



City of Colorado Springs

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

Meeting Minutes - Draft Planning Commission

Thursday, March 21, 2019

8:30 AM

Council Chambers

6.A. [AR NV
19-00028](#)

An appeal of City Planning Commission's approval of a nonuse variance to allow a 16 foot tall retaining wall and fence adjacent to Mesa Avenue and Lake Circle where a 6' accessory fence structure is allowed for the Broadmoor Event Center located at 3 and 11-19 Lake Circle.

(Quasi-Judicial)

Related Files: AR NV 19-00028, AR R 19-00017, CPC DP 03-00259-A10MJ19

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Director Wysocki addressed the Commissioners and explained there were two separate appeals with two separate appellants. Mr. Wysocki explained one appellant, Mr. **Walter Lawson**, had verbally requested a postponement of his appeal. Mr. Wysocki recommended to the Planning Commission to continue with the hearing as there was adequate time for the appellants and applicant to make their presentations. Mr. Wysocki said staff believed all the statutory requirements were met and recommended the hearing be heard.

Vice Chair Reggie Graham agreed the hearing should commence but asked if any commissioners had any objections.

Commissioner Scott Hente asked if procedurally the appellant had an automatic postponement.

Director Wysocki explained in City Code there is a provision that an appellant could seek on automatic postponement for City Council, but that is not the case for Planning Commission. Director Wysocki further stated the decision to approve or deny the postponement of the hearing is up to the commissioners.

Vice Chair Reggie Graham said with that information, he would like to

proceed with hearing the appeal.

Staff presentation:

Lonna Thelen presented a PowerPoint with the scope and intent of the project.

During the presentation, Commissioner Hente asked Ms. Thelen to show on a map the location of the fence that was one of the basis of the appeal. Ms. Thelen showed on the overhead where the fence was a said later in the presentation, she would provide more detail.

Appellant One:

Walter Lawson key points:

- Concerns for impacts and solutions that have not been treated fairly or fully
- Development Plan Criteria - Ensure most appropriate use of land
 - For the neighborhood: protect private property, preserve property values to preserve neighborhoods, protect private property from adjacent nuisances (such as noise, excessive traffic, incompatibility of users, inappropriate design of buildings and visual obstructions), which is the main focus:
 - Townhomes that were planned and promised as the most appropriate use went away
 - Large buildings with large occupancy counts lead to large impact that has not been dealt with
 - Broadmoor Hall location cannot provide the site assets necessary for the kind of growth taking place
 - Impacts expected between now at the plan setup and full operation year round

Mr. Lawson's concerns about the C-5 zone in compact area

- One lane of traffic down Lake Avenue
- Cresta Hill during the wintertime can be shut down anytime
- Backed into a Commercial cul-de-sac with no place to go
- 7.2.201 of the code: Standard for compatibility is defined in code as different land users or activities that permit them to be located near each other in harmony without conflict
- Townhomes were promised, which was appropriate use, but then went away

- Numbers were not discussed at the public meeting and could not be addressed by the public
- Three building total of 360,000 square feet with 19,000 attendees
- The numbers should have been more available when the application came in and not during the hearing
- When parking questions were asked, Mr. Lawson indicated the public was told there would be no answer until after the public hearing

Traffic Concerns:

- Exhibit space with loading docks
- Trash going out and receiving food for a thousand people
- Bus drop in front and supplies
- Not full disclosure of numbers
- Misleading representation of only going to be 4000 people
- Mr. Lawson called traffic consultant and pointed out numbers and never received a phone call back
- Explained numbers are higher considering the building can be filled with multiple events during the day
- Mr. Lawson compares Austin, Texas with Broadmoor Event Center and how Broadmoor does not have the same attributes as Austin to accommodate the numbers
- More people mean more impact on transportation, more traffic, parking, air pollution, drop off zone, home values degraded, ugly walls, one lane of access, and building accessibility

Mr. Lawson wrapped up by asking for reconsideration and to bring in a major consultant in this field.

Co-Appellant One: **Cyndi Kulp** presented a PowerPoint and outlined the following:

- Walkability showing the numbers of people that are going to need vehicular transport and parking versus if you were in a better location that had good walkability, like it is proposed in PlanCOS
- How was the calculation made regarding parking spaces, which is Broadmoor residents biggest complaint with parking in front of their homes
- Proposed addition to the Broadmoor does not contain any new parking
 - 238 spots Broadmoor claim to be reducing is actually a reduction from the employee lot that was closed.

