



# City of Colorado Springs

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

## Meeting Minutes - Draft Downtown Review Board

---

Wednesday, June 5, 2019

8:30 AM

City Council Chambers

---

### 1. Call to Order

**Present:** 8 - Doug Hahn, Tiffany Colvert, Aaron Briggs, Stuart Coppedge, Jim Raughton, Kristen Heggem, Shawn Gullixson and Darsey Nicklasson

**Excused:** 1 - Randy Case

### 2. Approval of the Minutes

2.A. [DRB 19-267](#) February 6, 2019 Downtown Review Board Minutes

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

**Motion by Briggs, seconded by Gullixson, to approve the February 6, 2019  
Downtown Review Board minutes.**

**The motion passed by a vote of 8:0:1:0**

**Aye:** 8 - Hahn, Colvert, Briggs, Coppedge, Raughton, Heggem, Gullixson and Nicklasson

**Absent:** 1 - Case

### 3. Communications

Ryan Tefertiller - Urban Planning Manager

### 4. CONSENT CALENDAR

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

### 5. UNFINISHED BUSINESS

### 6. NEW BUSINESS CALENDAR

6.A. [CPC CU](#) A Form-Based Zone Conditional Use Development Plan for Louie  
[19-00058](#) Louie's Piano Bar. The site is zoned FBZ-T1 (Form-Based Zone -  
Transition Sector 1), is 9,500 square feet in size, and is located at 112  
N. Tejon St.

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

**Staff presentation:**

**Ryan Tefertiller**, Urban Planning Manager

Mr. Tefertiller presented a PowerPoint with the scope and intent of this project.

- Site located at 112 N. Tejon St.
- Zoned FBZ-T1
- 9,500 sf site
- Approx. 8,350 sf existing small commercial building
- Previous home of Zeezo's

Proposal & Application:

- Redevelop building for three new tenants
- All 3 tenants to have street frontage
- Largest tenant to be bar use
- Bars require a Conditional Use in the FBZ

**Applicant Presentation:**

**Derek Cohn**, Principal Baldwin Cohn Group, owner

Mr. Cohn talked about the age and history of the building and how the renovations will upgrade the utilities and fire sprinkler system while maintaining the character of the building. Mr. Cohn shared that the building truly will be a mixed use building with a women's clothing boutique already under lease in addition to Louie Louie's. Mr. Cohn said the third space has not been leased yet.

**Ron Wilson**, Louie Louie's

Mr. Wilson introduced himself and his business partner, **Mr. Joey Hamende**, and gave a little bit of background on Louie Louie's and past projects.

**Questions:**

**Board Member Briggs** asked for clarification that the application was only for Louie Louie's Piano Bar space and not the other two tenants.

- **Mr. Tefertiller** explained the conditional use plan illustrates the extent of the bar, however, if a future owner of the property wanted to remove the two other tenants and turn the whole thing into a bar, then conditional use plan would need to be amended, which would require public notice and input.

**Board Member Hahn** asked what flexibility in the plan would there be if one of the tenants wanted more space.

- **Mr. Tefertiller** explained the Form-Based Code utilizes the same

process for amendments that are used citywide. A conditional use development plan can be amended administratively and staff would use some discretion on what level of change that would trigger a formal amendment and formal notice and what did not.

**Board Member Colvert** asked the location of the actual bar space, and pertaining to fire code if a rear exit door would be required or if the fire sprinklers mitigate the 100 foot depth requirement for the two front spaces.

- **Mr. Cohn** said that has not been designed yet, but believed it would be put on the opposite side of the room from the stage.
- Regarding the fire code, **Mr. Cohn** said he believed the fire sprinklers do mitigate some of those requirements, but the plan is to create a staircase at the rear of those two front spaces and create a common hallway through the basement that exits through the rear.

**Board Member Briggs** asked if the front patio spaces were going to be used as bar space, and asked if there were going to be signage warrants or any other applications coming back to the Downtown Review Board.

