Dear Ms. Shelton-Butler:

Hob Nob Day Care wasn't presented to the Planning Commission on the 23rd.
That was Floppy Dog Daycare.

Do you have some specific questions?

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)

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On Mon, Oct 14, 2019 at 5:11 PM Sheri Shelton <sheriloushelton@gmail.com> wrote:
Hi there,

I am checking about the Hob Nob Day Care, I saw on the planning Commission Sept 23 agenda.
Please update me as soon as possible.

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
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970-389-1073

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From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Carol Fey](#)
Subject: Re: Hob Nob Dog DayCare
Date: Saturday, July 20, 2019 5:13:31 PM

Elizabeth-

I am in receipt of 13 email from my friend Sarah Denunzio. She and her family are located directly behind Floppy Dog Day Care. As will we and at least 10 neighbors, to be located directly behind the proposed Hob Nob Dog Day Care.

In your last email you mentioned speaking to Rebecca Thompson for complaints. I have pages and pages of complaints from Sarah Denunzio that she has communicated with Rebecca Thompson, and Ryan Thompson.

After reading her email correspondence with the Town of Littleton representatives I am even more horrified.

Not only is there substantial documentation it is very obvious that the Town employees are doing absolutely nothing.

The Denunzio family is in the Oakbrook neighborhood, with a Dog Day Care center off their back yard, I do not hold any hope that you *all* are even conscious as to what that sort of business offers to a neighborhood.

The Health Department and the Humane Society will be my next calls.

Sheri Shelton-Butler
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www.DesignFirstKitchenandBath.com
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970-389-1073

On Fri, Jul 19, 2019 at 9:43 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:

Good Morning Elizabeth,

I am so horrified by this company coming in! It actually has us looking to sell our home and move! Within the last 6 months we have remodeled our kitchen, all bathrooms, upgraded our backyard to a full gorgeous outdoor living area and now this!

Our street and neighborhood is truly one of the finest in the Oakbrook community. Many neighbors have remodeled their homes and take excellent care of their yards.

A business like this will have people selling, moving and who knows who will move in. I've noticed that there is a leasing company buying up homes in our area, that is not a good scenario for the neighborhood at all.

I will be canvassing every neighbor next week and need some additional information.

I would like to know how many dogs Hob Nob plans to house when its at its fullest

capacity. Also, how many and copies of all city complaints that have been filed on their other locations. Also-there is a Dog Day Care, Floppy Dog Day Care that is in the Town of Littleton jurisdiction that has had numerous complaints filed-I would like to have copies of those and what the outcome of those complaints are.

I will be canvassing all of the neighbors of Floppy Dog Day care as well.

There really needs to be some zoning restrictions added to this particular line of business.

My friend that lives near the Floppy Dog Daycare, Sara Denunzio, in her words "it's awful". I will be submitting all of the correspondence that she has given to the Town of Littleton and has seen little to now assistance from the Town.

Also- In our previous email you made it seem that this application process is "indefinite". I feel like I'm missing some deadline information. I would appreciate a more structured reply of when to submit letters and when deadlines are.

Thanks you for your time,

Sheri Shelton-Butler

Design First Kitchen and Bath

www.DesignFirstKitchenandBath.com

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970-389-1073

From: [Carol Fey](#)
To: [Sunny Keene](#); [Elizabeth Kay Marchetti](#)
Subject: Re: Zoning change near Oakbrook
Date: Thursday, August 1, 2019 9:55:42 AM

Hi Sarah--It's good to hear from you! Thank you. Since I'm a city council member, and this issue may end up before council for a final decision, I can't say much. But you may take questions and concerns to the city planner who is handling this--Elizabeth Kay Marchetti ekaymarchetti@littletongov.org.

On Wed, Jul 31, 2019 at 8:28 PM Sunny Keene <patriotrunner1@gmail.com> wrote:

Please do not allow this to happen. This is my neighborhood. I don't want to have 60-70 dogs (with associated smells and noise) just behind my home.

Isn't there another more rural spot this could happen? Why not closer to the open space near 470 and Lucent/Santa Fe? You know, where there are car dealerships and not homes!

Respectfully,

Sarah Halpin

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

Hobnob Pet

8990 W Colfax Ave, Lakewood, CO

[Write a review](#)

4.3 ★★★★★ 77 reviews

Sort by: Most relevant



★★★★★ a year ago

Took our puppy he loved it, and seemed to take great care of him.

Like



David Brandl

7 reviews

★☆☆☆☆ a year ago

dont own a dog but i live in apartments right next to this place. Noise from dogs is not an issue, but the woman who works there shreeking "SHUT UP!" at the animals is incredible offputting and annoying. I feel bad for those dogs.

4



Cassie Lindeberg

2 reviews

Like



Kimberly Ober

12 reviews 345 photos

★★★★★ 10 months ago

Great Kombucha

Like



3Dsounds

3 reviews

★☆☆☆☆ 3 years ago

If you pay attention to the cameras that Hobnob provide you will notice that the employees are more like bodies then dog care takes. Dogs are constantly yelled at and disciplined as the "dog carer" sees fit. That included physical discipline and putting the dogs up in their kennels and forgetting about them making the money someone paid to have their dog look after totally wasted. Most of the employee are college kids with no experience. If you want you dog to be in a safe fun environment this is not the place for it. Please if you love you pet go somewhere else.

3



Kathy Hartman

7 reviews 1 photo

★★★★★ 4 years ago

Oakley, our 4 mo old Golden Retriever, loves Hobnob. He attends about 2 days each week, and is very excited to go. He loves the staff there. In addition, the webcams allow me to check in on him and the facility. There are lots of staff who are actively involved with the dogs.

Like

From: [Ruth Pias](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Zoning Change for Oakbrook Shopping Center
Date: Wednesday, July 31, 2019 4:49:13 PM

Ms. Marchetti,

I respectfully request the City of Littleton not to change the zoning laws for the Oakbrook Shopping Center. There is much concern about the impact that it will have on property values in the Oakbrook subdivision.

Thank you.

Ruth Pias

From: [Sunny Keene](#)
To: [Carol Fey](#); [Elizabeth Kay Marchetti](#); [Ryan Thompson](#)
Subject: Zoning change near Oakbrook
Date: Wednesday, July 31, 2019 8:28:30 PM

Please do not allow this to happen. This is my neighborhood. I don't want to have 60-70 dogs (with associated smells and noise) just behind my home.

Isn't there another more rural spot this could happen? Why not closer to the open space near 470 and Lucent/Santa Fe? You know, where there are car dealerships and not homes!

Respectfully,

Sarah Halpin

From: blcamp1010@aol.com
To: [Elizabeth Kay Marchetti](mailto:Elizabeth.Kay.Marchetti)
Cc: SherilouShelton@gmail.com
Subject: Zoning Change Proposal- Dog Day Care & Hotel facility North end of Oakbrook neighborhood
Date: Monday, August 5, 2019 6:12:17 PM

Ms. Marchetti, I am against the recently submitted, B2 UNCONDITIONAL, zoning change proposal that would allow a dog day care and hotel facility to move into the location, that is currently the 3 Margaritas Restaurant, on the north end of the Oakbrook neighborhood.

I am concerned about the noise of the barking dogs, the sound and smells being disbursed by the mechanical fans ventilating the building and the smells from around the building. It is not unreasonable to imagine that pets will be defecating around the building as they are arriving for any service provided. Owners or the business provider may clean up solid waste but many of us know how strong and long lasting the smell of urine deposits can be.

Sadly, our family recently had to put down our 12 year old cattle dog mix. I am glad there are so many choices for pet owners to take care of their furry companions BUT I am not in favor of this facility to be located so close to the Oakbrook neighborhood.