- Since employee lot was not a formal lot, it wasn't counted in the parking
 - Actually a reduction of 362 spaces
 - The proposed addition does not contain any new parking
 - Less parking with 15,000 attendees
 - Question: What were the standards that were used by the city to calculate the number of parking spaces
 - If the city had done any independent analysis, they would have come up with a need for much greater parking
 - Broadmoor's parking operations plan was not available to us until just a week before the hearing
 - Offsite parking for a large numbers of attendees, 15,000 as an example, allows 4,000 to park at Broadmoor and 11,000 need to be transported from a remote site.
 - If they rode together two per car that would require 505,500 parking spaces
 - World Arena which they're talking about using has only 2700 parking spaces
 - Quantity of buses works out to 290 bus trips one way for the 11,000 people needing to be transported.
 - Take 16 hours to get them there and not a practical solution to this problem to have remote parking
 - Penrose Events Center shown as a remote parking site and don't want to see it marred by being turned into a commercial parking lot
 - Deed restrictions for Historical Use
 - Says the property shall be owned and used in perpetuity is open space, recreational and equestrian activities only and for no other purpose
 - Violation of the deed with Norris Penrose if this is allowed
- Vice Chair Reggie Graham clarified with City Attorney Ben Bollinger that procedurally, the next appellant should be heard and both acted on at the same time.

Tammy Horner for Appellant Ms. Karen Raymond who was unable to make the hearing:

- Appeal is directed to the traffic study and the shuttle routes
- Would like more detail on the traffic analysis report
 - Looking for Ordinance 91-30 and the code that references the shared parking arrangement must be memorialized in a

- written agreement that provides for shared parking and access (recorded in the County Clerk's office)
- Looking for additional information to be recorded
 - Concerned because numbers indicate shuttles will have 440 daily trips, 180 shuttles an hour during peak AM and PM
 - Ms. Raymond would like to see the traffic plan utilize the following routes:
 - 8th Street to I-25
 - Nevada to I-25
 - Not the Cresta Road and Cheyenne Boulevard routes that were described originally in the plan
 - Issue is this particular route has already been utilized and leveraged by the The Broadmoor, Seven Falls, which goes every six minutes and goes through multiple schools zones
 - Cheyenne Boulevard and Cresta Road do not have established sidewalks, as well as off street parking there, no bike lanes and can't accommodate additional shuttle buses at that route
 - 8th Street and Nevada should not impact the times of the shuttles
 - Would like the most appropriate routes for the shuttles to be utilized and documented in the plan based on the fact that it doesn't impact the shuttle schedules or any more costs or risk to the plan
 - Traffic Study issues:
 - The traffic study that was completed in January 2019 referenced a 134,000 square foot building versus the 169,000 square foot building in the plan and is not accurate
 - The 2018 space symposium does not account for the other Broadmoor amenities, including the Broadmoor, Seven Falls shuttles, and Strawberry Fields development
 - Other perfectly acceptable routes could be used to ensure pedestrian safety and children in school zones
 - Public comment stressed that shuttles were a concern and nothing was changed based on public comment
 - Asking for more detail in the traffic plan and preventing the use of the neighborhood route for any more shuttles to include Cresta Road and Cheyenne Boulevard

Applicant:

Chris Lieber with N.E.S. presented a PowerPoint, **Lisa Bachman**, Public Engagement, discussed the public process, and Jack Damioli, Broadmoor C.E.O., spoke.

Talking Points:

- Project Overview
- Operational Model
- Size and scale of events and how it relates to the neighborhood
- Traffic, parking, and shuttles
- Team
 - Jack Damioli, President/C.E.O of Broadmoor
 - Public Engagement: Lisa Bachman, Bachman PR
 - Landscape Architect: Chris Lieber, N.E.S., Inc.
 - Traffic Engineer: Mike Rocha, SM Rocha, LLC
 - Architect: Mark Nelson
 - Architect: John Goodloe, Goodloe Architecture, Inc.
 - Civil Engineer: Andy McCord, Kiowa Engineering

Lisa Bachman shared the different points of public outreach leading up to the public meetings.

