



# City of Colorado Springs

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

## Meeting Minutes - Draft Downtown Review Board

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Wednesday, May 3, 2017

8:30 AM

City Council Chambers

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### 1. Call to Order

**Present:** 6 - Stuart Coppedge, Ray Walkowski, Tiffany Colvert, Dot Lischick, Doug Hahn and Kristen Heggem

**Absent:** 3 - Aaron Briggs, Randy Case and Lisa Tessarowicz

### 2. Approval of the Minutes

**2.A. [CPC 163](#)** Approval of the October 6, 2016 Downtown Review Board Minutes

Presenter:  
Chairman Coppedge

**Motion by Colvert, seconded by Walkowski, to approve the October 6, 2016 Downtown Review Board Minutes. The motion passed by a vote of 6:0:3**

**Aye:** 6 - Coppedge, Walkowski, Colvert, Lischick, Hahn and Heggem

**Absent:** 3 - Briggs, Case and Tessarowicz

**2.B. [CPC 241](#)** Approval of the January 4, 2017, Downtown Review Board Minutes

Presenter:  
Stuart Coppedge, Chair, Downtown Review Board

**Motion by Colvert, seconded by Walkowski, to approve the January 4, 2017 meeting minutes.. The motion passed by a vote of 6:0:3**

**Aye:** 6 - Coppedge, Walkowski, Colvert, Lischick, Hahn and Heggem

**Absent:** 3 - Briggs, Case and Tessarowicz

**2.C. [CPC 242](#)** Approval of the March 1, 2017, Downtown Review Board Minutes

**Motion by Colvert, seconded by Walkowski, to approve the March 1, 2017, Downtown Review Board Minutes. The motion passed by a vote of 6:0:3**

**Aye:** 6 - Coppedge, Walkowski, Colvert, Lischick, Hahn and Heggem

**Absent:** 3 - Briggs, Case and Tessarowicz

### 3. Communications

[CPC 202](#) Ryan Tefertiller - Urban Planning Manager

Mr. Tefertiller reminded everyone that the June meeting is actually scheduled on May 31, 2017.

[CPC 203](#) Stuart Coppedge - Chair

Chair Coppedge had no additional updates or information to share with boardmembers.

#### **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.)**

- 4.A. [CPC NV](#) A warrant application for 26 E. Mill St. to allow the existing legal  
[17-00040](#) non-conforming structure to be rebuilt should it ever be destroyed.

(Quasi-Judicial)

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

**Motion by Walkowski, seconded by Hahn, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 6:0:3**

#### **5. UNFINISHED BUSINESS**

#### **6. NEW BUSINESS CALENDAR**

- 6.A. [CPC CU](#) A conditional use application for the Brass Brewery to allow for a  
[17-00039](#) brewery use within the first floor commercial space at 9 S. Weber St.

(Quasi-Judicial)

Presenter:

Ryan Tefertiller, Urban Planning Manager, Urban Planning Division

Board member, Tiffany Colvert, recused herself on this item due to a conflict of interest, as she represents the property owner.

**Staff Presentation:**

Mr. Tefertiller gave a history of the property located at 9 South Weber Street and explained it is in the Central sector of the Form-based Zone with a lot size of 9,500 square feet. The first floor is for commercial space and the upper floor has three unoccupied residential apartments. There are eight parking stalls

located on-site in the rear of the building.

The proposal would allow the first floor to be occupied by a brewery, add a roll-up door to the front facade, and allow for food truck use in the rear parking lot on the weekends and possibly Thursday evenings.

Public notice was sent to 185 property owners within 1,000 feet of the property and one comment was received in support of the conditional use from the Downtown Partnership.

"Bar" use requires a conditional use in the Form-based Zone and has to be approved by the Downtown Review Board. Staff believes the three criteria for conditional use have been met and recommends approval with a handful of technical modifications, which have been met by the applicant.

**Questions of the Applicant:**

Board member, Ray Walkowski, asked the applicant, Wayne Briggs, about the hours of operations. Mr. Briggs said the operating hours will be 3:00 p.m. to 10:00 p.m., Tuesday - Thursday, to 11:00 p.m. on the weekends, and on Sunday from noon to 10:00 p.m. with Mondays being closed. Mr. Briggs explained the brewery will be consistent on operating hours as the other breweries within a 1.1 miles.

**Support:**

Mr. Gary Lee stated he leases the property directly across the street from the proposed brewery. Mr. Lee said his only concern is parking issues with the eight parking stalls that were mentioned. It was his understanding that three of the parking stalls would be reserved for a food truck, one is handicap, and three more will eventually be for the tenants who will be living upstairs. Mr. Lee said essentially, there is no parking that comes with the space.