- **Mr. Cohn** answered the front patio spaces will not be used for Louie Louie's and will be for the other tenants use.
- **Mr. Cohn** said they have not made any decisions regarding a signage warrant.
- **Mr. Tefertiller** confirmed that if an additional warrant is needed, whether for signage or something else, it would have to come back to the board for approval.

**Board Member Heggem** asked if there was a criteria for the two front spaces to be daytime use so that it is not dead space until the evening hours.

- **Mr. Tefertiller** responded that the Form Based Code does not require any business to be open during any particular hours; however, under the board's review of the conditional use criteria for a bar, it is one of the things that might be considered.
- **Mr. Cohn** said as landlords, they would make sure that there were daytime uses in the other two spaces. Mr. Cohn explained it would not be in their best interest to have a building that looks vacant during the day.

#### **Supporters:**

**Alex Armani-Munn**, Economic Specialist for Downtown Partnership

Mr. Armani-Munn said they are in support of this project and believed the property owner has gone to lengths to mitigate the impact to residents in the area and feels that the use fits well in the context of Tejon Street. Mr. Armani-Munn said one of the challenges the Downtown Partnership faces is

how to fill very large historic retail spaces downtown, so having a use like this that takes on an older, very large space that might not appeal to a lot of current retailers and dividing it up with daytime uses and the bar in back creates a great model and precedent for how to address other large retail spaces that may become available in the future.

**Opponents:**

None

**Questions of Staff:****Rebuttal:**

None

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

**Board Member Gullixson** said he thinks this is a great project and said having something like this come in downtown is exciting because it is a nice draw to bring folks down in the evening that normally might not have a destination.

**Board Member Nicklasson** said she was in support of the project.

**Board Member Heggem** said she had been to the one in Denver years ago and it was really fun. Board Member Heggem said she could see how this would be an attraction for downtown and that she loved the idea.

**Board Member Raughton** said he was delighted with this project and it is a model that will strengthen downtown.

Board Member Coppedge said he will be voting in support of this project for all the reasons people talked about.

Board Member Briggs said he would be in support of the project and gave kudos for coordinating with the downtown residents to come to some compromise on some of the issues important to them.

Board Member Colvert said she was also in support of the project and said it adds to the overall variety of the entertainment options in downtown. Board Member Colvert said she liked it that it would be bringing new visitors a new activity into the downtown area as well.

Board Member Hahn said that he appreciated that the project is going to have some daytime street activity to liven that up a bit and thinks it will be a huge benefit.

Motion by Colvert, seconded by Raughton, to approve the Conditional Use Development Plan based on the findings that the Conditional Use criteria found in Section 7.5.704 of the City Code will be met once the following technical modifications are addressed:

Technical modifications to the Conditional Use plan:

1. Add the file number (CPC CU 19-00058) to the bottom right-hand corner of the plan.
2. Correct the zoning on the plan to document that the site is zoned FBZ-T1.
3. Correct the "allowable building height" on the plan to read 6 stories.
4. Correct that "setbacks required" to simply cite the building envelope standards in Section 2.3.3. of the Code.
5. Add a note to the plan stating that the site falls within the parking exempt area per Section 2.6.2. of the Form-Based Code.
6. Revise the plan to clarify the intent for the western edge of the property and if an alley side outdoor patio is proposed.
7. Add a note to the plan that clarifies that outdoor amplification is not permitted on the site.
8. Add a note to the plan that states that a roof-top patio space will require Downtown Review Board approval.
9. Revise the plan or project statement to clarify and provide consistency regarding the square footage of the existing building.
10. Revise the plan or project statement to clarify if Tejon-side sidewalk patio caf?s are proposed.
11. Note on the plan that any encroachments into the public right-of-way are subject to a revocable permit.

The motion passed by a vote of 8:0:1:0

**Aye:** 8 - Hahn, Colvert, Briggs, Coppedge, Raughton, Heggem, Gullixson and Nicklasson

**Absent:** 1 - Case

## **7. Adjourn**