Jack Damioli, President/C.E.O of the Broadmoor, shared the history of the Broadmoor, which turned 100 years old last June 29, 2018.

- Space Symposium was born at the Broadmoor in 1984.
- Started very modest at 200 rooms
- Today has grown into be the events for the space symposium, the cyber symposium and the defense industry and is known internationally
- Puts Colorado Springs on the map internationally for a solid week each year
- Space Symposium asked for a permanent solution to temporary structures that are subject to the elements and the Event Hall was the solution
- Commitment to Neighbors:
 - Exhibit Hall events will be focused during the offseason, October to April, and that is the main focus of this building.
 - Focus is on Tier I and Tier II Events
 - Tier 1
 - Broadmoor Hotel Guests
 - Shuttle from airport
 - On-site parking
 - Tier II

- Broadmoor hotel guests and other local hotels
- Shuttles from other hotels to The Broadmoor
- Onsite parking
- Tier III
 - Community Wide Event - Only occurs a few times per year
 - Total Space Symposium attendees over 4 days: 24,000
 - Average attendance: 6,000/Max 1-day attendance: 9,000
 - Event attendees shuttled from airport, other hotels, remote parking lots
 - Limited on-site parking
 - Employees and Volunteers park off-site
 - Students shuttled via school busses
- The Broadmoor will obtain a Temporary Use Permit for Exhibit Hall events that necessitate remote employee parking at Penrose Event Center
- Shuttle routes for Exhibit Hall events are chosen based upon City Street Classifications - Minor Arterials
- No day-use exhibit hall events
- Will continue to work cooperatively with adjacent neighborhoods to prevent event parking on public streets
- No employee parking is permitted in the neighborhood per current hotel policies
- Amplified sound systems will not be permitted outside the Exhibit Hall
- Tier III events might occur once or twice a year (one being the Space Symposium)

Mr. Lieber emphasized in conclusion:

- Important to know the uses that are proposed for the exhibit hall are already taking place in the form of what takes place in the tent today and in the terms of the size of the event
- The traffic study was focused the peak day (worse case) with 9000 people, as it relates to the Space Symposium
 - 70% are flying into Colorado Springs and taking a shuttle directly to the Broadmoor or another hotel
 - The 784 Broadmoor Hotel rooms based on double

occupancy calculates to about 1,100 people who would be walking to the various events on campus, which reduces the parking demand significantly

- The Broadmoor has taken the day use exhibits hall types off the table which significantly changes the demand for parking
- Those who attend events where parking is limited tend to have more than one person per vehicle
- Important to model the type of event and event size instead of the square footage that is at the event hall
- Project is consistent with PlanCOS
- Broadmoor is asking for two exceptions through a variance
 - Variance with the wall enabling to lower the building
 - Continuing the Broadmoor architecture by having extra height for the cupolas
- The use of Norris Penrose for employee parking will only be necessary for Tier III events
 - Only one exists currently (Space Symposium)
 - Tier I and Tier II events do not require employee parking at Norris Penrose
- Additional provision to neighborhood concerns
 - Existing 6-foot stucco wall
 - Added a 15-foot landscape buffer

Supporters:

Doug Price, President/CEO of Visit Colorado Springs

Mr. Price expressed his support saying we need a facility like the Broadmoor Exhibit Hall to help Colorado Springs continue to grow and help Colorado Springs to build business in the offseason as well as keep the Space Symposium here.

Dirk Draper, President and Chief Executive Officer of the Colorado Springs Chamber of Commerce and Economic Development Cooperation

Mr. Draper stated this project is good news for the city's aerospace industry:

- Small businesses receive guest passes to attend this symposium, and opportunities to network and pursue business development opportunities
- Local companies to meet with executives from other national companies
- More business gets done in four days than the other 361 combined

in the space world

- Last year gave the opportunity to host several companies who are considering Colorado Springs as an operation site
- There's an estimated \$30 million economic impact to our region, in the form of to the hospitality industry to hotel rooms and restaurants and in tourists spending
- A significant portion project on the horizon to the City and our local contractors
- A good generator for tax revenues for our city
- Investment for the community
- Opportunities for economic growth
- Broadmoor has a strong track record of stewardship of their properties

Bill Nelson, Broadmoor neighborhood resident

Mr. Nelson expressed the Broadmoor has been a very good neighbor and he enjoys spending time there. Mr. Nelson also mentioned how the Senior Open was handled in a very professional way and that attracted over 130,000 people, whereas the Space Symposium will have a capacity of 9,000 spread over four days.