Our house value is currently affected by the noise from C470. It is also affected by the car dealership behind our home. We look out our back windows and see a parking lot full of cars. For years that parking lot, currently being used by Auto Nation Ford has been an ongoing issue for the neighbors whose homes butt up to that lot. A new arrangement was put in place for the use of that lot. I have personally gone over to the management of Auto Nation Ford to talk with them about repetitive noise from car security systems and large vehicles, including a boat, being parked in an area that was designated to only be for **low visibility vehicles**. I have had to address these concerns with 4 different managers since the most recent agreement was put in place. A few of the new managers were surprised to hear of the arrangement. "No one told me about this." was an actual statement expressed to me.

Noise from C470
Car dealership noise and visibility concerns
Weeds from lack of landscaping maintenance by dealership

Dogs Barking????
Mechanical fans running????
Smells from pets solid and liquid waste????

Please do not approve this proposal that has the potential to negatively impact our property values and affect our enjoyment of the Oakbrook neighborhood.

This type of business is better served in an industrial area, not backed up to a residential neighborhood.

Thank you,
Kathryn Camp
Concerned Oakbrook resident
8105 S. Logan Dr.
720-296-1238

From: [Colorado Archery](#)
To: cdekm@littletongov.org
Subject: Zoning change
Date: Monday, July 29, 2019 10:48:16 AM

As an Littleton resident and part of the Oakbrook neighborhood, I would like to voice my disapproval for the proposed zoning change for conversion of Three Margaritas to a doggie day care. Not only will the barking and smell of waste be a problem but it also takes away the possibility of another restaurant taking over this location. Please deny the request for a zoning change.

Thank you,
Curt Christensen

8247 South Pennsylvania Ct
Littleton, CO 80122

Sent from my iPhone

From: [Amy Fielding](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Concern for zoning change proposal
Date: Wednesday, July 31, 2019 10:12:15 PM

[Ms. Marchetti,](#)

Good evening. I am writing to express concern about the proposed zoning change to the existing Tres Margaritas building. I love our Oakbrook neighborhood and would not want an unconditional zoning change to change the aesthetic or noise level of the neighborhood.

Thanks,
Amy Fielding

[Sent from Yahoo Mail for iPhone](#)

From: [Jeremy Manning](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#); [Carol Fey](#)
Subject: Concern regarding APD19-0001 PLANNED DEV AMND
Date: Thursday, July 25, 2019 8:49:24 PM

Hello,

My name is Jeremy Manning and I live in the Oakbrook neighborhood near the intersection of E Phillips Ave and E Phillips Ct. It has come to my attention just recently that there is a proposal to replace the 3 Margaritas Littleton at 501 E County Line Rd with a "dog hotel and spa facility" business called Hobnob Dog Daycare & Hotel. I found the City of Littleton - Development Activity List and reviewed the documents associated with the proposed business plan and requested amendment to the Highland Square Oakbrook Commercial Center PD.

I have significant concerns about this proposed usage as I don't believe it fits with the current land use in the surrounding area, specifically how close it is to a residential neighborhood. The proposed business is more typically located in industrial areas, not commercial shopping centers, which is why the current zoning does not allow for their proposal as the applicant stated in their letter of intent, "Current zoning for 501 E. County Line restricts outdoor usage other than for parking". I believe that the current zoning is appropriate and should not be changed to allow this business, or any similar ones, to operate in the proposed location because it was not designed and developed for said purposes.

The reason for my concerns and objections to the proposal are related to noise, smell and changing the zoning to be much less restrictive than what is currently allowed which could allow even less conducive businesses to move into that area in the future impacting my neighborhoods quality of life and property values. I cannot find specific information about the current & proposed zoning classifications (PDC-B2, B2-Unconditional) and am requesting you provide detailed information about the zoning change on the city website as the zoning change could be significant as the "devil is in the details". I'm in IT but have worked in city/county government for almost 20 years including supporting a regional planning commission in Kentucky and am currently an Arapahoe County employee and support our planning and zoning departments so am fairly versed in these types of applications and the complications surrounding them. I also know that this is our only shot at protecting our property values and quality of life because once a zoning is changed to be less restrictive it is virtually impossible to change it to be more restrictive.

In reviewing the applicants documents and the outside referral letter provided by Tri-County Health Department they specifically call out concerns about Kennel Wastes and Loud Noise issues and commend the applicant for considering the noise levels but there is nothing stated by the applicant on mitigating the smell associated with a business housing 70 dogs. I have a neighbor that doesn't pick up his dog waste in his own yard with just 2 dogs and on hot days it

smells terrible. I can't imagine what a kennel of that size will produce and they will be using industrial fans to vent it to the outdoors so I'm sure our neighborhood will smell it, especially in the right wind conditions (think of Greeley) . Is there any proposal on how to mitigate that concern? Are there any enforceable regulations regarding smell and noise for a business such as this? What recourse do I and my neighbors have if the business owner does not operate in a professional manner and the noise and smell concerns get out of hand? None of these types of questions are addressed in the applicant's proposal that I can find.

Tri-County Health Department's letter states "Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents). We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed." Has the applicant provided a Waste Management Plan to TCHD yet?

Before getting too far into the particulars of this specific proposed business I would like more information on the current zoning permitted land uses and restrictions as well as the differences between it and the proposed zoning. The zoning change is far more concerning to me than this specific business, which is very concerning to me, because of the long term impact it could have on my neighborhood and the surrounding community.

I look forward to your reply and consideration of my concerns for this project.

Sincerely,
Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

From: [Paul Malinowski](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#); [Carol Fey](#)
Subject: Dog Day Care rezoning
Date: Monday, July 29, 2019 5:22:02 PM

Hello. We live approximately five houses down from the proposed new dog day care location. I understand it is subject to a rezoning hearing. I'd appreciate if you could let me know when that will be (if you have a date set). My initial reaction is unfavorable but I'm open to learning more about it and if they can mitigate concerns.

Thank you in advance for your help.

Paul Malinowski
8085 S Logan Dr, Littleton, CO 80122

From: [Patrick Fitzgerald](#)
To: [Elizabeth Kay Marchetti](#); sheriloushelton@gmail.com
Subject: Dog Kennel Business
Date: Wednesday, July 31, 2019 9:06:36 AM

As a point of information relative to the proposed dog daycare in Oakbrook Shopping Center, I offer my experience with a kennel proximate to my residence. I live at 10144 E Jewell Ave, Aurora. The kennel is Broadview Kennels at 2155 S Havana. The kennel has outdoor runs for all the dogs. The straight line distance from my front door to the nearest corner of the kennels is 1400 (one thousand four hundred)feet. Along that line, providing sound deflection and attenuation, are two story buildings comprising 60 residences.

There are many times, when the local atmospheric conditions and wind are right, that I can hear the chaotic barking which is constantly being produced at that location 1400 feet away. At Oakbrook, the straight-line distance from the proposed facility to the nearest residential properties on Phillips Drive S is only 100 ft. To the homes, it is only 200 ft, with nothing in between to affect the sound.
Patrick Fitzgerald

From: [Michael Sutherland](#)
To: [Elizabeth Kay Marchetti](#)
Subject: FW: Hob Nob Dog Day Carr
Date: Tuesday, January 14, 2020 8:29:01 AM

Another.

From: Jason Reynolds <jreynolds@littletongov.org>
Sent: Monday, January 13, 2020 7:59 PM
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: Fw: Hob Nob Dog Day Carr

From: Harriette <harriettew@comcast.net>
Sent: Monday, January 13, 2020 3:53:47 PM
To: Jason Reynolds <jreynolds@littletongov.org>
Subject: Hob Nob Dog Day Carr

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Jason Reynolds

I have been a resident of Oakbrook since 1986. I have watched the shopping center struggle to keep 100% occupied during the years and I seen many different business models come and go during the past 30 plus years.

