

Lil Market Development Plan

749 East Willamette Ave

Property Information

Owner: Lil Market, LLC
(Joseph Coleman and Lisa)

Current Zone: R-2 (Two-Family Residential)
Proposed Zone: C-5 (Intermediate Business)

Lot Size: 4,590 sq. ft.
Building Size: 1,921 sq. ft.
Proposed Patio Area: 700 sq. ft.

Use Information

Proposed Use: Specialty & General Food Sales/Restaurant

Required Parking:

Specialty and General Food Sales - 1/300
Restaurant - 1/100
Patio - 1/200

Required Parking - 22 stalls

(Note: For the purposes of a non-use variance, staff recommended reviewing a scenario of full conversion to a restaurant)

Alternate Parking Allowance

Adjacent Bike Route (Willamette) - 5% reduction
Adjacent On-street Parking - 4 stalls

Total Parking Credit - 5 stalls

Total Parking Required - 17 stalls

Requested Parking Variance: CPC NV 18-00052

Notes

1. Hours of Operation:

Sunday – Thursday: No earlier than 6 a.m. / no later than 8 p.m.

Friday and Saturday: No earlier than 6 a.m. / no later than 10 p.m.

(Note: Closing hours should not imply that customers would not be permitted to finish a meal/drink and have vacated the building by that time. Service to customers should end at or before required closing time; the owner/tenant should make efforts to ensure customers are off the premises within a reasonable amount of time after closing).

2. Outdoor Seating: Outdoor patio seating is limited to the west patio only. The existing picnic tables located within the boulevard/tree lawn may remain.

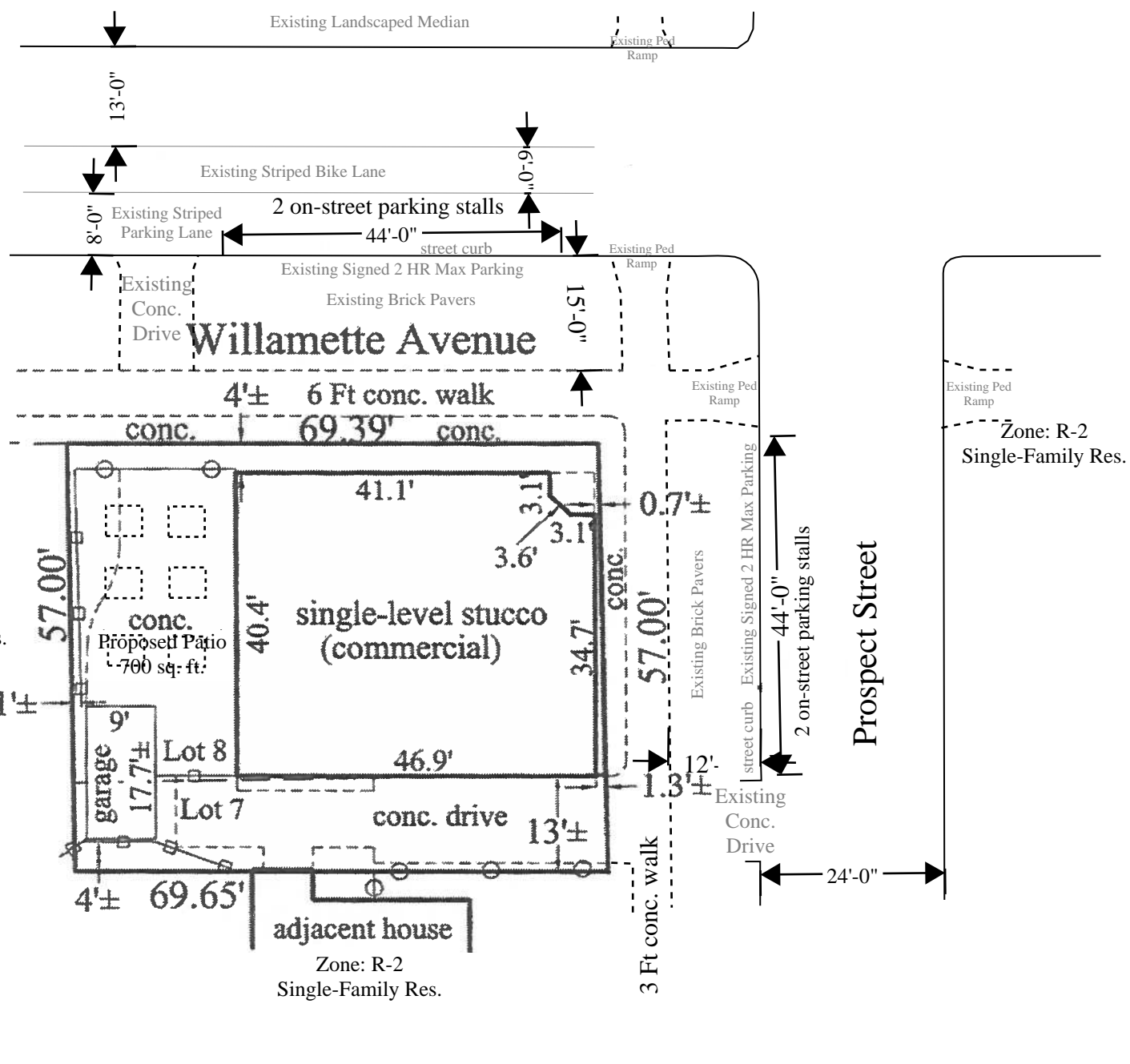
3. Music: No amplified music, including speakers, may be used on the patio.

4. Smoking: No smoking allowed on the patio.

5. Signage: Illuminated signage is limited to backlit or internally lit signage. Any exposed neon or excessively bright signage is prohibited anywhere on the building or displayed within a window.

6. Employee Parking: Employees should be encouraged to either use alternative transportation (i.e. walking, biking, motorcycle, moped, mass transit, etc.) or encouraged to park west along Willamette Ave. (Note: Staff and the owner understand that the enforceability of this provision may be difficult; owner and tenant(s) should work with their staff and the neighborhood regarding on-street parking).

7. Amendments: Amendments to these provisions may be administratively reviewed and amended at any time, however, notification to property owners within 1,000-feet of the property and to the neighborhood organization must be given to allow citizen comment.



Legal Description

That part of Lots 6 and 7 in Block 1 in Willamette Place, in the City of Colorado Springs, El Paso County, Colorado, described as follows: Beginning at a point 65 feet East of the Northwest corner of said Lot 6; thence South a distance of 57 feet on a parallel line to the West boundary line of said Lots 6 and 7; thence East to a point 57 feet South of the Northeast corner of said Lot 6; thence North along the East boundary line of said Lots 6 and 7 to the Northeast corner of said Lot 6; thence West along the North boundary line of said Lot 6 to the Point of Beginning.

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Location Map



FIGURE 2