John Patrick Murphy, retired attorney and 70 year resident in this community

Mr. Murphy shared some older pictures of the Broadmoor, it's surroundings, and the landscape. Mr. Murphy stressed that in the early years there was very little residential development and pointed out the many changes the Broadmoor has made over the years.

Steve Schuck, resident on Mesa Avenue

Mr. Schuck expressed his support of the application and hopes the community will continue to support the space effort in the future, as well as the Broadmoor as one of the world's leading institutions.

Jennifer Furda, resident of the Broadmoor area

Ms. Furda said she has seen the Broadmoor host thousands of people through traffic shuttling and parking and they always do a good job. Ms. Furda stressed that the Broadmoor has always been a good neighbor to Colorado Springs and the local area residents and expressed her support of this project.

Kelly Bain

Ms. Bain said she owns two of the properties that border the land and that she is in support of this growth. Ms. Bain explained that she owns a business in the Springs that employs over 100 employees in the

aerospace business. Ms. Bain said she has participated in the Space Symposium in the past and plans on participating again this year.

Larry Yonker, President and CEO of the Springs Rescue Mission Mr. Yonker spoke on the value of the Broadmoor to our community and wanted to share that one of the Broadmoor's Tier II partners was familiar with a Food Donation Rescue Service in Washington D.C. Mr. Damioli met with his team and the Mayor and began the process of getting the rights to receive the prepared but uncooked food. Over 30,000 tons of prepared food has been donated because of the Tier I and Tier II conferences.

One of the other contractors that have their conference every three years has selected the Springs Rescue Mission as a charity of choice. The last time, they replaced the entire HVAC system on the Springs Rescue Mission's fourth story antique building.

Mr. Yonkers also mentioned how the Broadmoor has donated towels and beds, which the Springs Rescue Mission distributes to the families in need. Mr. Yonkers explained it was hard for him not to see the value on the expansion and that the Broadmoor will only share with the rest of the community.

Cindy Aubrey, President and CEO of Pikes Peak United Way

Ms. Aubrey stated she believed the expansion would benefit the entire community in a number of ways. On behalf of Pikes Peak United Way, Ms. Aubrey is in support of the Broadmoor Exhibit Hall addition:

- Number one is keeping the Space Symposium here in Colorado Springs
- Jobs hat will be created when the Broadmoor ads this exhibit hall
- The exhibit hall is good for our community, for our economy for bringing new visitors to our City Year after year
- Confident that the Broadmoor will address any concerns
- Please accept this vote of support for the Broadmoor exhibit hall edition, by me personally, and by pike speak United Way. Thank you all very much.

Michael Raedel, local realtor in Colorado Springs and Colorado Springs native

Mr. Raedel spoke to the property value concern and stated property values are not affected in a negative way. Mr. Raedel also pointed out that the Broadmoor's historic neighborhood has stood the test of time as it relates to where people want to live and where people want to raise families.

Linda Weise, Founding CEO of the Colorado Springs Conservatory

Ms. Weise expressed her support of the Broadmoor Exhibit Hall. Ms. Weise shared that her father was a rocket engineer for NASA who helped put the first man on the moon and supports the continuation of the Space Symposium.

Bob Lally, Represents the Military Affairs Council and the Chamber

Mr. Lally expressed his support of the Broadmoor Exhibit Hall addition.

- Space Symposium is the premier gathering for the global space community
- Department of Defense and the space industries impact on the State is approximately \$36 billion annually
- Attendance has a positive direct economic impact on the City's local businesses, outdoor recreation activities, hotels, restaurants and a variety of other establishments
- Providing the facilities for the Space Symposium sends a strong message to Washington DC that Colorado Springs supports the national and global space industry
- Having a permanent exhibit hall that enables us to keep the space symposium in Colorado Springs also sends a strong message of support to leaders of our five local military installations
- Colorado Springs is the prime location to house future national security efforts to ensure continued U.S. technological superiority, global leadership and the capabilities in space.

