

City of Colorado Springs

*Regional Development Center
2880 International Circle, Hearing Room
Colorado Springs, CO 80910*



Meeting Minutes - Draft

Tuesday, October 3, 2023

9:00 AM

**Regional Development Center (Hearing Room)
2880 International Circle**

Downtown Review Board

1. Call to Order and Roll Call

- Present:** 6 - Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt
- Absent:** 3 - Board Member Friesema, Board Member Ollie and Vice Chair Raughton

2.A. Approval of the Minutes

Motion by Board Member Nolette, seconded by Board Member Mikulas, that this item be accepted, motion passed by a vote of 6-0.

- Aye:** 6 - Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt
- Absent:** 3 - Board Member Friesema, Board Member Ollie and Vice Chair Raughton

2.A.A. [DRB 23-520](#) Minutes for the September 5, 2023, Downtown Review Board meeting.

Presenter: David Lord, Chair, Downtown Review Board

Attachments: [DRB_Minutes_9.5.23 DRAFT](#)

2.B. Changes to Agenda/Postponements

3. Communications - Ryan Tefertiller, Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager, welcomed Trevor Gloss from the City Attorney's office, as this was the first in meeting person for some time. He also had intended on introducing Melody Horbach, who has filled Elena's spot and will be leading the Downtown Review Board meetings moving forward. She was unable to attend this meeting, so she will be formally introduced at the next meeting.

Jim Raughton has been term limited on the Planning Commission and, hence, his role on the DRB is also. Interviews are scheduled to fill his spot on the Planning Commission later this month. After that person is seated, the Commission will make a nomination for their representative on the Downtown Review Board.

Mr. Tefertiller wanted to acknowledge Jariah Walker, Executive Director of the Urban Renewal Authority, who was presented with the Downtown Star award by the Downtown Partnership at its annual breakfast.

Mr. Tefertiller said he believes there will not be any action items for the November meeting, but to plan to have a virtual work session to start getting into the downtown form-based code. The meeting will be on November 7th.

Chair Lord asked if there is a time of year to nominate a new Vice Chair, as the current Vice Chair is term limited. Mr. Tefertiller added this item can be added to November agenda. He added the Board is welcome to appoint a new Vice Chair at their convenience. Chair Lord added if anyone at this time is interested in nominating themselves as Vice Chair to let Mr. Tefertiller or himself know, as the job itself would involve running the meetings if the Chair is absent.

4. Consent Calendar

5. Items Called Off Consent Calendar

6. Unfinished Business

7. New Business

- 7.A. [FBZN-23-000](#) A minor conditional use modification with an associated parking warrant to allow for an expansion and modification of the previously approved outdoor patio space and allow for 0 parking stalls where 17 are required. The subject property is located at 106 Pueblo Ave.

[4](#)

Presenter:

Ann Odom, Planner II, Urban Planning Division

Attachments: [Sukis Cantina Staff Report](#)

[Figure 1 - Development Plan](#)

[Figure 2 - Project Statement](#)

Board Member Nolette made a disclosure that he has an ownership interest in the Arby's. He would like to disclose he felt that he can participate in the conversation fairly and objectively. City Attorney Trevor Gloss asked if he had any financial interest in the property and Board Member Nolette replied that he did not.

Board Member Bobby Mikulas disclosed he has ownership interest just down the street and felt as if he could represent his comments objectively.

Ann Odom, Planer II with the Urban Planning Division, presented to the Downtown Review Board. This presentation involves a minor conditional use modification with an associated parking warrant to allow for an expansion and modification of the previously approved outdoor patio space and allow for 0 parking stalls where 17 are required. The subject property is located at 106 Pueblo Ave.

The applicant, Ian Perez, gave a short description of the project.

There were no questions or discussion by Board Members.

Motion by Board Member Mikulas, seconded by Board Member Kuosman, to approve the proposed minor conditional use modification with associated parking warrant based on the findings that the application complies with the standards set forth in the Form-Base Code section 2 and warrant criteria in Form-Base Code Section 5.4.3 once the technical modifications below are addressed. Technical and Informational Modifications to the Conditional Use Development Plan: 1. Gain approval of an updated revocable permit for all private encroachments into the public right-of-way. 2. Add information to the plans providing consistency on square footage details and modification boundaries. 3. Provide details regarding the screening of utility equipment mounted on the proposed storage container. 4. Update the elevation exhibits to reflect the final design. 5. Update the location of the trash enclosure to satisfy Colorado Springs Utilities requirements. 6. Acceptance of the landscaping modifications The motion passed by a vote of 6-0.

Aye: 6 - Board Member Kuosman, Chair Lord, Board Member Mikulas, Board Member Nolette, Board Member Coats and Board Member Kronstadt

Absent: 3 - Board Member Friesema, Board Member Ollie and Vice Chair Raughton

8. Updates/Presentations

9. Adjourn