



**PUBLIC NOTICE
TOWN OF WINTER PARK
SPECIAL USE PERMIT REQUEST**

Applicant: Swapnil Kar and Valentina Sanches, dba Petal Thread & Company

Property Owner: Town of Winter Park

Case Number: PLN26-056

Street Address of Property for Which the Special Use Permit is Requested: 50 Vasquez Road, Suite D, Winter Park, CO.

Legal Description of Properties for Which the Special Use Permit is Requested: See "Exhibit A"

Description of Request: Request to operate a retail mobile vending, specifically a small art cart.

Applicable Provisions of the Town Code: § 2-B-3, Limited and Special Uses

The Planning Commission and Town Council will review this case and render a decision under § 5-E-2 of the UDC.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

Planning Commission, Tuesday, July 14, 2026, at 8:00 A.M.
Town Council, Tuesday, July 21, 2026, at 5:30 P.M.

Members of the public wishing to make comment regarding the Special Use Permit request may do so at the scheduled meeting, or write to Planning, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or bkelly@wpgov.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at <https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A- Location Map and Legal Description



50 Vasquez Road, Suite D, Winter Park, CO.

SE 1/4 OF THE NW 1/4 OF SEC 33 T1S R75, PORTION OF HIDEAWAY PARK
2.768AC+/- HIDEAWAY PARK BLOCK 2 LOT 3-8 & PT 9 10 & TRS 75FT X 40FT, 75FT
X 40FT, 75F

PROJECT NARRATIVE

A. Project Name

Petal Thread & Co.

B. Project Address

50 Vasquez Rd
Winter Park, CO 80482

C. Owners Information

[REDACTED]

Owner 2: Valentina Sanches

[REDACTED]

D. Legal Description

The proposed project is located within a public pedestrian area owned and managed by the Town of Winter Park at or near 50 Vasquez Road, Winter Park, Colorado 80482. The proposed location is the pedestrian space between The Lift bus stop and the adjacent brewery, near the Cooper Creek commercial area.

Petal Thread & Co. is a small family-owned business that specializes in handmade crochet products, including crochet flowers, crochet flower bouquets, amigurumi stuffed crochet toys, and other handcrafted gifts and decorative items. The business will operate from a small mobile display cart and table designed to showcase these handmade products to residents and visitors.

The proposed display will be temporary, portable, and positioned in a manner that does not interfere with pedestrian traffic, access to The Lift bus stop, nearby businesses, public gathering areas, or adjacent walkways. The location has been selected specifically to maintain safe and convenient pedestrian circulation while providing an attractive and welcoming retail experience.

The applicants are committed to maintaining a clean, organized, and professional display that enhances the public space and contributes positively to the visitor experience in downtown Winter Park.

E. Zoning District

The proposed project is located within a public pedestrian area owned and managed by the Town of Winter Park near 50 Vasquez Road, Winter Park, Colorado. The site is adjacent to commercial, retail, restaurant, lodging, and public transportation uses in the downtown area.



G. All Proposed Special Uses and Confirmation of Applicable Standards

Petal Thread & Co. requests approval to operate a temporary outdoor retail display consisting of a small mobile cart and display table within the public pedestrian area between The Lift bus stop and the adjacent brewery near 50 Vasquez Road, Winter Park, Colorado.

The business will sell handmade crochet products, including crochet flowers, crochet flower bouquets, amigurumi stuffed crochet toys, and other handcrafted gifts and decorative items.

The display will be temporary, portable, and operated by the business owners. No food service, cooking, amplified sound, hazardous materials, utilities, or permanent structures are proposed.

The proposed location has been selected to ensure that pedestrian traffic, access to public transportation, and access to nearby businesses remain unobstructed. The applicants will comply with all applicable Town of Winter Park requirements and conditions associated with the approved use.

J. Size of Residential and Nonresidential Space

The proposed nonresidential retail display consists of:

Mobile Display Cart:

- 59 inches (L) × 24 inches (W) × 79 inches (H)

Display Table:

- 48 inches (L) × 24 inches (W) × 29 inches (H)

Images of the proposed display setup are attached for reference.