Steve Eisenhart, Senior Vice President of the Space Foundation

- A permanent structure provides for expansion for capacity and quality improvement
- Internationally, people associate the Space Symposium with Colorado Springs
- As a Broadmoor resident, Mr. Eisenhart has seen the Broadmoor accommodate the community and lessened the impact on the community

Barry Brown, Vice President of Sales and Marketing at the Broadmoor, as well as Chair of the Board of Visit Colorado Springs, and resident of the Broadmoor neighborhood

Mr. Brown spoke about one of the focuses Visit Colorado Springs is trying to improve upon is offseason business and how having the addition to the Broadmoor Exhibit Hall will help with that. Mr. Brown mentioned a program that was created called Broadmoor Connection, which partners with other hotels up and down Lake Avenue to give a competitive advantage in the market to be able to bring those events here. Mr. Brown stated the

program has not flourished as anticipated due to the lack of exhibit space. Having the addition to the Exhibit Hall is one way to really focus on that offseason business.

Jeremy Wilson, with The Broadmoor as Director of National Sales of the Front Range Rocky Mountain Region

- Recently presented at an event in Denver to the hospitality industry regarding the Broadmoor Hall Event Center and received overwhelming enthusiasm from the local community
- Met with Colorado Society of Association Executives who are excited about the event hall
- Shared that every infrastructure at the Broadmoor that he was associated with has been amazing

Gary Venable, lives in Broadmoor neighborhood and was one of the 253 residents that received notice

- Mr. Venable said he had given the project a lot of thought and supports the project
- The structure will be more aesthetically pleasing than a wood fence and dirt parking lot
- Sidewalks are a plus as opposed to walking in bike lanes or gravel
- As a business man, Mr. Venable said he was in favor of the project because of the big impact of all business in Colorado Springs
- In favor also because Broadmoor is not asking for a tax incentive
- Said Broadmoor is a good neighbor
- Broadmoor participates in school safety program for St. Paul Catholic school and shuttles the kids to the Broadmoor for reunification

Rick (last name inaudible), 39 year resident of the Broadmoor community

- Family supports the hotel and their stewardship in the community

Rich Birchfield, Executive Director at the Catalyst Campus for Technology and Innovation

- Mr. Birchfield spoke on behalf of the owner and founder of Catalyst Campus, Mr. Kevin O'Neill, and entire staff
- Thrilled about the opportunity for the Broadmoor and local community and was in full support
- Children in the community have an opportunity to attend the event and realize they can get a great education in Colorado and have an impact on national security

- Resident of lower Skyway neighborhood

Chuck Murphy, Native of Colorado, grew up in lower Skyway, went to Ivywild School

- Mr. Murphy expressed he was grateful for the hard work staff has done to approve this addition to the community
- Expressed that he is appreciative of the Planning Commissioners and their time
- Family owns Green Line Tours and is one of the many different companies that have the opportunity to shuttle guests to the Broadmoor
- Said the real question was whether to allow a 16-foot wall around the facility instead of a dirt parking lot

Jeff Hanson, Broadmoor neighborhood resident

- Expressed that the new building proposed is much more preferable to the dirt lot and wooden fence
- Said the residents who live in the neighborhood fully support this addition

Opponents:

Kathy Meinig, Broadmoor resident

- Legitimate concerns about the project that will have an impact on the residential neighborhood
- Said the project could be better located and the City would still benefit
- Location does not meet the industry standard of having hotel rooms in the neighborhood sufficient to fill the hall
 - Transportation concerns
 - Traffic concerns
 - Car concerns
 - Parking problems
 - Impact of putting a huge venue in the middle of a residential neighborhood
 - Already dealing with traffic and shuttles

Emily Ulrich, lives at the top of Cresta Hill

- Neighborhood already impacted by shuttle busses, cars, city buses, school buses, semi-trucks, Seven Falls busses
- Air and noise pollution have increased
 - Driver's honking
 - Acceleration

- Gear shifting
 - Motorist throwing cigarette butts and garbage out of cars
 - Challenged to turn out of own driveway
- Broadmoor Exhibit Hall does not belong in the neighborhood but downtown
 - Safety issues for school children, pedestrians
 - Inadequate parking will clog side streets
- Broadmoor residents have expressed hopelessness with battling the Broadmoor

