

3 WEST ELEVATION
42.6 1/8" = 1'-0"



Quick Facts

Applicant/Property Owner
TJ & TC Three, LLC

Consultant
Brad Nichols - YOW Architects,
PC

Address / Location
525 & 531 S Weber Street

TSNs
6418415019 and 6418415040

Zoning
FBZ-T2B (Form Based Zone
Transition Sector 2B)

Site Area
16,038 square feet (.37 acres)

Proposed Land Use
Commercial/Office

Applicable Code
Downtown Colorado Springs
Form-Based Code

Project Summary

A Warrant and Minor Improvement Plan to allow the redevelopment of two (2) commercial buildings for commercial and office uses, building façade improvements, streetscape improvements and a reduction of required off-street parking spaces for the proposed uses.

File Number	Application Type	Decision Type
FBZN-24-0014	Minor Improvement Plan and Warrant	Quasi-Judicial

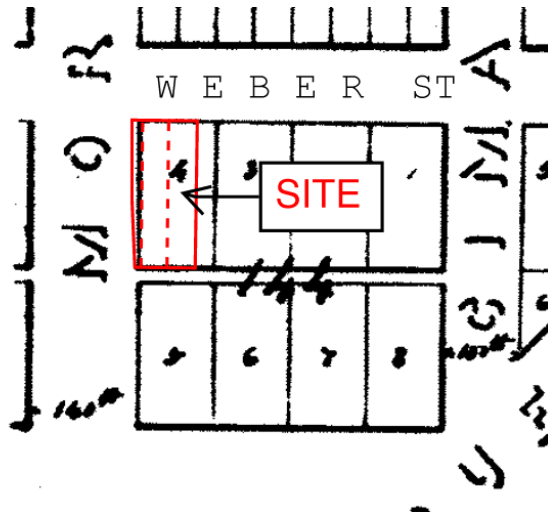
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1871
Subdivision	Town of Colorado Springs Subdivision	1871
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	N/A	N/A

Site History

The subject property is .37 acres (16,038 square feet) in size. It is comprised of three (3) existing parcels that are part of original Lot 4, Block 144, Town of Colorado Springs, and a portion of vacated Moreno Street (see **Attachment 1-Town of Colorado Springs**). The subdivision final plat was established on September 26, 1871.



The site was developed in 1967 and 1968. The parcel that is addressed at 525 S Weber Street was a Machine Shop and 531 S Weber Street had a retail use. Both buildings are now vacant.

525 S WEBER ST



531 S WEBER ST



There is no development plans associated with the site. The buildings occupy approximately 80% of the overall site (see “Attachment 2-Aerial Map”).



Applicable Code

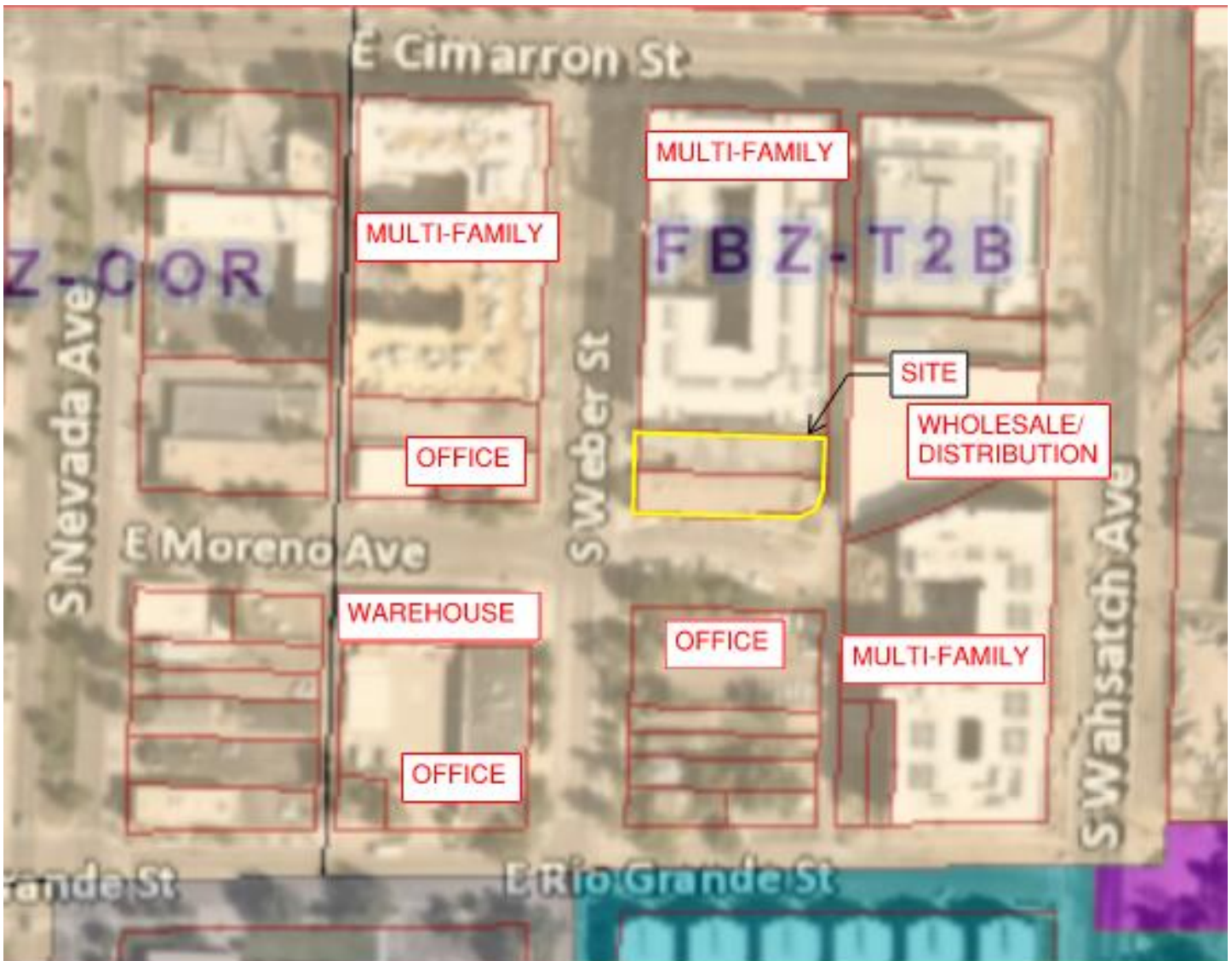
The subject application is within the boundaries of the Form-Based Zone which requires zoning action within these boundaries to be reviewed under the Form-Based Code. All subsequent references within this report that are made to “the Code” and related sections are referenced to the Form-Based Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	FBZ-T2B	Multi-Family Residential	
West	FBZ-T2B	General Office	
South	FBZ-T2B	General Office	Pikes Peak Ranger District Offices
East	FBZ-T2B	Wholesaling and Distribution	WorldPAC

