



## Legislation Details (With Text)

<b>File #:</b>	CPC CU 20-00112	<b>Version:</b>	1	<b>Name:</b>	Icons
<b>Type:</b>	Planning Case	<b>Status:</b>	Passed		
<b>File created:</b>	8/13/2020	<b>In control:</b>	Downtown Review Board		
<b>On agenda:</b>	9/2/2020	<b>Final action:</b>	9/2/2020		
<b>Title:</b>	A conditional use to allow a bar with an associated parking warrant within the Form-Based Zone located at 3 E. Bijou Avenue.				
	Presenter: Matthew Fitzsimmons, Planner II, Urban Planning Division				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Icons\_3 E. Bijou - Staff Report 9.2.pdf, 2. Figure 1 - Project Statement, 3. Figure 2 - Zoning, 4. Figure 3 - Stakeholder Letters, 5. Figure 4 - Site Plan

Date	Ver.	Action By	Action	Result
9/2/2020	1	Downtown Review Board	approved	Pass

A conditional use to allow a bar with an associated parking warrant within the Form-Based Zone located at 3 E. Bijou Avenue.

### Presenter:

Matthew Fitzsimmons, Planner II, Urban Planning Division

### Proposed Motion:

Approve the Conditional Use Development Plan with an associated parking warrant based on the findings that the Conditional Use criteria found in Section 2.5.4 and the Warrant criteria found in Section 5.4.3 of the Downtown Colorado Springs Form-Based Code will be met once the following technical modifications are made:

1. Update the Site Plan and Project Statement to outline the Parking Warrant calculations and description
2. Update the Site Plan to breakdown the square footages for the main indoor space, the basement space, the front patio and the rear patio