



Legislation Text

File #: CPC CU 22-00062, **Version:** 2

A conditional use development plan with an associated parking warrant to allow the conversion of an existing building into a bar with 0 parking stalls where 16 are required located at 106 Pueblo Ave.

Presenter:

Ann Odom, Planner II, Urban Planning Division

Proposed Motion:

Approve the conditional use development plan with associated parking warrant based on the findings that conditional use criteria found in City Code section 7.5.704 and warrant criteria in Form-Base Code Section 5.4.3 will be met once the technical modifications and conditions of approval below are addressed.

Conditions of Approval on Conditional Use Development Plan:

1. SWENT approval of drainage report
2. Colorado Springs Utilities and SWENT acceptance of utility plan.
3. Gain acceptance of the HGL and Wastewater Master Facility Report

Technical and Informational Modifications to the Conditional Use Development Plan:

1. Gain approval of a revocable permit for all private encroachments into the public right-of-way.
2. Add information to the plans providing consistency on sidewalk reconfiguration details
3. Include information regarding site functionality including accessibility routes, site lighting, fencing, and easement locations
4. Include clarifying information regarding site design including landscaping and elevation drawings
5. Include information regarding adjacent private property ownership and right-of-way details.