

YOW ARCHITECTS PC

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Urban Planning Division

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RE: 3 E. Bijou. - Icons

FBZ - Conditional Use Plan / Revocable Permit / Parking Warrant

This submittal is for approval of a Conditional Use Plan for a bar within the FBZ COR zone for the parcel located at 3 E. Bijou St. The 0.344 acre site is located southeast of Cascade and Bijou. The included parcel TSN # 6418210002 is a currently vacant space.

We are proposing Icons a gay friendly bar/lounge to occupy the space. This bar shall provide a fun upscale environment and entertainment for the LGBTQ+ community.

This bar shall encompass 2,122 sf of the building on the first level including a basement area of 400 sf. The surrounding areas are complementary to our proposed plan. There are not any residents located in close proximity to the bar. Icons will be essential to the growth and culture of our city.

We are not proposing any changes to the front elevation to the building. The bar shall be open from 4 pm to 1 am, and we are considering opening earlier someday to allow for a morning coffee. We feel that this use will not have any detrimental effects on the surrounding area and feel that approval of this bar adds good destination for customers looking for this entertainment venue in town.

We are also requesting an approval of a revocable permit to allow for a patio on the front of the building. We are requesting an area that will have a drink railing for standing and social gathering within the front sidewalk.

The parking requirement is slightly higher than the previous tenant. We are requesting a parking warrant to allow us to operate at a higher number required than the historic tenant. This should not create any problems with parking during the hours of operation there are two parking garages within walking distance.

Review Criteria:


Surrounding Neighborhood: This property's use shall be consistent with the surrounding properties in the area. The surrounding neighborhood is comprised of commercial and a mixture of downtown destinations. This use shall be a valuable destination for this area.

Intent of Zoning Code: This bar shall conform to the intent of the zoning code. Bars and entertainment venues are encouraged to be located downtown. The downtown area needs these types of businesses to allow for a night life for the downtown area, so that it isn't vacant after business hours.

Comprehensive Plan: This conditional use is in line with the goals of the comprehensive plan. We want to see a more vibrant downtown destination as well as a business that shall add to the economy.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,


Brad Nichols, Planning Associate
YOW Architects PC

Gene Yergensen, Architect
Director of Planning

Steven L. Obering, Architect
Director of Planning

Lawrence Whittaker, AIA Architect
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Adam Thesing, Architect
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Brad McFarland, Architect
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Megan Gunderson, Architect
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Janine Mejia-Diaz, Architect
Project Architect

Spencer Pocock, Drafter
Architect in training

Brad Nichols, Planner
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Jodi Protsik, Office Manager

PROJECT STATEMENT