I do not see the Three Margaritas Restaurant space as being adequate to house 150 dogs during the day or 70 overnight. I also think having a "Doggie Day Care" in that space would not be an asset to the already existing businesses. I would urge you to study the business plan that Hob Nob has submitted and encourage you to vote no on allowing this business to occupy space in the Oakbrook shopping center.

I do not live close enough that I think this business will have a major effect on me or my household, but I do think it will have a negative effect on the shopping center.

Thank you for your time.

Harriette Woitte

[8237 S Pennsylvania Court](#)

[Littleton, CO 80122.](#)

[303-250-8503](#)

Harriette

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From: [Michael Sutherland](#)
To: [Elizabeth Kay Marchetti](#)
Subject: FW: Oakbrook Shopping Center Hobnob Dog Daycare Proposal
Date: Tuesday, January 14, 2020 8:28:25 AM

Good morning, Elizabeth:

I was not sure you had this one, so please include with the correspondence file and the staff report. If you already have it, disregard.

Thanks,

Mike
x3763

From: Jason Reynolds <jreynolds@littletongov.org>
Sent: Monday, January 13, 2020 8:00 PM
To: Wendy Heffner <wheffner@littletongov.org>
Cc: Michael Sutherland <msutherland@littletongov.org>
Subject: Fw: Oakbrook Shopping Center Hobnob Dog Daycare Proposal

FYI

From: Paul Malinowski <pillarpaul@gmail.com>
Sent: Monday, January 13, 2020 4:44:08 PM
To: David Bolt <dbolt@littletongov.org>; Craig Coronato <ccoronato@littletongov.org>; Dan Miller <dmiller@littletongov.org>; Jason Reynolds <jreynolds@littletongov.org>; Mark Rudnicki <mrudnicki@littletongov.org>; Robin Swartzbacker <rswartzbacker@littletongov.org>
Subject: Oakbrook Shopping Center Hobnob Dog Daycare Proposal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings, members of the planning Commission. In the meantime I am writing to you "on the record" to express my concerns to the proposed Hobnob Dog Daycare and Hotel in the Oakbrook Shopping Center. It is my understanding this comes up for a hearing before the Commission on January 27th.

I live about five houses down from the location and because of the way the streets curve I will be almost directly in back of it. First, on a general concern level is the way the shopping center has changed. We have lived in our present location since 1989. The Oakbrook Shopping Center was one of the reasons we chose the house. At the time, it had a Safeway anchoring it and various small-sized neighborhood-friendly commercial tenants/uses. Over the past few years the shopping center's character has changed. There was a gun store for a while that was frequently burglarized. Then a hugely out-of-scale 24-hour veterinary hospital went under construction, ruining possibly the single best view of the Rocky Mountains in the City of Littleton. And now this daycare/hotel is being proposed. I realize the market changes over the years but I don't feel the City needs to approve of any and every business that applies to locate in any particular area. And I believe the slow degradation of the quality of this shopping center could negatively impact surrounding property values. Obviously there was an original development plan that was approved and even allowing for market changes I don't believe the current and proposed uses are matching the spirit of that original development plan.

My other concerns are more "micro" to the specific proposed use. If the information I have is correct, there will be up to 150 dogs during the day. That is a LOT of dogs at one time that can potentially create a LOT of noise through barking. I also

understand there will likely be two sets of "busy hours" each day that will potentially create a significant amount of traffic on neighboring streets. Logan Drive, where I live, is currently in effect a "collector" street where the low-elevation speed humps are often ignored by people taking a shortcut to Mineral Drive from County Line (and vice versa). This will likely exacerbate that situation.

Walking on Phillips Drive had always been a pleasure that many of us from Oakbrook have done over the years. We've lost our view of the mountains now and the noise and potential odors from this proposed use could render Phillips no longer a pedestrian-friendly walk.

Barring anything coming up that night I do plan on attending the Commission hearing on the 27th and express my concerns verbally, too.

I appreciate you taking the time to read this and your service to our community.

Regards,

Paul (and Lynn) Malinowski
8085 S Logan Dr.
Littleton, CO 80122

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* Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

From: coloradojule@comcast.net
To: [Elizabeth Kay Marchetti](#)
Subject: Fwd: Rezoning of 3 Margaritas property
Date: Tuesday, July 30, 2019 4:30:25 PM

Sent from my iPhone

Begin forwarded message:

> Hello E Kay Marchetti,
> We are writing to you to express our concern regarding the possible rezoning of 3 Margaritas on County Line Rd to allow a Dog Daycare facility to move in.
> We believe it will be a huge mistake to rezone allowing a Dog Daycare facility here due to noise and nasty smells. We believe this facility would negatively affect the home values here in Oakbrook.
> We have lived in Oakbrook for 28 years and have enjoyed our quiet and clean smelling neighborhood.
> Thank you for your consideration.
>
> Sincerely,
> Mr and Mrs Gregory Anton
>
>
> Sent from my iPhone
>
>

From: [Ryan Thompson](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Fwd: Zoning change
Date: Tuesday, July 30, 2019 2:21:33 PM

----- Forwarded message -----

From: **Curt Christensen** <christensencurt@gmail.com>
Date: Mon, Jul 29, 2019 at 10:42 AM
Subject: Zoning change
To: RMThompson@Littletongov.org <RMThompson@littletongov.org>

As an Littleton resident and part of the Oakbrook neighborhood, I would like to voice my disapproval for the proposed zoning change for conversion of Three Margaritas to a doggie day care. Not only will the barking and smell of waste be a problem but it also takes away the possibility of another restaurant taking over this location. Please deny the request for a zoning change.

Thank you,
Curt Christensen

8247 South Pennsylvania Ct.
Littleton, CO 80122

--

Ryan M. Thompson
Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#); [Carol Fey](#)
Subject: Hob Nob Dog Daycare and Hotel
Date: Wednesday, July 24, 2019 9:54:48 AM

Ladies,

We are preparing a formal letter to be submitted by July 31st, however I would like to express my deep concern as to the inaccuracy of initial proposal.

The proposal submitted has a building plan with the name of "Carrabas" not of 3 Margaritas. IF the building *was previously at some point* Carraba's that still makes the proposal not accurate. I would think that the Town of Littleton staff should only start their time to operate its reviews with accurate information from the beginning.

More over, Elizabeth has stated that the "referral process" is what we are in now. As stated that - *"The application has been sent on referral for review and comment by other City divisions, area agencies, and utility providers."*

The applicant has not submitted ANY specifications as to power usage, water, health issues, sound issues - basically a vague account as to the "usage" as it pertains to utilities. They submitted an inaccurate building plan- how can this initial proposal even be considered?

There are no references to the decibels of 75 barking dogs, there is no power usage estimates from the fans that are going to be used to disburse the stench from the indoor facility. There are no specifications as to the amount of water to be used to clean off the large outdoor play area.

I submit to you that this "proposal" is inaccurate and vague to even be "referred".

I would like to know why it has been accepted with such vague information. This business is not simply a retail clothing store. How will the other departments even refer it? The "referral" departments don't know anything about the problems surrounding this *type* of business.

Even though the zoning for the Floppy Dog Day care facility, also located in the Oakbrook neighborhood, is "Industrial", we should all learn from the complaints of that business model. The complaints from the neighbors are very relevant to this proposal. The zoning is the issue not the fact that the business is and has many negative neighborly issues. It is my opinion that every council member, utility person, all those that are expected to "refer" this proposal forward understand the complete issue with this type of business. Not simply look at an inaccurate building plan and a vague explanation as to the business.

