



# City of Colorado Springs

Regional Development  
Center (Hearing Room)  
2880 International Circle

## Regular Meeting Agenda - Final Downtown Review Board

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Tuesday, November 5, 2024

9:00 AM

Regional Development Center (Hearing  
Room)  
2880 International Circle

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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: 498 229 761# 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**

[DRB 2294](#)

Minutes for the September 3, 2024, Downtown Review Board Meeting

Presenter:

David Lord, Downtown Review Board Chair

**Attachments:**

[DRB Minutes 9.3.24 DRAFT](#)

### **5. Consent Calendar**

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

### **7. Unfinished Business**

**8. New Business**

**8.A. [FBZN-24-0012](#)**

A Conditional Use to convert an existing Mixed-Use Building to a Residential Childcare Facility, a Warrant to allow on-street parking to be counted toward meeting required parking standards, and a Minor Improvement Plan for the addition of new stairs on the back of the building, a small outdoor recreation area and reconfigured parking in the FBZ-T1 (Form-Based Zone Transition Sector 1) consisting of 7,600 square feet located at 123 and 127 East Las Animas Street. (Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Urban Planning Division

**Attachments:**

[Staff Report E Las Animas Residential Childcare Facility WEG FV](#)

[Attachment 1- Original Staff Report](#)

[Attachment 2-Project Map](#)

[Attachment 3-Zoning Map](#)

[Attachment 4-Project Statement](#)

[Attachment 5-Minor Improvement Plan](#)

**9. Presentations**

**9.A. DRB Work Plan and Other Updates**

**9.B. [DRB 2295](#)**

Annual Ethics Training

Presenter: Young Shin, Associate Attorney

**Attachments:**

[Ethics Code & OML Training](#)

**10. Adjourn**