

City of Colorado Springs

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



Regular Meeting Agenda

Wednesday, September 4, 2019

8:30 AM

City Council Chambers

Downtown Review Board

1. Call to Order

2. Approval of the Minutes

[DRB 19-521](#) Minutes for the May 8, 2019 Downtown Review Board Meeting

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

Attachments: [DRB Minutes 05.08.19 draft](#)

[DRB 19-531](#) Minutes for the June 5, 2019 Downtown Review Board Meeting

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

Attachments: [DRB Minutes 06.05.19 draft](#)

3. Communications

Ryan Tefertiller - Urban Planning Manager

4. CONSENT CALENDAR

[CPC DP
19-00077](#)

A Form-Based Zone minor improvement plan with associated warrant to allow the conversion of a building into an office building and allow 4 parking spaces where 12 are required. The site is zoned FBZ-T2A (Form-Based Zone - Transition Sector 2A), is 10,000 square feet in size, and is located at 522 E. Pike Peak Ave.

Presenter:

Matthew Fitzsimmons, Planner II, Planning and Community Development

Attachments: [522 E. Pikes Peak - Staff Report](#)

[522 Pikes Peak_DRB PPT](#)

[Figure 1 - Project Statement](#)

[Figure 2 - Zoning Map](#)

[Figure 3 - PlanCOS Vision Map](#)

[Figure 4 - Stakeholder Letters](#)

[Figure 5 - Site Plan](#)

[Figure 6 - Photos of the Street](#)

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

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

[CPC CU
19-00101](#)

A Form-Based Zone Conditional Use Development Plan for 514 S. Tejon. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector), is roughly 19,000 square feet in size, and is located at 514 - 516 S. Tejon St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Attachments: [Pikes Peak Brewing DRB Staff Report 090419](#)

[FIGURE 1 - Conditional Use Plan](#)

[FIGURE 2 - Use Project Statement](#)

[FIGURE 3 - DP support letter](#)

[7.5.704 Conditional Use Review](#)

[CPC NV
19-00100](#)

A Form-Based Zone warrant to allow approximately 608 square feet of temporary construction signage where the site is limited to 128 square feet. The site is zoned FBZ-CEN (Form-Based Zone - Central Sector), is roughly 1 acre in size, and is located at 402 - 414 S. Tejon St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Attachments: [Tejon and Costilla Hotel Sign Warrant DRB Staff Report 090419](#)

[FIGURE 1 - Sign Warrant Plan](#)

[FIGURE 2 - Project Statement](#)

[FIGURE 3 - DP support letter](#)

7. Annual Ethics Training - Ben Bolinger

8. Adjourn