



Legislation Details (With Text)

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File created: 8/16/2019 **In control:** Downtown Review Board

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Title: A Form-Based Zone minor improvement plan with associated warrant to allow the conversion of a building into an office building and allow 4 parking spaces where 12 are required. The site is zoned FBZ-T2A (Form-Based Zone - Transition Sector 2A), is 10,000 square feet in size, and is located at 522 E. Pike Peak Ave.

Presenter:
Matthew Fitzsimmons, Planner II, Planning and Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. 522 E. Pikes Peak - Staff Report, 2. 522 Pikes Peak_DRB PPT, 3. Figure 1 - Project Statement, 4. Figure 2 - Zoning Map, 5. Figure 3 - PlanCOS Vision Map, 6. Figure 4 - Stakeholder Letters, 7. Figure 5 - Site Plan, 8. Figure 6 - Photos of the Street

Date	Ver.	Action By	Action	Result
9/4/2019	1	Downtown Review Board	approved	Pass

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Proposed Motion:

Approve the proposed minor improvement plan and associated parking warrant based on the findings that the plan complies with the code standards and that the warrant criteria found in Section 5.4.3 of the Form-Based Code will be substantially met once the following technical modifications are made:

Technical modifications to the warrant plan:

1. Indicate width of rear parking lot on the plan.
2. Add the glazing percentage of the façade of the building between 18 inches and 10 feet
3. Add a note that 'no parking' signs will be placed along the north side of E. Pikes Peak Ave. Frontage to the east of the diagonal parking spaces near N. Corona St.
4. Label all utility improvements