Rebuttal:**Cyndi Kulp** - appellant

- Reiterated the residents have already been affected by the commercial activities of the Broadmoor, especially with the parking situation at Norris Penrose Equestrian Center
- Not the right location for a project this size
- Felt that there would be more events at the location than what the Broadmoor proposed
- Area is zoned C-5, which is a moderate business use and not for heavy commercial use like a C-6

Tammy Horner, appellant

- Questioned why the shuttles cannot run via 8th Street to I-25 and up Lake or via 8th Street to Nevada and up Lake instead of through Cheyenne Boulevard and Cresta as described in the plan
- Ms. Horner mentioned the Seven Falls shuttle during the Senior Open used 8th Street to Cheyenne Blvd every 6 minutes
- Plans said during the Space Symposium event, employee and volunteer parking will be at Norris Penrose Equestrian Center and shuttles will be taking 8th Street to Cheyenne Blvd to Cresta Road
- Ms. Horner mentioned that Google maps was used to map the other routes and that they were no longer than the one in the plans
- Ms. Horner pointed out that the code states the plan must be harmonious and in character with the neighborhood
- Ms. Horner also stated they were not in dispute of the event center or building but wanted a detailed documented traffic plan so it could be maintained and sustainable in the future

Mr. Murphy responded to Ms. Horner with the following key points:

- Consideration of logistics and amount of time it would take for each route with traffic

- A matter of which would be the best routes that impact the least amount of citizens on commercial roads
- Cheyenne Blvd is rarely used
- Main emphasis is always on Lake Avenue

Applicant Rebuttal:**Chris Lieber, N.E.S.**

- Mr. Lieber addressed the concerns about the shuttles between the Broadmoor and Penrose Event Center
 - Mr. Lieber pointed out that the shuttles between the Broadmoor and Penrose Event Center are associated specifically to the Tier III events, which is only one at this time
 - The operational model had a lot to do with how the traffic was looked at and how the frequency of the need for shuttling employees from the Penrose lot
 - 90% of event will be Tier I and Tier II events, which have no need for shuttling between the Penrose Event Center and the Broadmoor
 - Tier I, all of the activity is within the Broadmoor campus and the rooms at the Broadmoor Hotel support approximately 1000 people
 - Tier II relies on the Broadmoor Hotel rooms as well as additional hotel space primarily along the Lake Avenue corridor (which does involve those hotels shuttling their guests to the Broadmoor)
 - In terms of the scope, opportunity for shuttles are very limited to the north
 - Road networks were reviewed to find City Plan Traffic corridors that will support shuttle use and activity (8th Street, the section of Cheyenne Blvd, and Cresta are considered minor arterials)
 - From an efficiency standpoint, it makes sense to be able to utilize those on that very limited basis of a Tier III event
- Mr. Lieber addressed parking concerns, possibly not enough parking, or the use of shuttles to supplement that need
 - Within city code, Section 7.4.203.A allows for a parking operations plan.
 - This particular project is a prime example of why a separate parking operations plan makes sense to be able to utilize

infrastructure elsewhere in the community where the parking lots are sitting empty

- Other option is to build a surface lot to accommodate 9,000 vehicles or a garage where the traffic would be concentrated, and both would have a negative and significant impact
- Mr. Lieber addressed the square footage of the building
 - The people utilizing the campus will move between the four major pieces and quadrants of the event center
 - One person throughout the course of a day might utilize all four spaces, their hotel room, and the restaurants, so to count all of that square footage, to come up with a large number is really disingenuous
 - Parking at the Broadmoor is dispersed throughout the campus
 - There is a sizable parking garage adjacent to the new exhibit hall
 - Broadmoor Hall holds about 900 spaces immediately adjacent
 - There is the East parking lot
 - The new 240 space parking lot that's being built in that vicinity
 - The gravel lots that exist were not included in the count
 - Total parking spaces for the Broadmoor is almost 2000 spaces
- C-5 zone was mentioned and the Exhibit Hall is an appropriate use allowable within that C-5 zone
- Seven Falls and the Zoo shuttles are completely separate issues and should not be considered with the Exhibit Hall
- Shuttle service is a way to utilize the various hotels

Planning Commission Discussion:

Commissioner Raughton

- Mentioned the elevation of the building and there is about a 14-foot of fall from the street to the face of the building, thereby exceeding the height allowed by code by 7.5-feet. Does the ordinance require that the average elevation from the building grade to the street be the basis of the height of the building? In this case, the elevation might not require a variance but makes sense to deal with it this way.
 - **Lonna Thelen** answered that in the code, building height is

defined as the average finished grade adjacent to the four corners of the building to the very top of the building and the variance was required