I would like a reply as to the inaccurate proposal submission, and if the referring departments know about the complaints from a "like" business located in the same area.
Thank You-

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
See us on HOUZZ

Like us on FaceBook
970-389-1073

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Carol Fey](#)
Subject: Hob Nob Dog DayCare
Date: Friday, July 19, 2019 9:43:08 AM

Good Morning Elizabeth,

I am so horrified by this company coming in! It actually has us looking to sell our home and move! Within the last 6 months we have remodeled our kitchen, all bathrooms, upgraded our backyard to a full gorgeous outdoor living area and now this!

Our street and neighborhood is truly one of the finest in the Oakbrook community. Many neighbors have remodeled their homes and take excellent care of their yards.

A business like this will have people selling, moving and who knows who will move in. I've noticed that there is a leasing company buying up homes in our area, that is not a good scenario for the neighborhood at all.

I will be canvassing every neighbor next week and need some additional information.

I would like to know how many dogs Hob Nob plans to house when it's at its fullest capacity. Also, how many and copies of all city complaints that have been filed on their other locations. Also-there is a Dog Day Care, Floppy Dog Day Care that is in the Town of Littleton jurisdiction that has had numerous complaints filed-I would like to have copies of those and what the outcome of those complaints are.

I will be canvassing all of the neighbors of Floppy Dog Day care as well.

There really needs to be some zoning restrictions added to this particular line of business.

My friend that lives near the Floppy Dog Daycare, Sara Denunzio, in her words "it's awful". I will be submitting all of the correspondence that she has given to the Town of Littleton and has seen little to no assistance from the Town.

Also- In our previous email you made it seem that this application process is "indefinite". I feel like I'm missing some deadline information. I would appreciate a more structured reply of when to submit letters and when deadlines are.

Thanks you for your time,

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
See us on HOUZZ
Like us on FaceBook
970-389-1073

July 31, 2019

RE: Zoning Change for Oakbrook Shopping (3 Margaritas Building) Center for Dog Daycare Center

I would like to express my opposition in changing the zoning for a dog daycare center in the Oak Brook Shopping center property.

I live a block away from the proposed dog daycare center. I am concerned with a facility this large of the noise of barking dogs and odors from dog waste 24 hours, 7 days a week. This would be creating an unhealthy environment even with the use of large industrial fans. The smells of waste blowing right into homeowners yards. I am concerned that this kind of facility will impact my property values. The Oakbrook subdivision is not a commercial or an industrial area it contains residential homes with families.

Respectly Opposed,

Debby Shriver
8116 S. Logan Dr.
Littleton, CO 80122

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Letter to the Town of Littleton Senior Planner
Date: Wednesday, July 31, 2019 9:45:57 AM

Frank (Trip) Butler <fhb333@gmail.com>

Tue, Jul 30, 2019 at 9:29 PM

To: ekmarchetti@littletongov.org, rmthompson@littletongov.org
Cc: cdjh@littletongov.org, cdekm@littletongov.org

I am forwarding this letter written by my husband, Trip Butler, directly to you as I see that the email address on his original email was incorrect. ~

Dear Ms. Marchetti,

It was a pleasure speaking with you the other day. I certainly appreciate your support throughout the early stages of this process. Please enter my letter into the public record and make it available to the Town Council.

My name is Frank (Trip) Butler and my home is located 50 steps away from the proposed "outdoor play area" requested by the corporation which owns HobNob Pet. I am aware that the corporation has submitted a request to the Town of Littleton to change the current zoning at [501 E. County Line](#) to remove the restrictions which will allow for its unrestricted use as an "animal care and boarding facility".

As I understand it, the shopping center is currently classified as a B-2 Zone District, which would not be appropriate for a "dog hotel and spa facility" without the specific designation of "B-2 Unconditional" by the Town. That is, pursuant to Chapter 8 of the Littleton, CO City Code, the Town may "hereby declare that certain uses of land may exist only upon the imposition of extraordinary conditions through which compatibility with adjacent neighborhoods, or the community, may be achieved".

I would like to express my general opposition to changing the zoning altogether. The Land Use Table identifies 22 separate zone districts. It is fair to say that the Oakbrook Subdivision, Oakbrook Shopping Center and Powell Middle School were planned and constructed as a healthy and dynamic unit. Even a cursory review of the land use table reveals the relationship between *zones* and their *proximity to residential neighborhoods*. As such, the Town knowingly assigned the B2 Community Business District designation to the shopping center to attract and value businesses that will be compatible resources and all-around good neighbors.

Beyond opening Pandora's Box by changing the zoning altogether, it is clear that this proposed change in zoning is entirely aimed to accommodate the aforementioned doggy daycare facility, Hobnob Pets. With no disrespect to Hobnob Pets specifically, it is easy to see why a business of this type is best suited for an agricultural or industrial district. There are many reasons that I am concerned that a doggy daycare of this size and scale will be an incompatible neighbor to the residents of the Oakbrook Neighborhood.

I have reviewed the 34 pages of 8 CCR 1201-11 and 41 pages from 8 CCR1202-15, Rules and Regulations from the CO Department of Agriculture so I respect how well regulated EVERY “pet animal care facility” can expect to be. In fact, according to both Dept. of Agriculture documents, “No more than 60 dogs may be housed in any enclosure or common area at any time.” This seems to be directly contrary to the applicants Pre-Application Meeting Request that indicates they expect to accommodate at least 70 dogs for overnight stays.

The applicant refers to 2 other locations in the metro Denver area. At both locations, the outdoor play area is directly behind their main building, almost fully out of sight of the vehicular and pedestrian traffic using the main street (Arapahoe Road and Colfax Blvd). In the case of the Oakbrook Shopping Center, the outdoor play area will be on the corner of County Line Road and Phillips Avenue. The view from the corner will be straight down into the enclosure. The 2-dimensional map offers a pretty bleak view of the property. The 3D version seems even less appealing. I would be interested to learn how the applicant will respect this major access point to the Oakbrook Neighborhood.

Admittedly, my only direct and personal experience with doggy daycare facilities begins and ends with the other doggy daycare which borders Oakbrook just 1 ½ miles north of the proposed location. I will be accepting Mr. Morris's invitation to visit one of his existing Hobnob locations because I am looking forward to learning how different ownership/management handles the massive burden of abating the powerful odor and noise nuisance created by 70 dogs.

The Floppy Dog Daycare did not need any special dispensation to open their doors in 2015 because their address falls in a district zoned as “Industrial”. Since then, the adjacent residential property owners have inundated the Town, specifically code enforcement and mediation, as well as the business owners with pleas to mitigate the incessant and unnerving noise and unbearable and inescapable odor. Inasmuch as the property was already zoned “industrial”, the Oakbrook residents have had no leverage and subsequently no respite from the industrial fan which deafeningly blows the disgusting odor from canine waste straight into their backyards 24 hours/day. And barking starts early every morning which jumps starts the neighborhood dogs.

This is not meant to be construed as criticism of the Floppy Dog Daycare business but I fear that adjusting the zoning at the Oakbrook Shopping Center will inevitably invite disaster. I think we can all agree that the amount of feces and urine that even 70 dogs of any size will produce every day, 7 days a week, 52 weeks a year is difficult to fathom. How many industrial fans will this facility use to ventilate the stink from indoors to outdoors? And then combined with the odors from the outdoor play area, the prevailing winds from the west throughout the year will carry the stench straight into the Oakbrook Neighborhood and Wilmore Nursery.

