

**CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD**
Meeting Minutes

**WEDNESDAY, MAY 4, 2016
107 N. NEVADA AVENUE
CITY COUNCIL HEARING CHAMBERS
COLORADO SPRINGS, CO 80903
CHAIR HANKINS CALLED THE MEETING TO ORDER AT 8:30 A.M.
THE MEETING ADJOURNED AT 9:37 A.M.**

MEMBERS PRESENT:

Aaron Briggs
Randy Case
Tiffany Colvert
Gary Marchio
Ray Walkowski
Stuart Coppedge
Lisa Tessarowicz

MEMBERS ABSENT:

Dot Lischick

ALSO IN ATTENDANCE:

Mr. Ryan Tefertiller, Urban Planning Manager
Ms. Renee Congdon, City Attorney

APPROVAL OF MINUTES:

Minutes for January will be approved at the next meetin

Motion by Board Member Lischick Seconded by Board Member Tessarowicz to approve the

COMMUNICATIONS:

Ryan Tefertiller, Urban Planning Manager

1. Introduction of Matthew Fitzsimmons, Planner II

CONSENT CALENDAR:

None

NEW BUSINESS CALENDAR:

CPC CA 16-00050: A request by the City of Colorado Springs Urban Planning Division to modify the regulating plan for the Downtown Colorado Springs Form-Based Zone (FBZ). The Downtown Colorado Springs FBZ covers roughly one square-mile of downtown extending north to Cache La Poudre Street, south past Las Vegas Street, west to I-25 and east to Shooks Run. The proposed amendment changes medical marijuana cultivation operations and infused project manufactures (non-hazardous) from permitted uses to conditional uses throughout the FBZ. Medical marijuana infused product manufactures (hazardous) are to be prohibited throughout the FBZ.

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STAFF PRESENTATION:

Peter Wysocki, Planning and Community Development Director gave a Power Point Presentation.

Ryan Tefertiller, Urban Planning Manager gave a comment about waiting until waiting to do this under the Downtown Master Plan update but that gave the opportunity to have a concentration of this type of use in the FBZ.

QUESTIONS OF STAFF:

Commissioner Walkowski stated what they were to do was approve the marked up language of the ordinance. Mr. Wysocki said yes. Commissioner Walkowski asked what happened if City Council changes the language in the ordinance. Mr. Wysocki said it would come back to DRB to approve the change in the language. Ryan Tefertiller said he thought City Council had the ability to change the FBZ. Mr. Tefertiller deferred to Ms. Congdon who said Council is the ultimate approver of this. DRB can make a recommendation they can adopt the recommendation or not or even modify it. Mr. Wysocki said they like to have their advisory boards provide input. If it's a substantial change he thought it would come back to them

Board Member Colvert said looking at the markup, she'd be able to support this.

Ms. Congdon reminded Board Member Hankins to ask for public comment.

Board Member Marchio asked if Downtown Partnership was involved in discussions. Mr. Wysocki said they did and provided a letter of support. Mr. Tefertiller said there was a letter of support in their packet from the DDA.

Board Member Marchio asked what stage of the process would DRB see these. Mr. Wysocki said they'd see it like any other project for their review.

Board Member Marchio asked if dispensaries were allowed in the FBZ. Mr. Tefertiller asked them to reference their FBZ code book (page 25). They can be established without any review. The change would be to 2.5.6 of the FBZ would say after the proposed change with the ordinance. The centers would be allowed, MMIPS of the non-hazardous use and grows would be conditional uses. The hazardous MMIPS would be prohibited.

SUPPORTERS: None

OPPOSITION: None

REBUTTAL: None

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DISCUSSION AND DECISION OF THE DOWNTOWN REVIEW BOARD:

Motion by Board Member Colvert, seconded by Board Member Briggs CPC CA 16-00050 Medical Marijuana Standards in the Downtown Colorado Springs Form Based Zone for Recommending approval to City Council of the proposed ordinance to update the regulating plan for the Downtown Colorado Springs Form-Based Zone (FBZ) to provide consistency with city wide medical marijuana uses. The Downtown Colorado Springs FBZ covers roughly one square-mile of downtown extending north to Cache La Poudre Street, south past Las Vegas Street, west to I-25 and east to Shooks Run. The proposed amendment changes medical marijuana cultivation operations and infused product manufacturers (non-hazardous) from permitted uses to conditional uses throughout the FBZ. Medical marijuana infused product manufacturers (hazardous) are to be prohibited throughout the FBZ.

Aye: Briggs, Coppedge, Hankins, Marchio, Walkowski, Case, Colvert, Tessarowicz (Lischick excused)

No: None

Motion Passed: 8-0-1

Work Session:

Update to the Downtown Master Plan by Sarah Harris.