



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Downtown Review Board

Wednesday, July 11, 2018

8:30 AM

City Council Chambers

1. Call to Order

Present: 8 - Aaron Briggs, Stuart Coppedge, Randy Case, Dot Lischick, Doug Hahn, Kristen Heggem, Shawn Gullixson and Jim Raughton

Absent: 1 - Tiffany Colvert

2. Approval of the Minutes

2.A. [DRB](#) May 2, 2018 Downtown Review Board Minutes
[18-0325](#)

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

Motion by Briggs, seconded by Gullixson, to approve the May 2, 2018 Downtown Review Board Minutes. The motion passed by a vote of 7:0:1:1

Aye: 7 - Briggs, Coppedge, Case, Lischick, Hahn, Heggem and Gullixson

Absent: 1 - Colvert

Recused: 1 - Raughton

2.B. [DRB](#) Minutes for the June 6, 2018 Downtown Review Board Meeting
[18-0326](#)

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

3. Communications

Ryan Tefertiller - Urban Planning Manager

- Welcome to Jim Raughton who was appointed by the City Council to be the Planning Commission's representative on the Downtown Review Board.
- Welcome Darsey Nicklasson to DRB who will be replacing Dot Lischick whose term will end at the end of August. A big thank you to Dot for her time and expertise.

4. CONSENT CALENDAR

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

- 6.A. [CPC CU 18-00061](#) A conditional use to allow a bar within the Form-Based Zone - Transition Sector 1 (FBZ-T1), with associated warrants for parking, frontage standards and building envelope. The property is located at 1031 S. Tejon St.

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Staff presentation:

Matthew Fitzsimmons presented his PowerPoint presentation for a conditional use to allow a bar within the Form-Based Zone - Transition Sector 1 (FBZ-T1), with associated warrants for parking, frontage standards and building envelope.

Questions:

Board member Briggs asked if this project was inside the Mill Street Neighborhood Master Plan, and if so, is there any consistency to talk about? Mr. Fitzsimmons said yes it was within the Mill Street Neighborhood but the master plan has not been approved yet.

Ryan Tefertiller went on to explain that the Mill Street Neighborhood does have a master plan that was adopted in the early 2000's; however, that plan does not go east of Tejon Street and would not include this project. The new master plan will include this area but has not been approved as of yet and is still in draft form.

Mr. Fitzsimmons added that he has read the draft plan and the project would be approved under the new plan which creates a strong corridor in the Mill Street Neighborhood for commercial use, and the applicant lives in the Mill Street neighborhood and is trying to make the neighborhood stronger.

Chair Coppedge asked if there was anything that would prevent customers from backing out into the street, some kind of sign or something and if

some kind of software was used to show a full sized handicap accessible van being able to turn around. Mr. Fitzsimmons said that was not discussed and deferred this to the applicant.

Board member Heggem commented about the glazing on the south side of the building where the bathrooms are located and wants to know if the glazing can be met with a more creative approach?

Mr. Fitzsimmons showed on the PowerPoint how the applicant was going to have the Tiki design theme on the building and the landscaping below. Mr. Fitzsimmons pointed out the Las Vegas facing side of the building and its glazing and landscaping.

Applicant Presentation:

Bobby Hill with Bobby Hill Designs represented the restaurant owners. Mr. Hill said he did not have a formal presentation but worked very closely with Mr. Fitzsimmons to meet all of the requirements.

Mr. Hill addressed the question on parking and explained they used a van-sized graphic on the documentation. Mr. Hill also said they could easily post signage saying no backing out into the street allowed.

Board Member Case asked about the setbacks and if the depiction of the landscaping is how the landscaping will actually be. Mr. Hill explained the old landscaping and patio were removed because it was overgrown and allowed for people to sleep behind the bushes. The landscaping that is proposed will actually enhance the corner by extending the patio to cover this area and add native natural landscaping to the corner. Board Member Case asked if there would be more lighting on the property. Mr. Hill said more lighting is planned with Tiki torches everywhere for visibility to the public and safety of the building. Board Member Case asked about altering the current level of the sidewalk and building a wall, and Mr. Hill explained that it would be necessary for a small retaining wall to support the corner with its grading and landscaping.

Board Member Heggem advised on the importance of being careful with choosing the right landscaping because some landscaping lends itself well to people staying and some does not. The applicant responded that there will be a formal landscape plan that will address those issues.

Board Member Briggs asked if the Springs Rescue Mission was within the 1000 foot buffer for notification and if there were any comments from them. Mr. Fitzsimmons said Springs Rescue Mission is within the buffer, but there were no comments from them.

Supporters:

Alex Armani-Munn, Downtown Partnership representative, explained the Downtown Partnership fully supports this project even though it is outside the Downtown Partnership boundaries, however, it very much serves a gateway purpose and enhances that gateway for people using Tejon Street.

Ramona Lidmila, president of the Mill Street Neighborhood Association, expressed their full support of this project.

Opponents:

None.

Questions of Staff:

None.

Rebuttal:

None.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Board Member Gullixson expressed that it really takes a community to revitalize some of these areas of town and agreed that it was a great project and will be in support.

Board Member Heggem said she believes this project will be a great addition to the neighborhood and appreciates the parking share from the surrounding businesses. Board Member Heggem is in support of this project.

Board Member Lischick said she supports this idea and is excited to see the neighborhood and the residents working together to build that side of town.

Board Member Raughton said he is in support of the proposal.

Board Member Hahn and Board Member Case had nothing to add.

Board Member Briggs stated he thought all the board members were all on the same page with this project and is supportive. Board Member Briggs stated he was only concerned with the impact to the neighbors or businesses in the area, but said it doesn't sound like that is an issue.

Chair Coppedge said he will be supporting the project as well. His only concern was whether a full-sized van could make the three-point turn as illustrated, but said if a vehicle did have to back out of the lot it would be such a low usage that it would not be a big impact. Chair Coppedge did express the importance of a signage being posted saying to turn around in the lot or no backing out of the lot onto the street to encourage people to turn around in the lot would be appropriate and would like to add that to the motion.

Motion by Briggs, seconded by Raughton, to approve a conditional use to allow a bar within the Form-Based Zone - Transition Sector 1 (FBZ - T1) zoned property with associated warrants for parking, frontage standards and the building envelope standards at 1031 S. Tejon St. E. Pikes Peak Avenue, based upon the findings the review criteria for granting a conditional use as set forth in City Code section 7.5.704, and the warrant criteria in Form-Based Code Section 5.4. with the technical modifications listed in the staff report and with the addition of adding a sign that backing out of the parking area is not allowed.

The motion passed by a vote of 8:0:1

Aye: 8 - Briggs, Coppedge, Case, Lischick, Hahn, Heggem, Gullixson and Raughton

Absent: 1 - Colvert

7. Work Session

7.A. PlanCOS Presentation - Carl Schueler,

7.B. FBZ Code Scrubs

8. Adjourn