I think it will be unfair to understate the impact of offensive odors in the air on the quality of life of families living in the danger zone. For instance, the voters have cautiously imposed a moratorium on marijuana dispensaries within the town limits. Although ALL retail marijuana establishments may not necessarily be the same, the voters have agreed they should be categorically excluded. However, in the City of Denver, I find it compelling that the major complaint by neighbors who have welcomed pot shops in their community is the offensive and pervasive odor. Denver's odor ordinance, not limited to marijuana, specifies odors as a nuisance issue, making it “unlawful to interfere with the reasonable and comfortable use and enjoyment of property”. The Denver Department of Environmental Health has gone so far as to set up a hotline where anyone can file a nuisance odor complaint by calling

311.

Closely related will be the issue of “noise-creating dogs” which the Town of Littleton and Arapahoe County address in their respective Codes. Considering that “barking” is a natural form of communication for dogs, it seems unlikely and unreasonable that 4 pet supervisors would expect to limit the pack of 70+ dogs to “20 minutes/day” (Arapahoe County) or “loud, frequent, or habitual” (Town of Littleton). Surely, there are settings better suited to care for dogs where the anxiety of arousing the interest of neighborhood dogs right across the street does not exist. According to the ASPCA, this is called “Socially Facilitated Barking when some dogs bark excessively only when they hear other dogs barking. This kind of barking occurs in the social context of hearing other dogs, even at a distance—such as dogs in the neighborhood.”

The B2 Community Business District designation is perfectly well suited for the Oakbrook Shopping Center and I urge you to resist the proposal to remove the salient conditions attached.

Respectfully,

Trip Butler

Sheri Shelton-Butler

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970-389-1073

From: [Rachel Colling](#)
To: [Elizabeth Kay Marchetti](#); [Ryan Thompson](#)
Subject: Oakbrook Shopping Center
Date: Wednesday, July 31, 2019 4:33:22 PM

Hi,

I'm a property owner in the Oakbrook subdivision. I'm emailing you to advise that I'm against the zoning change from a B2 to B2 unconditional in the Oakbrook Shopping Center. I'm also opposed to a large dog daycare and hotel facility being allowed as a tenant in that shopping area. This zoning change will impact our property values and quality of life in the area. We already have extreme noise issues in our area. We shouldn't have to listen to barking dogs at all hours of the day. Traffic is already a problem which will be increased significantly with such a facility. The zoning change will allow for other businesses to come in and impact property values as well.

Rachel Colling

From: [Jeremy Manning](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Ryan Thompson](#); [Carol Fey](#)
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND
Date: Saturday, August 3, 2019 9:07:18 AM

Hi Elizabeth,

Thank you so much for your timely and detailed response, I greatly appreciate it. I completely understand about it taking a while to respond and being efficient by utilizing your responses to my neighbor to address my concerns as well. I appreciate you providing the Highland Square Oakbrook Shopping Center SDP/PD because it is very helpful to see how the development was envisioned and why it makes sense to me to stay the course and not amend the PD zoning to accommodate a business that doesn't fit the original vision. I also appreciate the explanation of where the project is at currently and that the business cannot proceed if the amendment is denied and that if it is allowed there is still a comprehensive process to potentially approve the proposed SDP with Conditional Use.

I think there is some confusion that the proposal is for Unconditional Use which is probably what stirred up a lot more concern for what would be allowed if the doggie daycare goes out of a business and another less desirable business wants to utilize that site for something even more concerning to those that live in close proximity to the site. I am glad to hear that the business would have to address potential noise & health issues as part of the much more detailed SDP application process. My primary concerns are the changing of the zoning to be much less restrictive (hoping the conditional use is very restrictive of what would be allowed in the future) and potential noise and smell issues. I think it would definitely be in the applicant's best interests to conduct noise and solid waste management studies if they hope to address the concerns of our neighborhood and put people's minds at ease. If they are approved and move into the site it is great to hear that we will have the assistance of your code enforcement team to mitigate any noise or smell issues.

Since I work for Arapahoe County in IT and support our planning & zoning departments I'm well aware of the complicated and controversial process of these types of proposals and the delicate balance the city has to maintain in addressing concerns and making the best decision which is no easy task and rarely clear cut. So thank you for taking the time to consider mine and my neighbors concerns and keeping them in mind while processing the applicant's proposal and making a very tough decision/recommendation. I do appreciate all of your efforts and acknowledge the difficult situation you & the rest of the planning staff and city council have to navigate since you can never make everyone happy.

Thank you,
Jeremy Manning

From: Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>
Sent: Friday, August 2, 2019 9:29 AM
To: Jeremy Manning <jeremy_manning@hotmail.com>
Cc: RMThompson@Littletongov.org <RMThompson@littletongov.org>; Carol Fey <cfey@littletongov.org>
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND

Dear Mr. Manning:

Thank you very much for your patience as I finally get around to responding to your questions.

I just managed to respond yesterday to an older email from your neighbor, Ms. Sheri Shelton-Butler, and some of your questions overlap. I'm going to insert some quotes from my email to her into this response to you.

Here goes.

First, I've attached a PDF of the Highland Square Oakbrook Shopping Center Site Development Plan/Planned Development. This is the document that establishes the zoning and development standards for the site. This is the document that the applicant is requesting approval for an Amendment.

To be clear, the application in process now is for an Amendment to a General Planned Development Guide (Amendment), which is asking for permission to amend the following development standards specifically related to "Pad A" within Parcel 1B of the Highland Square Oakbrook Shopping Center SDP/PD (PD): allowing permanent outdoor use for a doggy day care only if a Conditional Use Permit is approved, an increase in allowed building footprint, and an increase in building height. The PD right now doesn't allow for a permanent outdoor use and limits the building footprint and building height; hence the current Amendment request being made by the applicant.

If the City Council approves the requested Amendment to the PD, the next step would be for the applicant to apply for a new Site Development Plan with Conditional Use. In fact, the applicant can apply for a Site Development Plan with Conditional Use any time at his own risk. However, I doubt most applicants would want to proceed with spending money on application fees and architects/engineers without first securing their zoning approval. I'd be very surprised if this applicant proceeds until after City Council's decision regarding this request.

The requirements of the City's Code and Operating Standards for an Amendment were met via the materials that the applicant submitted. The submittal packet was appropriate and adequate to be considered a complete first submittal for an Amendment. The City's Code and Operating Standards don't require the applicant to submit details related to "power usage, water, health issues, sound issue" for an Amendment. If the City Council approves this Amendment request and the applicant submits for a Site Development Plan with Conditional Use then all of those issues will be required to be discussed and reviewed in depth during that process. At the same time, the applicant may decide to conduct the noise or solid waste management

studies if he thinks it will help his argument during this Amendment request; but the Code and Operating Standards don't require it of him now.

The City's mechanism for responding to nuisance complaints is for people to contact our Code Enforcement team (I've cc'd Rebecca Thompson who is the Supervisor) and they would be the ones to follow up. I'm also ccing Ryan Thompson, our Mediation Program Coordinator, because he is sometimes asked to join the effort to mitigate nuisances. You are not alone and our code enforcement team is very responsive.

Again, thank you for contacting me regarding your concerns about the potential impacts a doggy day care would have on your neighborhood. Your input is important and your comments are included in the project file/public record.

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)
littletongov.org
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On Fri, Jul 26, 2019 at 1:24 PM Jeremy Manning <jeremy_manning@hotmail.com> wrote:

Hi Elizabeth,

Thanks so much for the timely response, I greatly appreciate it. I completely understand it will take awhile to get back to me on my questions and concerns as I'm very aware of the complexities of these types of projects and how time consuming the review process can be especially when gathering input from so many different stakeholders with such different view points.

