

1020 S Tejon – HIGH GRADE

Project Statement

Request: The building owner is requesting waiver of the customer parking requirement for a restaurant. There are 33 on-street parking spaces within 375 feet of the building (less than one City block).

Employee parking is located on-site and is accessible via the paved alley at the rear of the building. The paved lot will also be used to park Applicant's 2 food trucks.

Handicap parking is proposed in front of the building in an existing 9' wide parking space. The 6' wide sidewalk at this location is flush with the street. There is also an existing bike lane between the handicap space and the traffic lane. In addition the running slope is under 2% in the sidewalk and parking area (per City Title II ADA Coordinator).

The owner of the vacant lot located at 1012-1016 S Tejon St will lease six (6) spaces to the Applicant in the private lot currently used as off-site leased parking for Mountain Equipment Recyclers (MER – 1026 S Tejon St).

NOTE: The only other users of on-street parking during the day, or after normal business hours, are MER and the office building located at 1018 S Tejon St. All other businesses on Tejon from Mill Street to Las Vegas have private parking lots.

Proposed Use: The building has been used for commercial purposes since its construction in 1955. The Applicant wants to remodel the building as a family-owned Jamaican food restaurant. The new kitchen will also prepare food for catering events and off-site food truck sales. The new owners are currently successfully running the catering and food truck businesses and are responding to customer demand for a sit-down restaurant.

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Review Criteria Response:

5.4.3.1 Form Based Code. The property is located within the Transition 1 Sector and is classified as a Small Commercial Building (single use, one-story structure.) Restaurant is a Permitted Use.

5.4.3.2 Design Guidelines. The property is consistent with 4.1.1 Encroachments (awnings, signs and patio seating), 4.1.2 Architectural Detail (windows and awnings), 4.2.1 Services (trash facilities, loading areas, HVAC equipment and above ground utility infrastructure are all located behind the building and out of the public's view) and 4.4.2 Signage Types (Long-term, Wall, Short-term, Portable, Awning, Projecting and Transition signs are being considered).

5.4.3.3 Warrants – Civic or Environmental Design. The project as a whole is consistent with the desire to revitalize downtown, including transitional and infill areas. The project is another step in the redevelopment of the neighborhood, increases property values and enhances the pedestrian experience in the commercial area.

5.4.3.4 Imagine Downtown Master Plan. The property is located in the Mill St/Las Vegas area of the Imagine Downtown District Boundary. S Tejon is designated a Gateway to downtown and a Transition Street. As such, Tejon provides for the movement of traffic to and through downtown and is a direct connection to I-25.

The property is an Activity Center on the **Downtown Future Land Use** map. An Activity Center is a mixed use center that is pedestrian oriented.

The property is consistent with the goal of the **Mill Street Neighborhood Preservation Plan** to “preserve the unique heritage and quality of life of this historical working class neighborhood.” The City of Colorado Springs Community Development Division has partnered with Mill Street residents to prepare a plan that reflects the communities vision for the future. The plan is funded by HUD and is to be released in 2018.

5.4.3.5 City Comprehensive Plan. The Plan contains Comprehensive Planning Projects with a focus on Infill and Redevelopment. The Applicant's proposed use is consistent with the redevelopment and infill of the Mill Street Neighborhood.