Mr. Lee's concern is that brewery customers will be taking up parking spots in the parking lot of his business, so as not to have to use the meters. Mr. Lee explained he wanted to bring this up now so it can be considered in future planning.

Board Chair, Stuart Coppedge, asked Mr. Lee if he was speaking in general support of the brewery, but just concerned over of the parking issue. Mr. Lee agreed that was an accurate statement.

Sarah Humbargar, Director of Business Development & Economic Vitality with the Downtown Partnership, stated they are supportive of the culture of local brewing and critical mass that has emerged within downtown and support the request for conditional use. Ms. Humbargar also addressed Mr. Lee's concern regarding the parking and mentioned there are some changes going on along that block in terms of streets and parking, including Pikes Peak Avenue. Ms. Humbargar also expressed as representatives of businesses downtown, the Downtown Partnership can work with business owners if this does become an

issue.

**Opposition:**

None.

**Rebuttal:**

Mr. Briggs expressed to Mr. Lee that he also has concerns regarding parking in the downtown area, but feels they can develop a friendship that takes care of that concern for Mr. Lee.

Mr. Tefertiller shared the City's position regarding the parking concern and explained the area in question is the Central Sector of the Form-based Zone, which is parking exempt. Properties have the opportunity to redevelop or intensify uses without having to provide a defined number of on-site parking stalls. The theory behind that is two-fold in that we don't want to encourage or require large voids in the urban fabric to accommodate surface parking, and the second is that we have an expectation and a lot of customers and employees of these central downtown uses will be utilizing on- street parking, structured City parking and at times commercial surface lots that might be owned privately.

There is also a fairly good synergy between a lot of downtown retail and office uses and their employees leaving at the end of the day making on-street parking more available for the nighttime economy and the users that come in during the evening to visit businesses like this one. The time offset should help alleviate supply and demand issues for on-street parking in the area.

**Decision:**

Board member, Ray Walkowski, mentioned that he believes this will be a great opportunity and a welcome addition to downtown. Mr. Walkowski expressed the intent of a conditional use for the Downtown Review Board is really to avoid a concentration of bars in certain areas, and believes this does not create excessive concentration of bar uses. Mr. Walkowski said this is an appropriate location, it does not interfere with the value and qualities of the neighborhood, it is consistent with the intent and purpose of the zoning code, and meets the comprehensive plan of the City of Colorado Springs. Mr. Walkowski said he will be in support of this item.

**Motion by Walkowski, seconded by Heggem, to Approve the conditional use for the Brass Brewery based on the findings that the conditional use criteria found in section 7.5.704 of the City Code will be substantially met once the technical modifications described in the staff report are complete. The motion passed by a vote of 5:0:4**

**Aye:** 5 - Coppedge, Walkowski, Lischick, Hahn and Heggem

**Absent:** 3 - Briggs, Case and Tessarowicz

**Recused:** 1 - Colvert

## **7. Informal Discussion and Updates**

### **7.A. [CPC 234](#) Mobile Food Vendors - Matthew Fitzsimmons**

#### **Staff Presentation:**

Matthew Fitzsimmons went over the Mobile Food Vendor PowerPoint and what it entails.

#### **Key points:**

Current City Code prohibits a Peddler from occupying metered parking spaces to conduct business, and the City and Downtown Partnership have received numerous requests for permission to use metered parking spots for special occasions.

#### **Proposal:**

Allow Mobile Food Vendors to operate in front of metered parking

#### **Who can request:**

- Brick and Mortar establishments that are adjacent to metered parking stalls

#### **When:**

- 2x a calendar year
- 12 Hour duration

#### **Steps to obtain a Permit**

- Application must be filled out and approved by the Planning Dept.
- Parking Enterprise: Hoods
  - Fee \$6 per hood (2-4 needed) \$12-\$24
  - Agree to rules and regulation

#### **Code Changes from:**

- Parking Enterprise - Hood Regulation
- City Clerk's Office - Mobile Food Vendor Code
- City Planning - None (Review Only)

#### **License Code Changes:**

- Change name from "Peddler of Food Wares" to "Mobile Food Vendor"
- Clarifies definitions
- Clarifies intent to maintain free flow of traffic and to prohibit activities in or toward a street or roadway
- Changes prohibition on operating from metered parking spaces to allow special occasion use with the approval and permit of Parking Enterprise
- Changes license fees code section to match the updated license type name (separate ordinance)

This item will be presented to City Council.

## **8. Adjourn**