There is no pressure on my part to respond to my questions and concerns by any specific date. I just wanted to make sure I got them to you before the deadline so my input, and that of my neighbors, is considered during the review process and in making the determination of whether to change the zoning for the site that the business proposal is dependent on.

Again, thank you for your time and consideration of my concerns.

Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

From: Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org>
Sent: Friday, July 26, 2019 1:04 PM
To: Jeremy Manning <jeremy_manning@hotmail.com>
Cc: RMThompson@Littletongov.org <RMThompson@littletongov.org>; Carol Fey <cfey@littletongov.org>
Subject: Re: Concern regarding APD19-0001 PLANNED DEV AMND

Dear Mr. Manning,

Thank you for contacting me with your questions and concerns regarding the proposed amendment to the Highland Square Oakbrook Shopping Center PD. I'm in the process of finishing the initial review of the application, which review period ends next Wednesday.

I really appreciate your patience as I respond to all of your questions. It may not be until late next week that you'll hear back from me. Trust me that I will get back to you.

Thank you,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)
littletongov.org
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On Thu, Jul 25, 2019 at 8:49 PM Jeremy Manning <jeremy_manning@hotmail.com> wrote:
Hello,

My name is Jeremy Manning and I live in the Oakbrook neighborhood near the intersection of E Phillips Ave and E Phillips Ct. It has come to my attention just recently that there is a proposal to replace the 3 Margaritas Littleton at 501 E County Line Rd with a "dog hotel and spa facility" business called Hobnob Dog Daycare & Hotel. I found the City of Littleton - Development Activity List and reviewed the documents associated with the proposed business plan and requested amendment to the Highland Square Oakbrook Commercial Center PD.

I have significant concerns about this proposed usage as I don't believe it fits with the current land use in the surrounding area, specifically how close it is to a residential neighborhood. The proposed business is more typically located in industrial areas, not commercial shopping centers, which is why the current zoning does not allow for their

proposal as the applicant stated in their letter of intent, "Current zoning for 501 E. County Line restricts outdoor usage other than for parking". I believe that the current zoning is appropriate and should not be changed to allow this business, or any similar ones, to operate in the proposed location because it was not designed and developed for said purposes.

The reason for my concerns and objections to the proposal are related to noise, smell and changing the zoning to be much less restrictive than what is currently allowed which could allow even less conducive businesses to move into that area in the future impacting my neighborhoods quality of life and property values. I cannot find specific information about the current & proposed zoning classifications (PDC-B2, B2-Unconditional) and am requesting you provide detailed information about the zoning change on the city website as the zoning change could be significant as the "devil is in the details". I'm in IT but have worked in city/county government for almost 20 years including supporting a regional planning commission in Kentucky and am currently an Arapahoe County employee and support our planning and zoning departments so am fairly versed in these types of applications and the complications surrounding them. I also know that this is our only shot at protecting our property values and quality of life because once a zoning is changed to be less restrictive it is virtually impossible to change it to be more restrictive.

In reviewing the applicants documents and the outside referral letter provided by Tri-County Health Department they specifically call out concerns about Kennel Wastes and Loud Noise issues and commend the applicant for considering the noise levels but there is nothing stated by the applicant on mitigating the smell associated with a business housing 70 dogs. I have a neighbor that doesn't pick up his dog waste in his own yard with just 2 dogs and on hot days it smells terrible. I can't imagine what a kennel of that size will produce and they will be using industrial fans to vent it to the outdoors so I'm sure our neighborhood will smell it, especially in the right wind conditions (think of Greeley) . Is there any proposal on how to mitigate that concern? Are there any enforceable regulations regarding smell and noise for a business such as this? What recourse do I and my neighbors have if the business owner does not operate in a professional manner and the noise and smell concerns get out of hand? None of these types of questions are addressed in the applicant's proposal that I can find.

Tri-County Health Department's letter states "Proper management of animal wastes such as dog feces and other solid wastes associated with the kennels (hair, food, soils, gravels, etc.) is essential to prevent nuisance conditions (odors) and vectors (insects and rodents). We strongly recommend that solid wastes associated with the kennels be regularly picked up, bagged and disposed in a sanitary landfill. We recommend that the applicant provide a Waste Management Plan to TCHD that indicates how animal waste will be managed." Has the applicant provided a Waste Management Plan to TCHD yet?

Before getting too far into the particulars of this specific proposed business I would like more information on the current zoning permitted land uses and restrictions as well as the differences between it and the proposed zoning. The zoning change is far more concerning to me than this specific business, which is very concerning to me, because of the long term impact it could have on my neighborhood and the surrounding community.

I look forward to your reply and consideration of my concerns for this project.

Sincerely,
Jeremy Manning
608 E Phillips Ct
Littleton, CO 80122
720-212-5061

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From: [Ryan Thompson](#)
To: [Sheri Shelton](#)
Cc: [Elizabeth Kay Marchetti](#)
Subject: Re: Dog Day Car Center
Date: Thursday, August 1, 2019 9:36:58 AM

Great!

I am looking forward to hearing your impressions and how the conversation goes with Mike. If this is something that you would like me to facilitate I would be happy to, and we could meet at the City building. I was able to go to the facility in Lakewood, and was surprised to find it shares a common wall with a yoga studio, and the outdoor facility is less than 100 feet from an apartment complex.

I think it would be great to report your experiences with the other Hob Nob locations back to council and the other concerned neighbors.

Regards,

Ryan

On Thu, Aug 1, 2019 at 9:24 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:
I haven't gone yet. I will try to go on Saturday, but more likely to go next week. I'm jamming with work.

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
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970-389-1073

On Thu, Aug 1, 2019 at 9:22 AM Ryan Thompson <rmthompson@littletongov.org> wrote:
Will do.

How did your meeting, and tour of the facilities at Mikes other locations go?

Thanks!

Ryan

On Wed, Jul 31, 2019 at 7:22 PM Sheri Shelton <sheriloushelton@gmail.com> wrote:
This email was mailed to

An inaccurate email address.
Please acknowledge receipt of this email.

----- Forwarded message -----

From: **Gloria Schwiesow** <glsgem@comcast.net>

Date: Wed, Jul 31, 2019 at 7:13 PM

Subject: Dog Day Car Center

To: <ekmarchetti@littletongov.org>, <sheriloushelton@gmail.com>

Please deny the request for the B2 UNCONDITIONAL zoning change at the 3 Margaritas restaurant at County Line and Phillips. I am an Oakbrook neighbor who will be impacted by the noise of barking dogs, smell of dog's excrement, and mechanical fans disbursing the smells from inside the building. This will impact my property value. We sit outside in the morning and the evening, and we will be greatly impacted. PLEASE SAY NO TO THIS ZONING CHANGE!

Rise & Sparkle!



Gloria Schwiesow

Premier Designs Jewelry

720-219-0229 glsgem@comcast.net

premierdesigns.com/gloriaschwiesow

--

Be One with Joy ~
Sheri Shelton~Butler
Design First Denver, LLC
Sent from my cellphone

--

Ryan M. Thompson

Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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--

Ryan M. Thompson
Mediation Program Coordinator
Community Development
2069 W. Littleton Blvd.
Littleton, CO 80120
303-795-3876 (Office)
littletongov.org | littletonrocks.com



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From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Ryan Thompson](#); [Michael Sutherland](#); [Jennifer Henninger](#)
Subject: Re: Hob Nob Day Care
Date: Tuesday, October 15, 2019 2:19:52 PM

Thank you for the clarification. My apologies for the name confusion.
The letter is for the Planning Commission, again my apologies in stating "committee" vs. commission, I am not as well steeped in City government as you are. I hope this isn't the start of a "tit for tat".
I believe I copied the members directly as I got their email addresses from the website.