- Real concerns about the intensity of use that will be generated by the facility and hopes the Broadmoor keep its tradition to continue a conversation with the neighbors about bus routes, transportation, and parking

Commissioner Almy

- For historical purposes, were the townhouses on the part of the property being talked about today ever presented or codified
 - **Lonna Thelen** said there was an application on that with an approval for the townhomes, however the plans were never implemented and the plans have since expired

Commissioner Graham

- Asked that the Broadmoor continue to have these conversations on the best route and how to minimize the impact to the neighborhood
- Commissioner Graham said he was in favor of this project and the Space Symposium brings a lot to our community
- The project meets all the review criteria and there is a plan to deal with the parking spaces

Commissioner Hente

Commissioner Hente mentioned the remarks and comments concerning the 2004 development plan approval. Commissioner Hente disclosed he was on City Council at the time the approval was granted. Commissioner Hente explained there is a process to go through to make any changes to the development plan, which is exactly what the Broadmoor did.

Commissioner Hente said nothing nefarious was happening and all procedures were being followed.

Commissioner Hente continued with the motions.

Motion by Hente, seconded by Raughton, to deny the appeal and uphold the staff approval of the nonuse variance to allow a 16 foot tall retaining wall and fence adjacent to Mesa Avenue and Lake Circle where a 6' accessory fence structure is allowed for the Broadmoor Event Center, based upon the finding that the appellant did not meet the review criteria in City Code Section 7.5.906.A.4 and that the nonuse variance complies with the review criteria in City Code Section 7.5.802.B.

The motion passed by a vote of 6:0:3

Aye: 6 - Hente, Raughton, Vice Chair Graham, Satchell-Smith, Eubanks and Almy

Absent: 3 - McMurray, Chair McDonald and Smith

6.B. [ARR 19-00017](#) An appeal of City Planning Commission’s approval of an administrative relief to allow a 57.25 foot building height where 50 feet is allowed for the Broadmoor Event Center located at 3 and 11-19 Lake Circle.

(Quasi-Judicial)

Related Files: AR NV 19-00028, AR R 19-00017, CPC DP 03-00259-A10MJ19

Presenter:

Peter Wysocki, Director Planning and Community Development
 Lonna Thelen, Principal Planner, Planning and Community Development

See Item 6.A. File ID: AR NV 19-00028

Motion by Hente, seconded by Raughton, to deny the appeal and uphold the staff approval of the administrative relief to allow a 57.25 foot tall building height where 50 feet is allowed (45 foot maximum building height plus five feet for ornamental structures) for the Broadmoor Event Center, based upon the finding that the appelland did not meet the review criteria in City Code Section 7.5.906.A.4 and that the administrative relief complies with the review criteria in City Code Section 7.5.1102.

The motion passed by a vote of 6:0:3

Aye: 6 - Hente, Raughton, Vice Chair Graham, Satchell-Smith, Eubanks and Almy

Absent: 3 - McMurray, Chair McDonald and Smith

6.C. [CPC DP 03-00259-A10MJ19](#) An appeal of City Planning Commission’s approval of a development plan for the Broadmoor Event Center to allow a 169,988 square foot addition to the existing Broadmoor Event Center located a 3 and 11-19 Lake Circle.

(Quasi-Judicial)

Related Files: AR NV 19-00028, AR R 19-00017, CPC DP 03-00259-A10MJ19

Presenter:

Peter Wysocki, Director Planning and Community Development
 Lonna Thelen, Principal Planner, Planning and Community Development

See Item 6.A. File ID: AR NV 19-00028

Motion by Hente, seconded by Satchell-Smith, to deny the appeal and uphold the staff approval of the development plan for the Broadmoor Event Center, based

upon the finding that the appellant did not meet the review criteria in City Code Section 7.5.906.A.4 and that the development plan complies with the review criteria in City Code Section 7.5.502.E.

The motion passed by a vote of 6:0:3

Aye: 6 - Hente, Raughton, Vice Chair Graham, Satchell-Smith, Eubanks and Almy

Absent: 3 - McMurray, Chair McDonald and Smith