



City of Colorado Springs

Regional Development
Center (Hearing Room)
2880 International Circle

Meeting Minutes - Draft Downtown Review Board

Tuesday, September 2, 2025

9:00 AM

2880 International Circle, 2nd Floor, Hearing Room

1. Call to Order and Roll Call

Present: 6 - Board Member Nolette, Board Member Kuosman, Board Member Hensler, Board Member Friesema, Board Member Mikulas and Board Member Luciano

Absent: 2 - Board Member Coats and Board Member Lord

2. Changes to Agenda/Postponements

3. Communications

Ryan Tefertiller - Urban Planning Manager

Ryan Tefertiller, Urban Planning Manager introduced Solange Baquero-Meza as the new Senior Business Support Specialist for City Planning.

Mr. Tefertiller said there are two Downtown Review Board members whose terms expired earlier early last month, Amanda Luciano and Max Kronstadt. Mr. Tefertiller said he has been working with Council staff to address the term expirations. Board member Luciano will be reappointed by Council and Board member Kronstadt would like to allow someone else to fill his position. The Shooks Run Neighborhood has identified and discussions with Council member Williams will happen in the very near future. Mr. Tefertiller thanked Board member Kronstadt for his service over the last few years.

Mr. Tefertiller said there will be a DRB meeting on October 7th and the consultant team for the Downtown Master Plan will present their efforts, stakeholder involvement and the drafting updates on the plan. There will not be an action for adoption until early next year. The Downtown Master Plan will also be presenting to the City Planning Commission on October 8th and to City Council Work Session on October 27th.

Mr. Tefertiller said that City Attorney Young Shin will be presenting the annual ethics training to the board.

Acting Chair Mikulas thanked Board member Kronstadt for his service.

4. Approval of the Minutes**4.A. [DRB 2299](#)** Minutes for the May 6, 2025 Downtown Review Board Meeting

Presenter:

David Lord, Downtown Review Board, Chair

Attachments: [DRB_Minutes_5.6.25 Draft](#)

Motion by Board Member Luciano, seconded by Board Member Kuosman, to approve the Minutes for the May 6, 2025, Downtown Review Board.

The motion passed by a vote of 6-0-0-2.

Aye: 6 - Board Member Nolette, Board Member Kuosman, Board Member Hensler, Board Member Friesema, Board Member Mikulas and Board Member Luciano

Absent: 2 - Board Member Coats and Board Member Lord

5. Consent Calendar**6. Items Called Off Consent Calendar****7. Unfinished Business****8. New Business**

Latin Social - FBZ Sign Warrant

- 8.A. [FBZN-25-000](#)
[5](#) A Form Based Zone Warrant to City Code Section 7.4.1307 allowing for two free standing signs where one is allowed located at 316 North Tejon Street.
(Quasi-Judicial)

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Kevin Walker, Planning Director, City Planning Department

Attachments: [Staff Report for FBZN-25-0005 \(Latin Social\)](#)

[Attachment A - Legal Description](#)

[Attachment B - Vicinity Map](#)

[Attachment C - DEPN-23-0011](#)

[Attachment D - Public Comment for FBZN-25-0005 - Downtown Partnership](#)

[Attachment E - Project Statement](#)

[Attachment F - Site Plan](#)

Ethan Shafer, Planner II, presented the application for an FBZ warrant to allow two free standing signs where one is allowed for Latin Social, located at 316 North Tejon Street. It is currently zoned FBZ-T2A, the site area is 0.43 acres, and the proposed land use is for a restaurant. Mr. Shafer presented slides showing the requested signage area. He said the proposed sign for Latin Social mirrors the existing Sushi Row sign mounted on the retaining wall. The Form Based Code supports one primary, long-term sign per business to serve as its main identifier. He said the proposed sign will wrap around the retaining wall and it will enhance the pedestrian experience and complements the existing building architecture. Staff believes that this sign is extremely complimentary to those aspects of the structure itself while also utilizing the existing built form of the pedestrian experience. Mr. Shafer said the structure is able to tie in the pedestrian and outdoor seating areas into those that are passersby interested, potentially an engaging with this commercial structure. The retaining wall exists for the purpose of supporting the pedestrian ramp and no new proposed structures. Standard public notice was done, and one comment was received from the Downtown Partnership stating that the property will be hosting two restaurants and it makes logical sense for each business to be allowed a freestanding sign.

Kurt Schmidt, Program Administrator, Development Review Enterprise reviewed the application and the signs combined total 32 square feet which is 10 square feet smaller than what the code would allow with the site for a single monument sign.

Mr. Shafer said staff finds the application is in compliance with PlanCOS.

Commissioners' Questions

Board member Friesema said the Form Based Code promotes one sign per business and there are multiple tenant buildings downtown and asked why the application has been brought before the Board. Mr. Shafer said the site's design in terms of the long frontage compared to other commercial businesses and structures is unique as the building is set fairly far back from the pedestrian way. He said it could be difficult to manage a sign that effectively communicates what is happening in the structure. Staff found that it was reasonable to look at a warrant to those standards to allow a similar sign to be placed. Mr. Friesema asked if it was because it was not on the building itself. Mr. Shafer said yes.

Applicant's Presentation

Scott Schuster, Owner of Echo Architecture and applicant of the request, presented slides to show the free-standing sign. Mr. Schuster said they are between definitions of the requirement and are trying to meet the intent of the requirements. He went over the definitions of the Form Based Code on signage and said that two individual signs are necessary for each business.

Commissioners' Questions

Acting Chair Mikulas asked if the sign needed to be more direct to the new use of Latin Social instead of adding signage to the existing sign. Mr. Schuster said no as the two tenant suites are split and wanted to make sure it was clear on which businesses people are entering.

Board member Hensler said she appreciated the questions about the code, the freestanding sign and the yard is appropriate and does not feel that it is setting a precedent for numerous freestanding signs.

Acting Chair Mikulas said he supports the item.

Mr. Tefertiller said they do not have a lot of free-standing signs within the Downtown form-based zone. He said when they see freestanding signs downtown for a multi-tenant building, it usually is one freestanding sign with multiple panels for each business. Freestanding signs are relatively rare because buildings are usually pushed right up to the front facade.

Board member Luciano said it is incorporated into a physical structure and something that is a part of the functionality of the building that also would prevent it being a precedent for stand-alone signs anywhere else as it is not a free-floating sign and is in support of the item.

Motion by Board Member Hensler, seconded by Board Member

Friesema, to approve the Warrant for Latin Social, based upon the finding that the application meets the approval criteria as set forth in Form-Based Code Section 5.4.

The motion passed by a vote of 6-0-0-2.

Aye: 6 - Board Member Nolette, Board Member Kuosman, Board Member Hensler, Board Member Friesema, Board Member Mikulas and Board Member Luciano

Absent: 2 - Board Member Coats and Board Member Lord

9. Presentations

10. Adjourn