Sheri Shelton-Butler
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970-389-1073

On Tue, Oct 15, 2019 at 1:45 PM Elizabeth Kay Marchetti <ekaymarchetti@littletongov.org> wrote:

Dear Ms. Shelton-Butler:

Is your letter meant for delivery to the Planning Commission? Your intro is written to "the Committee members..."

Are you requesting that I forward it to the Planning Commission or a different committee?

Also, my last name is not Marchetti. It's Kay Marchetti.

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)
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On Tue, Oct 15, 2019 at 11:58 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:
Regarding Planning Committee session meeting dated 9/23/2019
PC Resolution 11-2019

Dear Committee members and City Staff,

As some of you are aware, myself and many of the neighbors located very near the Oakbrook Shopping Center located on County Line Road and Phillips Dr. in the Oakbrook neighborhood have been carefully watching for a resubmittal of a proposal from a company by the name of Hob Nob Dog Day Care. Recently, while meeting with some individuals campaigning for city council I was made aware that a "dog day care facility" had been heard on 9/23/19. I had previously been told by Elizabeth Marchetti that she would "keep me posted" if the specific dog facility re-applied and therefore I felt an immediate sense of urgency to log onto the website to hear the meeting, to make sure it wasn't pertaining to our neighborhood.

The results of what I heard from that meeting have prompted this letter.

I found it interesting when the question was asked by David Bolt, regarding "had their been any complaints".

The reply from Ms. Marchetti was- "there was only one"- that is completely false. In fact, there were numerous complaints, both odor and noise.

Ms. Marchetti, Mr. Thompson and I discussed the numerous complaints pertaining to that existing business and location, as it is located directly in front of the Oakbrook neighborhood bordering Mineral Ave. Further, I have the copies of the emails that were sent to the offices of Elizabeth Marchetti's, Rebecca Thompson and Randy Thompson and again, Ms. Marchetti and I have discussed these emails with me as they were a basis of fact for the cause to refute the zoning change for the new application submitted to the city for the Hob Nob Dog Day Care.

I would like to know exactly, the protocol that the office of "Senior Community Development" is supposed to adhere to when representing the neighborhoods, the complaints, and all correspondence they receive from the neighbors. Particularly when the Senior Development person has asked that all correspondence be directly emailed to them and then that person says that there was "only one". As with our neighborhood, IF our complaints were merely brushed off as "one", as was done in the 9/23/19 meeting that would simply be an egregious misrepresentation and misstating of facts.

Additionally, the posting that was not placed in a manner that a person driving by could see the notice- I would like to know why the office of Senior Community Development took the over reaching step to allow the applicant to not "post the sign in the manner according to specific rules" set forth by the City. That office decided it was "to expensive for the applicant to hire a jack hammer to post a sign".

I don't think that office has the authority to just circumvent the rules set for by the city. Any person trying to open a business in a building that could impact the lifestyle of the neighborhood should have to go to the "expense of hiring a jack hammer to accurately post a sign". That should be considered part of due diligence of the applicant, not to mention that it is the "normal" way for residents to notice if something is going on in their neighborhood.

If the rules keep changing how are we neighbors supposed to watch for the growth going on? IN the 9/23/19 meeting Ms. Marchetti's replied "Staff said- yes its not perfect, yes its not ideal" and laughed it off. And still she personally allowed the sign to not be placed according to rules.

We neighbors also ran into a "situation" regarding the originally submitted proposal of the Hob Nob Dog Day Care. The original zoning change application requested a change to "B2 Unconditional", we brought it to Ms. Marchetti's attention and her reply to me was

"that was an error by the applicant" and Ms. Marchetti replied to me "she was simply was going to correct it" when I commented "that it wasn't her job to change the application", "that the applicant had to change it" she reluctantly agreed.

I, basically, questioned her authority to change an application. The applicant made a mistake and Ms. Marchetti was going to "fix the mistake for them". Not good!

For the record regarding any future action pertaining to the reapplication of the Hob Nob Dog Day Care proposal for the Oakbrook Shopping Center, I would like the Planning Commission, City Staff, and Senior Planner of Community Development to note that the owner of Floppy Dog Doggie Day Care, Kelly Ward, herself, acknowledged they will not ever be applying for an outdoor use permit. Her words- " We know fair well the problems that come with an outdoor play area, and we are not going down that road."

I know that your job as an urban planners is to be "pro business" however acting in a fair and equitable manner for the residents of the city should be, at the very least, held with the upmost regard. Rules should not be bent at will, nor should due process be taken lightly.

I remain vigilant about refuting the Hob Nob dog day care facility should they reapply. I will be emailing the neighborhood members that have written emails to Elizabeth Marchetti, Senior Planner Community Development directly, pertaining to the Hob Nob Dog Day Care facility, informing them to remain vigilant as well and to be sure to have copies of all correspondence previously submitted. These changes of zoning and allowances for businesses to open may seem insignificant and mundane to a Community planner but they are very real to property owners.

Respectfully,

Sheri Shelton-Butler-
Business owner and tax payer
Home Owner and tax payer
970-389-1073

On Tue, Oct 15, 2019 at 8:25 AM Elizabeth Kay Marchetti

<ekaymarchetti@littletongov.org> wrote:

Dear Ms. Shelton-Butler:

Hob Nob Day Care wasn't presented to the Planning Commission on the 23rd.
That was Floppy Dog Daycare.

Do you have some specific questions?

Regards,
Elizabeth Kay Marchetti, AICP
Senior Planner
Community Development
2255 West Berry Avenue
Littleton, Colorado 80120
303-795-3744 (office)
303-795-3748 (department)

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On Mon, Oct 14, 2019 at 5:11 PM Sheri Shelton <sheriloushelton@gmail.com> wrote:
Hi there,

I am checking about the Hob Nob Day Care, I saw on the planning Commission Sept 23 agenda.
Please update me as soon as possible.

Sheri Shelton-Butler
Design First Kitchen and Bath
www.DesignFirstKitchenandBath.com
See us on HOUZZ
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970-389-1073

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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

From: [Sheri Shelton](#)
To: [Elizabeth Kay Marchetti](#)
Cc: [Carol Fey](#)
Subject: Re: Hob Nob Dog DayCare
Date: Saturday, July 20, 2019 5:13:31 PM

Elizabeth-

I am in receipt of 13 email from my friend Sarah Denunzio. She and her family are located directly behind Floppy Dog Day Care. As will we and at least 10 neighbors, to be located directly behind the proposed Hob Nob Dog Day Care.

In your last email you mentioned speaking to Rebecca Thompson for complaints. I have pages and pages of complaints from Sarah Denunzio that she has communicated with Rebecca Thompson, and Ryan Thompson.

After reading her email correspondence with the Town of Littleton representatives I am even more horrified.

Not only is there substantial documentation it is very obvious that the Town employees are doing absolutely nothing.

The Denunzio family is in the Oakbrook neighborhood, with a Dog Day Care center off their back yard, I do not hold any hope that you *all* are even conscious as to what that sort of business offers to a neighborhood.

The Health Department and the Humane Society will be my next calls.

Sheri Shelton-Butler
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www.DesignFirstKitchenandBath.com
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970-389-1073

On Fri, Jul 19, 2019 at 9:43 AM Sheri Shelton <sheriloushelton@gmail.com> wrote:

Good Morning Elizabeth,

I am so horrified by this company coming in! It actually has us looking to sell our home and move! Within the last 6 months we have remodeled our kitchen, all bathrooms, upgraded our backyard to a full gorgeous outdoor living area and now this!

