

DOWNTOWN REVIEW BOARD AGENDA

STAFF: RYAN TEFERTILLER

FILE NO:
CPC NV 18-00060 – QUASI-JUDICIAL

PROJECT: WINFIELD SCOTT BLOCK SIGN WARRANT

APPLICANT: ECHO ARCHITECTURE

OWNER: 528 S TEJON LLC



PROJECT SUMMARY:

1. Project Description: This proposal would allow each of the three Moreno-facing tenant spaces associated with the Winfield Scott Block redevelopment project to utilize a 12-foot tall free-standing sign where the City's sign code restricts sign height to roughly 7 feet. The specific addresses of the businesses are 60, 70, and 80 E. Moreno Ave. All

three tenant spaces are within a 0.44-acre, FBZ-CEN (Form-Based Zone – Central Sector) zoned property, located on the north side of E. Moreno Ave. between S. Cascade Ave. and S. Tejon St. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning & Development Team's Recommendation: **Approval of the application with technical modifications**

BACKGROUND:

1. Site Address: 60, 70, and 80 E. Moreno Ave.
2. Existing Zoning/Land Use: FBZ-CEN (Form-Based Zone – Central Sector) / The site is currently under construction to redevelop the prior restaurant/bar use into a new multi-tenant food and beverage project.
3. Surrounding Zoning/Land Use:
 - North: FBZ-CEN / commercial and office uses
 - South: FBZ-T1 / commercial, office and residential uses
 - East: FBZ-CEN / commercial and office uses
 - West: FBZ-CEN / commercial and office uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs (1872)
6. Master Plan/Designated Master Plan Land Use: Experience Downtown Master Plan (2016) / Activity Center Mixed Use
7. Subdivision: So-Do Filing No. 3 (2017)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is flat and is currently being redeveloped in conformance with a recently approved development plan.

STAKEHOLDER PROCESS AND INVOLVEMENT:

One hundred and forty-nine surrounding property owners were notified of the proposal shortly after the application was submitted. This notification provided basic information regarding the application, and instructions on how to submit comments to Staff, and information regarding the date and time of the Downtown Review Board public hearing. Staff has not received any input regarding the application as a result of the public notice.

ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES

Section 2.9 of the Form-Based Code indicates that City-wide sign regulations found in Chapter 7, Article 4, Part 4 are applicable within the Form-Based Zone. According to Section 7.4.409.A.2. this project is eligible for one free-standing sign which can be up to 20.3 feet tall and as large as 101.5 square feet in area. As a multi-tenant commercial building sitting on one platted lot, the Winfield Scott project is eligible for a Coordinated Sign Plan (CSP) under the provisions of City Code Section 7.4.410. An approved CSP allows the height and size of the single free-standing sign to be divided up into multiple free standing sign so long as the code maximums for area or height are not exceeded. Therefore, dividing the single free-standing sign into three equal signs (one for each Moreno-fronting tenant) would limit each sign to no greater than 6.77 feet in height and 33.83 square feet in size.

The proposed sign plan for the Winfield Scott Block includes a variety of sign types. Wall signs are proposed for the Moreno-fronting tenants above each tenants' main entry (not shown on the plans in **FIGURE 1**), and a wall sign is also proposed for building's primary tenant which faces S. Tenon St. The proposal also includes three free-standing signs for the E. Moreno-facing

tenants. Each sign is proposed to be 12 feet tall and roughly 26 square feet in area. While the proposed sign area is consistent with the code allocation, the height is exceeded by over 5 feet.

The applicant has provided a number of justifications for the requested relief in the project statement (**FIGURE 2**) that accompanied the application. A few specific items cited by the applicant in support of the request include:

- The building's setback from the sidewalk (roughly 45'), which was approved by the Downtown Review Board in September 2017, creates an area lacking in bulk and scale typically desired in an urban area. The tall signs help create mass which provides a more urban character.
- The building entrances are also 12 feet tall; this datum line is used throughout the project as a common element.
- The proposed height of the signs allow the design to include a "cut out" area which increases pedestrian visibility and safety.
- Numerous guidelines found within Section 4.4. of the Form-Based Code support the proposed height and design of the signs.

Any project that requires relief from a form-based standard must gain approval of a warrant by the Downtown Review Board. Warrants are reviewed using the five criteria found in Section 5.4 of the Form-Based Code. The criteria are:

1. Is the requested warrant consistent with the intent of the Form-Based Code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
3. Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City's Comprehensive Plan?

Staff finds that the request is largely consistent with the required criteria. The Form-Based Code is generally supportive of high density projects like that of the Winfield Scott Block. The Downtown Review Board has already issued approvals for the overall site design (September 2017) as well as one of the proposed uses (bar use approved in April 2018). The design guidelines in Section 4 of the FBC provide specific support for many elements of the proposed sign design, materials, and placement. While the quality of project's design is relatively subjective, Staff finds that the project as a whole, and the signs specifically, are high-quality and are a significant improvement for the existing condition of the site. Lastly, Staff finds that proposed project is well aligned with both the Experience Downtown Master Plan and the City's Comprehensive Plan.

Staff finds that the project substantially complies with the required Warrant criteria.

STAFF RECOMMENDATION:

CPC NV 18-00060 – WINFIELD SCOTT BLOCK SIGN WARRANT

Approve the proposed Warrant based on the findings that the criteria found in section 5.4.3 of the Form-Based Code will be met once the following technical modifications are addressed:

1. Add the file number (CPC NV 18-00060) to all plan sheets.

2. Add a note to the Warrant section on sheet one describing the sign height allowance approved by the Downtown Review Board.
3. Add file number CPC CU 18-00038 to the “associated LUR file number” section on sheet one.