



City of Colorado Springs

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

Meeting Minutes - Final Downtown Review Board

Wednesday, April 4, 2018

8:30 AM

City Council Chambers

1. Call to Order

Present: 7 - Stuart Coppedge, Randy Case, Tiffany Colvert, Dot Lischick, Doug Hahn, Jeff Markewich and Shawn Gullixson

Excused: 2 - Aaron Briggs and Kristen Heggem

2. Approval of the Minutes

2.A. [DRB](#) January 3, 2018 Downtown Review Board Minutes

[18-0168](#)

Presenter:

Stuart Coppedge, Chair, Downtown Review Board

The January minutes were not complete and this item will be postponed to the May 2, 2018 Downtown Review Board Meeting.

Postponed to the May meeting.

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller thanked the board members who were able to attend the DRB special meeting with the Colorado College students presenting ideas and plans on revitalising downtown. Board Member Markewich recommended we do more of these sessions with students and that it was very useful. Mr. Tefertiller said he spoke with Peter Wysocki, Director of Planning, and who also believes this would be good. Board Member Gullixson was impressed with the students presentations and in some ways it validates what we are doing in the City. The presentations gives us incite on what the next generation wants in a community and keeping them invovled with also help retain them in the City.

Mr. Tefertiller also shared there would be a couple of items for the May DRB meeting and to keep the date open.

4. CONSENT CALENDAR

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

5. UNFINISHED BUSINESS

6. NEW BUSINESS CALENDAR

**6.A. [AR NV
18-00104](#)**

A parking warrant, within the Form-Based Zone, to allow relief from the Form-Based Zone's parking standards. The subject property is located at 1020 South Tejon Street

Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

Matthew Fitzsimmons made his presentation on High Grade Jamaican Restaurant parking warrant.

Board Member Markewich asked if only one ADA parking space was required under ADA regulations and do we need improvements to the sidewalk to have a smooth transition from the parking space to the aisle where the restaurant is located? Mr. Fitzsimmons said only one ADA parking space was required, and that Mike Killebrew, the City's ADA Coordinator, as well as City Engineering, felt it was in okay condition.

Board Member Colvert asked if there were any City improvement plans for this particular stretch of South Tejon, either for C4C (City for Champions) or other roadway improvements. Ryan Tefertiller answered that he knows there are no plans of improvement associated with C4C and does not think it is on the 2C the City's pothole paving list. Internally we are in the process of trying to prioritize roadways for a potential future extension of 2C in 2022 and beyond, but as of now, there are no plans for that area.

Ms. Colvert said she was more curious if the curb and gutter at some point in time that would eliminate the ADA access. Mr. Fitzsimmons replied they could build ADA access into the new curb and gutter.

Ms. Colvert also wanted to know if the bike path was going to be marked as some of the green bike lanes have been. Mr. Fitzsimmons asked if she meant if the bike lanes would be painted green and clarified that it would not be green because the green painted areas are for conflicted areas like intersections. This area would just have the white line.

APPLICANT:

The applicant had no presentation.

SUPPORTERS:

Tyler Schiedel - Mr. Schiedel said he and his wife live in the Mill Street

Neighborhood and own a little building at 1031 South Tejon Street. Mr. Schiedel said the more businesses in the area the better and is in full support of the project.

Nancy Adams - Manager of Episcal Women's Thrift Store. Ms. Adams said they are in support of anything that will enhance South Tejon, and believes this restaurant will be real positive.

OPPOSITION:

None.

QUESTIONS:

Board Member Case asked if all 7 of the parking spaces are on site. Mr. Fitzsimmons explained that two of the parking spaces are in back, the two ADA parking spaces do not count because they are on public land, so there is a need for five spaces on the street. Board Member Case asked about the lot up the street and other area parking spaces because he is concerned that in future development, there made be a parking problem. Is there a plan or technical criteria that will address this concern? Mr. Fitzsimmons explained there is no way to know what future development and demands would be, but the businesses on the east side of the street have their own parking lots and more than likely restaurant guests will try to park as close to the restaurant as they can and not take up other businesses parking spaces. Mr. Fitzsimmons also said there is a private parking lot and the owner said he would gladly lease the lot in the future. Mr. Fitzsimmons stressed that is a good problem to have.

Board Member Case asked what the technical criteria was for the plans. Mr. Fitzsimmons explained that the technical criteria was to address small items like making sure numbers can be easily read and the project number is clear on the site plan, which have already been taken care of.

Board Member Hahn wanted to know if future applicants ask for parking relief, how will this be considered. Mr. Fitzsimmons explained there is no way of knowing if there will be future applicants and relief requests, and that it would be a shame not to grant the parking warrant on the basis that there might be future applicants asking for relief. Mr. Fitzsimmons reiterated there would possibly be private parking spaces available as well.

Board Member Hahn asked if the restaurant would be primarily having people seated for the duration of their dinner, or will it be more of a carryout system.

Mr. Everton, the owner of Jamaican Grade, answered that it would be a little bit of both, but that he is looking more towards carry out.

Board Member Colvert made the suggestion of having a bike rack to alleviate some of the parking issue. Mr. Fitzsimmons said there is no room for a bike rack and it would interfere with the ADA access.

Board Member Markewich expressed his support of this parking relief and

believes it meets the criteria in the Form-Based Code.

Board Member Gullixson agreed with Board Member Markewich and is in full support of the application.

Board Member Lischick commended Mr. Everton in his entrepreneurial pursuit and was in support of the application.

Board Member Colvert said the application meets all of the criteria and was in favor of approving the warrant.

Motion by Markewich, seconded by Colvert, to approve a parking warrant within the Form-Base Zone - Transition Sector 1 (FBZ - T1) zoned property at 1020 South Tejon Street, based upon the findings that the warrant review criteria are substantially met per Form-Based Code Section 5.4. with the technical modifications listed in the Staff report. The motion passed by a vote of 7:0:2

Aye: 7 - Coppedge, Case, Colvert, Lischick, Hahn, Markewich and Gullixson

Absent: 2 - Briggs and Heggem

7. Work Session

Annual Ethics Training

The Annual Ethics Training was given by Ben Bolinger, Senior Attorney

8. Adjourn