Our street and neighborhood is truly one of the finest in the Oakbrook community. Many neighbors have remodeled their homes and take excellent care of their yards.

A business like this will have people selling, moving and who knows who will move in. I've noticed that there is a leasing company buying up homes in our area, that is not a good scenario for the neighborhood at all.

I will be canvassing every neighbor next week and need some additional information.

I would like to know how many dogs Hob Nob plans to house when its at its fullest

capacity. Also, how many and copies of all city complaints that have been filed on their other locations. Also-there is a Dog Day Care, Floppy Dog Day Care that is in the Town of Littleton jurisdiction that has had numerous complaints filed-I would like to have copies of those and what the outcome of those complaints are.

I will be canvassing all of the neighbors of Floppy Dog Day care as well.

There really needs to be some zoning restrictions added to this particular line of business.

My friend that lives near the Floppy Dog Daycare, Sara Denunzio, in her words "it's awful". I will be submitting all of the correspondence that she has given to the Town of Littleton and has seen little to now assistance from the Town.

Also- In our previous email you made it seem that this application process is "indefinite". I feel like I'm missing some deadline information. I would appreciate a more structured reply of when to submit letters and when deadlines are.

Thanks you for your time,

Sheri Shelton-Butler

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970-389-1073

From: [Carol Fey](#)
To: [Sunny Keene](#); [Elizabeth Kay Marchetti](#)
Subject: Re: Zoning change near Oakbrook
Date: Thursday, August 1, 2019 9:55:42 AM

Hi Sarah--It's good to hear from you! Thank you. Since I'm a city council member, and this issue may end up before council for a final decision, I can't say much. But you may take questions and concerns to the city planner who is handling this--Elizabeth Kay Marchetti ekaymarchetti@littletongov.org.

On Wed, Jul 31, 2019 at 8:28 PM Sunny Keene <patriotrunner1@gmail.com> wrote:

Please do not allow this to happen. This is my neighborhood. I don't want to have 60-70 dogs (with associated smells and noise) just behind my home.

Isn't there another more rural spot this could happen? Why not closer to the open space near 470 and Lucent/Santa Fe? You know, where there are car dealerships and not homes!

Respectfully,

Sarah Halpin

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, S 24-72-100.1, et seq.

Hobnob Pet

8990 W Colfax Ave, Lakewood, CO

[Write a review](#)

4.3 ★★★★★ 77 reviews

Sort by: Most relevant



★★★★★ a year ago

Took our puppy he loved it, and seemed to take great care of him.

Like



David Brandl

7 reviews

★☆☆☆☆ a year ago

dont own a dog but i live in apartments right next to this place. Noise from dogs is not an issue, but the woman who works there shreeking "SHUT UP!" at the animals is incredible offputting and annoying. I feel bad for those dogs.

4



Cassie Lindeberg

2 reviews

Like



Kimberly Ober

12 reviews 345 photos

★★★★★ 10 months ago

Great Kombucha

Like



3Dsounds

3 reviews

★☆☆☆☆ 3 years ago

If you pay attention to the cameras that Hobnob provide you will notice that the employees are more like bodies then dog care takes. Dogs are constantly yelled at and disciplined as the "dog carer" sees fit. That included physical discipline and putting the dogs up in their kennels and forgetting about them making the money someone paid to have their dog look after totally wasted. Most of the employee are college kids with no experience. If you want you dog to be in a safe fun environment this is not the place for it. Please if you love you pet go somewhere else.

3



Kathy Hartman

7 reviews 1 photo

★★★★★ 4 years ago

Oakley, our 4 mo old Golden Retriever, loves Hobnob. He attends about 2 days each week, and is very excited to go. He loves the staff there. In addition, the webcams allow me to check in on him and the facility. There are lots of staff who are actively involved with the dogs.

Like

From: [Ruth Pias](#)
To: [Elizabeth Kay Marchetti](#)
Subject: Zoning Change for Oakbrook Shopping Center
Date: Wednesday, July 31, 2019 4:49:13 PM

Ms. Marchetti,

I respectfully request the City of Littleton not to change the zoning laws for the Oakbrook Shopping Center. There is much concern about the impact that it will have on property values in the Oakbrook subdivision.

Thank you.

Ruth Pias

From: [Sunny Keene](#)
To: [Carol Fey](#); [Elizabeth Kay Marchetti](#); [Ryan Thompson](#)
Subject: Zoning change near Oakbrook
Date: Wednesday, July 31, 2019 8:28:30 PM

Please do not allow this to happen. This is my neighborhood. I don't want to have 60-70 dogs (with associated smells and noise) just behind my home.

Isn't there another more rural spot this could happen? Why not closer to the open space near 470 and Lucent/Santa Fe? You know, where there are car dealerships and not homes!

Respectfully,

Sarah Halpin

From: blcamp1010@aol.com
To: [Elizabeth Kay Marchetti](mailto:Elizabeth.Kay.Marchetti)
Cc: SherilouShelton@gmail.com
Subject: Zoning Change Proposal- Dog Day Care & Hotel facility North end of Oakbrook neighborhood
Date: Monday, August 5, 2019 6:12:17 PM

Ms. Marchetti, I am against the recently submitted, B2 UNCONDITIONAL, zoning change proposal that would allow a dog day care and hotel facility to move into the location, that is currently the 3 Margaritas Restaurant, on the north end of the Oakbrook neighborhood.

I am concerned about the noise of the barking dogs, the sound and smells being disbursed by the mechanical fans ventilating the building and the smells from around the building. It is not unreasonable to imagine that pets will be defecating around the building as they are arriving for any service provided. Owners or the business provider may clean up solid waste but many of us know how strong and long lasting the smell of urine deposits can be.

Sadly, our family recently had to put down our 12 year old cattle dog mix. I am glad there are so many choices for pet owners to take care of their furry companions BUT I am not in favor of this facility to be located so close to the Oakbrook neighborhood.

Our house value is currently affected by the noise from C470. It is also affected by the car dealership behind our home. We look out our back windows and see a parking lot full of cars. For years that parking lot, currently being used by Auto Nation Ford has been an ongoing issue for the neighbors whose homes butt up to that lot. A new arrangement was put in place for the use of that lot. I have personally gone over to the management of Auto Nation Ford to talk with them about repetitive noise from car security systems and large vehicles, including a boat, being parked in an area that was designated to only be for **low visibility vehicles**. I have had to address these concerns with 4 different managers since the most recent agreement was put in place. A few of the new managers were surprised to hear of the arrangement. "No one told me about this." was an actual statement expressed to me.

Noise from C470
Car dealership noise and visibility concerns
Weeds from lack of landscaping maintenance by dealership

Dogs Barking????
Mechanical fans running????
Smells from pets solid and liquid waste????

Please do not approve this proposal that has the potential to negatively impact our property values and affect our enjoyment of the Oakbrook neighborhood.

This type of business is better served in an industrial area, not backed up to a residential neighborhood.

Thank you,
Kathryn Camp
Concerned Oakbrook resident
8105 S. Logan Dr.
720-296-1238

From: [Colorado Archery](#)
To: cdekm@littletongov.org
Subject: Zoning change
Date: Monday, July 29, 2019 10:48:16 AM

As an Littleton resident and part of the Oakbrook neighborhood, I would like to voice my disapproval for the proposed zoning change for conversion of Three Margaritas to a doggie day care. Not only will the barking and smell of waste be a problem but it also takes away the possibility of another restaurant taking over this location. Please deny the request for a zoning change.

Thank you,
Curt Christensen

8247 South Pennsylvania Ct
Littleton, CO 80122

Sent from my iPhone