



City of Colorado Springs

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

Meeting Minutes - Final Downtown Review Board

Wednesday, May 4, 2016

8:30 AM

City Council Chambers

At said time and place, any persons and parties in interest may appear to be heard either for or against the approval of a specific license application item. Petitions, remonstrances, and any other reports or statements in writing regarding the item shall be filed with the City Clerk by twelve o'clock noon on the Tuesday prior to the meeting date.

1. Call to Order

Rollcall

Present 8 - Aaron Briggs, Stuart Coppedge, Chairperson Daniel Hankins, Vice Chair Gary Marchio, Ray Walkowski, Randy Case, Tffany Colvert, and Lisa Tessarowicz
Absent 1 - Dot Lischick

2. Minutes

Approval of January 2016 Minutes

3. Communications

Ryan Tefertiller - Urban Planning Manager

4. New Business

[CPC CA
16-00050](#)

An ordinance amending the Regulating Plan for the Downtown Colorado Springs Form-Based Zone pertaining to medical marijuana facilities, including medical marijuana centers, medical marijuana infused products manufacturer, and optional premises cultivation operation.

(Legislative)

Presenter:
Peter Wysocki, Director of Planning and Community Development

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

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 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: 8 - Briggs, Coppedge, Chairperson Hankins, Vice Chair Marchio, Walkowski, Case, Colvert, and Tessarowicz

Absent: 1 - Lischick

5. Work Session

Update to the Downtown Master Plan

6. Adjourn.