



# City of Colorado Springs

## Regular Meeting Agenda - Final Downtown Review Board

Regional Development  
Center (Hearing Room)  
2880 International Circle

---

Tuesday, March 4, 2025

9:00 AM

2880 International Circle, 2nd Floor,  
Hearing Room

---

DRB - All meetings are open to the public. Those who wish to participate may do so in person or by phone.

By Phone: Dial 1-720-617-3426, enter Conf ID: 906 373 4# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press \*6 to un-mute.

### **1. Call to Order and Roll Call**

### **2. Changes to Agenda/Postponements**

### **3. Communications**

Ryan Tefertiller - Urban Planning Manager

### **4. Approval of the Minutes**

- 4.A. [DRB 2297](#) Minutes for the February 4, 2025, Downtown Review Board Meeting

Presenter:  
David Lord, Downtown Review Board Chair

**Attachments:** [DRB\\_Minutes\\_2.4.25 Draft](#)

### **5. Consent Calendar**

### **6. Items Called Off Consent Calendar**

### **7. Unfinished Business**

## **8. New Business**

### **524 S. Cascade Subdivision**

- 8.A. [FBZN-24-0013](#) A Form-Based Zone Development Plan together with Building Envelope and Frontage Warrants for 524 S. Cascade on a 0.88 acre, FBZ-CEN (Form-Based Zone - Central Sector) zoned property located on the northwest corner of S. Cascade Ave. and W. Moreno Ave. (Quasi-Judicial)

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

**Attachments:**

[DRB Staff Report 524 S Cascade RT](#)

[Attachment 1 - Zoning Map](#)

[Attachment 2 - Stakeholder Comments](#)

[Attachment 3 - Project Statement](#)

[Attachment 4 - FBZ Development Plan](#)

[Attachment 5 - PlanCOS Vision Map](#)

### **Weber St Redevelopment**

- 8.B. [FBZN-24-0014](#) A Warrant and Minor Improvement Plan to allow the redevelopment of two (2) commercial buildings for commercial and office uses, building façade improvements, streetscape improvements and a reduction of required off-street parking spaces in the FBZ-T2 (Form-Based Zone Transition Sector 2) consisting of 15,246 square feet (.35 acres) located at 525 and 531 South Weber Street. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, City Planning - Urban Division

**Attachments:**

[Staff Report Weber St](#)

[Attachment 1-Town of Colorado Springs](#)

[Attachment 2-Aerial Map](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Downtown Partnership](#)

[Attachment 5-Project Statement](#)

[Attachment 6-Minor Improvement Plan](#)

## **9. Presentations**

## **10. Adjourn**