Zoning Map (see "Attachment 4-Zoning Map")



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2 times (Internal Review/Prior to Downtown Review Board Public Hearing)
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	86 with each public notice occurrence
Number of Comments Received	One (1) comment was received for this application

Public Engagement

Public Engagement for the application included only the required Public Notice for a Warrant and Minor Improvement Plan. The public engagement resulted in one (1) review comment from the Downtown Partnership. The Downtown Partnership supports both the proposed improvements and the parking warrant that are associated with this application (see “Attachment 5-Downtown Partnership”).

Timeline of Review

Initial Submittal Date	10/15/2024
Number of Review Cycles	2
Item(s) Ready for Agenda	The item was ready for the Downtown Review Board Agenda on February 14, 2025.

Agency Review

SWENT

A Final Drainage Letter is required for this project. SWENT also has comments related to off-site disturbance and the patio design in relation to an existing public easement.

Engineering

Engineering reviewed the application and stated that they have no remaining issues or comments for the proposed minor improvement or warrant.

Colorado Springs Utilities

Colorado Springs Utilities has one (1) remaining review comment that requests clarification of the patio wall height to be no more than four (4) feet in height and whether the dumpster is movable or stationary.

Planning

City Planning has several clerical comments related to site data such as zone district name, parking standards, and glazing requirements. In addition, a second street tree is being recommended on Weber St.

Planning – Park Land Dedication, School Land Dedication, and Community Development Impact Fees

An informational comment was made for this application to make the Applicant aware that the Community Development Impact Fees Ordinance is applicable for this redevelopment.

Form-Based Zone Warrant and Minor Improvement Plan

Summary of Application

The proposed application is for the remodeling and repurposing of two (2) existing commercial buildings and a Warrant to reduce required off-street parking (see “Attachment 6-Project Statement” and “Attachment 7-Minor Improvement Plan”). The proposed improvements include updating the façades of each of the buildings with improved architecture and streetscape enhancements to create better pedestrian ways, outdoor street frontage patio space, and contiguity with the Weber streetscape that is being completed with the new multi-family residential developments immediately north and northeast of the project.

Each building is planned to include multiple spaces for restaurant, retail and/or office use. There are three (3) future patio spaces designed into the project that are located on both the Weber Street and Moreno Street frontages. This new space is being created by eliminating approximately nine (9) parking stalls on Moreno Avenue and utilizing the existing patio area between the two (2) buildings on the Weber Street side.

New off-street parking, totaling six (6) spaces, is being provided by the alley. This is also where a new trash enclosure is being located to serve the project.

The biggest challenge with the proposed redevelopment is the off-street parking requirements. As previously mentioned, the proposed future uses are restaurant, retail and office. The restaurant use type was used to analyze parking for the proposed project. The reason was to ensure a level of flexibility with future uses. That is to say that the spaces could be occupied by a variety of commercial uses without triggering additional parking relief or plan amendments.

The site is compact in size and the buildings occupy a considerable amount of the parcels area. Redevelopment utilizing the existing buildings is extremely limited if parking options and alternatives are not considered. It is for this reason that the Warrant to parking requirements is a part of this application.

