



# City of Colorado Springs

## Regular Meeting Agenda - Final Downtown Review Board

Regional Development  
Center  
2880 International Circle  
Colorado Springs, CO  
80910

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Tuesday, April 2, 2024

9:00 AM

Regional Development Center (Hearing  
Room)  
2880 International Circle

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DRB - All meetings are open to the public. Those who wish to participate may do so in person or by phone.

By Phone: Dial 1-720-617-3426, enter Conf ID: 498 229 761# and wait to be admitted.

If you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you are unable to contact them, there will still be an opportunity to speak during the meeting.

Attendees participating by phone will be muted upon entry to the meeting. Please wait to be called on before speaking.

Once an item has been heard, the Chair will open the public portion of the hearing for comments. There is a three (3) minute time limit for each person. Phone attendees must press \*6 to un-mute.

### **1. Call to Order and Roll Call**

### **2. Changes to Agenda/Postponements**

### **3. Communications**

Ryan Tefertiller - Urban Planning Manager

### **4. Approval of the Minutes**

4.A. [DRB 2239](#) Minutes for the March 5, 2024, Downtown Review Board meeting

Presenter:

David Lord, Chair of the Downtown Review Board

**Attachments:** [DRB 3.5.24 minutes](#)

### **5. Consent Calendar**

### **6. Items Called Off Consent Calendar**

### **7. Unfinished Business**

### **8. New Business**

- 8.A.** [FBZN-24-0002](#) A conditional use development plan to allow the conversion of an existing basement area into a bar. The subject property is located at 10 E Pikes Peak Ave.

Presenter:

Johnny Malpica, Planner II, Planning + Neighborhood Services

**Attachments:**

[10 E Pikes Peak Ave CUDP - Staff Report Draft - JPM](#)

[Figure 1 - Project Statement - 10 E Pikes Peak Ave Conditional Use](#)

[Figure 2 - Site Plan - 10 E Pikes Peak Ave Conditional Use](#)

[Figure 3 - Experience Downtown Master Plan](#)

- 8.B.** [FBZN-24-0003](#) A conditional use development plan to allow the conversion of an existing office building into a bar. The subject property is located at 16 E Kiowa St.

Presenter:

Johnny Malpica, Planner II, Planning + Neighborhood Services

**Attachments:**

[Icons CUDP - Staff Report Draft - JPM](#)

[Figure 1 - Icons Conditional Use Site Plan](#)

[Figure 2 - Icons Project Statement](#)

## **9. Presentations**

- 9.A.** [DRB 23-455](#) Form-Based Code Review

## **10. Adjourn**