K. Number of Existing and Proposed Off-Street Parking Spaces

No new off-street parking spaces are proposed as part of this project.

The proposed temporary retail display will be located within a public pedestrian area owned and managed by the Town of Winter Park. Customers and visitors will have access to

existing public parking facilities in the immediate vicinity, including the nearby public parking garage and surrounding public parking areas adjacent to The Lift bus station and nearby commercial businesses.

The proposed use will not reduce, modify, or interfere with any existing parking facilities.

L. Justification for How the Request Complies with the Town's Comprehensive Plan

Petal Thread & Co. supports the goals of the Town of Winter Park Comprehensive Plan by contributing to a vibrant, pedestrian-oriented, and visitor-focused downtown environment. The proposed temporary retail display features handcrafted crochet products, including flowers, bouquets, amigurumi toys, and other artisan gifts, enhancing the cultural and visual character of the public realm.

The use promotes pedestrian activity, supports small-scale local entrepreneurship, and contributes to economic activity by encouraging visitor spending and circulation of revenue within the Town. It also adds diversity to locally available goods and provides a unique retail offering not currently present in the Town, creating a new point of interest for both visitors and residents.

Due to its temporary and low-impact nature, the display is compatible with surrounding public spaces, commercial uses, and transportation facilities. The operation will maintain safe pedestrian circulation and preserve access to The Lift bus station and adjacent businesses.

Overall, the proposal supports a welcoming, active, and economically diverse downtown while maintaining public safety, accessibility, and compatibility with existing uses.

M. Justification for How the Request Complies with the Review Criteria

The proposed temporary retail display by Petal Thread & Co. satisfies the applicable review criteria by demonstrating compatibility with the surrounding downtown area, supporting public health, safety, and welfare, and enhancing the pedestrian-oriented character of the community.

The use is consistent with the existing mixed-use downtown environment and introduces a small-scale, artisan retail activity that complements surrounding commercial and public uses. Its temporary and low-impact nature ensures it remains subordinate to adjacent uses without creating permanent changes to the site.

The proposal enhances the public realm by activating pedestrian space and contributing to a more vibrant and visitor-friendly downtown experience, while also providing a unique local offering that increases the diversity of goods available to residents and visitors.

The operation will maintain safe and unobstructed pedestrian circulation, including access to adjacent businesses and The Lift bus station, and will not adversely impact traffic, parking, or public infrastructure.

Overall, the request is fully compatible with surrounding uses and supports a safe, accessible, and economically active downtown environment.

N. Present and Future Effect on Public Facilities and Services Such as Fire, Police, Water, Sanitation, Roadways, Parks, Schools, etc.

The proposed temporary retail display by Petal Thread & Co. is expected to have minimal to no impact on public facilities and services due to its small scale, temporary nature, and low-intensity operation.

The use will not create significant demand for fire, police, water, wastewater, or other public utilities beyond typical downtown pedestrian activity. No on-site preparation or processing is proposed, and solid waste generation will be minimal and handled through existing commercial services.

No impacts to roadways, traffic circulation, parking, parks, schools, or other public facilities are anticipated. The operation is pedestrian-oriented and designed to integrate into the existing downtown environment without increasing congestion or service demands.

Overall, the proposal is consistent with existing public service levels and will not require additional public infrastructure or capacity.

O. Proposed Hours of Operation

The proposed hours of operation for Petal Thread & Co. are currently tentative and have not been finalized. At this time, the anticipated operating schedule is expected to be flexible depending on season, demand, and event activity within the downtown area.

Preliminarily, weekend operations are anticipated to occur between approximately 10:00 AM and 9:00 PM. During weekdays, if operations are conducted, they are expected to occur on a more limited basis, potentially between approximately 10:00 AM and 1:00 PM.

These hours are subject to adjustment as the operation is implemented and refined.