The off-street parking standard (using the restaurant use standard of 1 space per 250 square feet) for the proposed project is 48 spaces. This calculation is based on the finished floor information that is provided on the Minor Improvement Plan (5,981 square feet for each building or a total of 11,962 square feet). The square footage that 48 parking spaces occupies is approximately 9,600 square feet or 60% of the site, and this is a constraint to revitalize the existing property. To address this code issue, the Applicant requested a Warrant to the parking standards. Specifically, the Applicant is requesting that the parking requirements be met through a combination of on-site parking stalls, adjacent parking stalls on Moreno Street, its proximity of nearly 1,000 new residential units, and a significant supply of on-street parking options within two-blocks. Furthermore, the site is located on a bus route and on city bike routes. Thus, it can be concluded that with this project there is not a total reliance on having to park a vehicle on-site to be able to frequent its commercial spaces.

The Applicant has proposed providing six (6) off-street parking spaces to the east of the buildings, and 25 on-street spaces in Moreno Street on the south side of the site for a total of 31-stalls to meet the on-site parking requirements for the project. These spaces that are being asked to count toward the parking requirements are controlled by the Applicant through a Revocable Permit. They will not be reserved spaces for this project or other properties owned by the Applicant. Rather, they are all available and open for public parking. Nonetheless, the Warrant is supportable because of the multiple options for access (vehicle, bike, bus and walk) which reduce the demand for auto parking that is proximate to the site. Plus, the project overall revitalizes vacant buildings, improves the streetscape and adds vibrancy to the block with new pedestrian-friendly amenities.

Application Review Criteria

This application is subject to the review process set forth in Section 5.6 (Minor Improvement Plan) and the criteria in Section 5.4 (Warrant) of the Form-Based Code. The Warrant is for the required Parking Standards, and the Minor Improvement Plan is for the minor site change associated with the project.

Form-Based Code Section 5.4.1

Section 5.4.1 establishes The Downtown Review Board is the primary entity with the authority to approve or disapprove a request for a warrant pursuant to regulations established within this Section. Warrant requests shall be reviewed for substantial compliance with the following criteria:

- A. *5.4.3.1 Is the requested warrant consistent with the intent of the form-based code?*

The proposed Warrant for parking is consistent with the intent of the Form-Based Code. This proposed parking plan shows that the surrounding two (2) blocks do have a reduced demand for parking based on the growing number of residential units and existing parking supply.

B. 5.4.3.2 Is the requested warrant, as well as the project, consistent with Section 4 – Design Guidelines of the form-based code?

The Warrant for parking is consistent with the Form-Based Code Design Guidelines. The guidelines state that parking should be provided, when necessary, especially for those projects expected to have a high demand. Demand for parking in this area is reduced because it is walkable and bikeable. Supporting an alternative method to meet parking requirements meets the intent of the design guidelines. It is also important to note that the architectural and streetscape improvements proposed with this project further demonstrate the consistency that this application has with the Form-Based Code guidelines.

C. 5.4.3.3 Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?

The proposed Warrant is reasonable considering its location to new residential units and substantial on-street parking options within a block. The site is also on a bus route and bike route that further supports the Warrant.

D. 5.4.3.4 Is the requested warrant consistent with the Downtown Master Plan?

The proposed Warrant is consistent with the Experience Downtown Master Plan. The Master Plan from an Urban Design perspective encourages the creation of pedestrian friendly environments. It also at some level represents sustainability through repurposing existing buildings and enhancing existing resources (i.e., curb, gutter, sidewalk, utilities, parking stalls, etc.) which makes sense both economically and environmentally. This proposal is excellent in terms of form and function. It is for this reason that the proposed project is consistent with the Downtown Master Plan.

F. 5.4.3.5 Is the requested warrant consistent with the City's Comprehensive Plan?

The proposed Warrant is consistent with PlanCOS. PlanCOS embraces adapting previously used buildings and properties in response to changing times to support the Downtown as an inclusive, mixed use, cultural, and economic heart of the region.

EMBRACE CREATIVE INFILL, ADAPTATION, AND LAND USE CHANGE

GOAL UP-2

Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

GROW THE CITY'S HEART

GOAL UP-3

Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.

Form-Based Code Section 5.6

Those projects that do not trigger a development plan but include one (1) or more minor improvements are allowed to be reviewed and considered Minor Improvements. The proposed application fits the definition of Minor Additions as described in Section 5.3.1.3 of the Form-Based Code. Minor Improvements are required to be reviewed to ensure that the proposed changes comply with the Code's Standards.

City Staff finds that the Minor Improvement Plan does comply with the applicable Design Standards of the Form-Based Code as has been described in previous sections of the Staff Report.

Statement of Compliance

FBZN-24-0014

City Planning has reviewed the Warrant and Minor Improvement Plan for Weber St Redevelopment and finds that the application does meet the approval criteria as set forth in Form-Based Code Section 5.4, and Form-Based Code Section 5.6, with the following conditions met before a formal approval letter is issued:

- 1) A SWENT approved Final Drainage Letter is provided
- 2) The Applicant will clarify CSU review comments related to patio wall heights and the trash enclosure.
- 3) A street tree and bike parking are added to the Minor Improvement Plan to address City Planning review comments.
- 4) All outstanding City review agency comments are addressed.