



Latin Social & Sushi Row

Proposed Sign
Location

Quick Facts

Applicant

Ryan Lloyd, Echo Architecture

Property Owner

Troy Coates, Niebur
Development

Address / Location

316 North Tejon Street

TSN(s)

6418202003

Zoning and Overlays

Current: FBZ-T2A (Form Based
Zone – Transition Sector 2A)

Site Area

0.43 Acres

Proposed Land Use

Restaurant

Applicable Code

Form Based Code, Unified
Development Code

Project Summary

The applicant is requesting a warrant to sign standards within the Form Based Zone to allow for two (2) freestanding signs, whereas Section 7.4.1304.A of the Unified Development Code permits only one (1).

File Number

FBZN-25-0005

Application Type

Warrant

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Town of Colorado Springs	1871
Master Plan	Experience Downtown Master Plan	2016
Prior Enforcement Action	None	N/A

Site History

The subject property is part of the original Town of Colorado Springs subdivision plat. Originally developed in 1956 as an office building, it underwent a development plan process in 2022 to allow a change of use and an interior/exterior remodel to accommodate restaurant, office, and residential uses (see Attachment C – DEPN-23-0011). The approved changes included the creation of two restaurant spaces and one office space. One restaurant space is currently occupied by Sushi Row, and the other will be home to Latin Social.

The property is zoned FBZ-T2A (Form-Based Zone – Transition Sector 2A), encompasses 19,000 square feet, and includes a two-story building with a footprint of 10,409 square feet.

Applicable Code

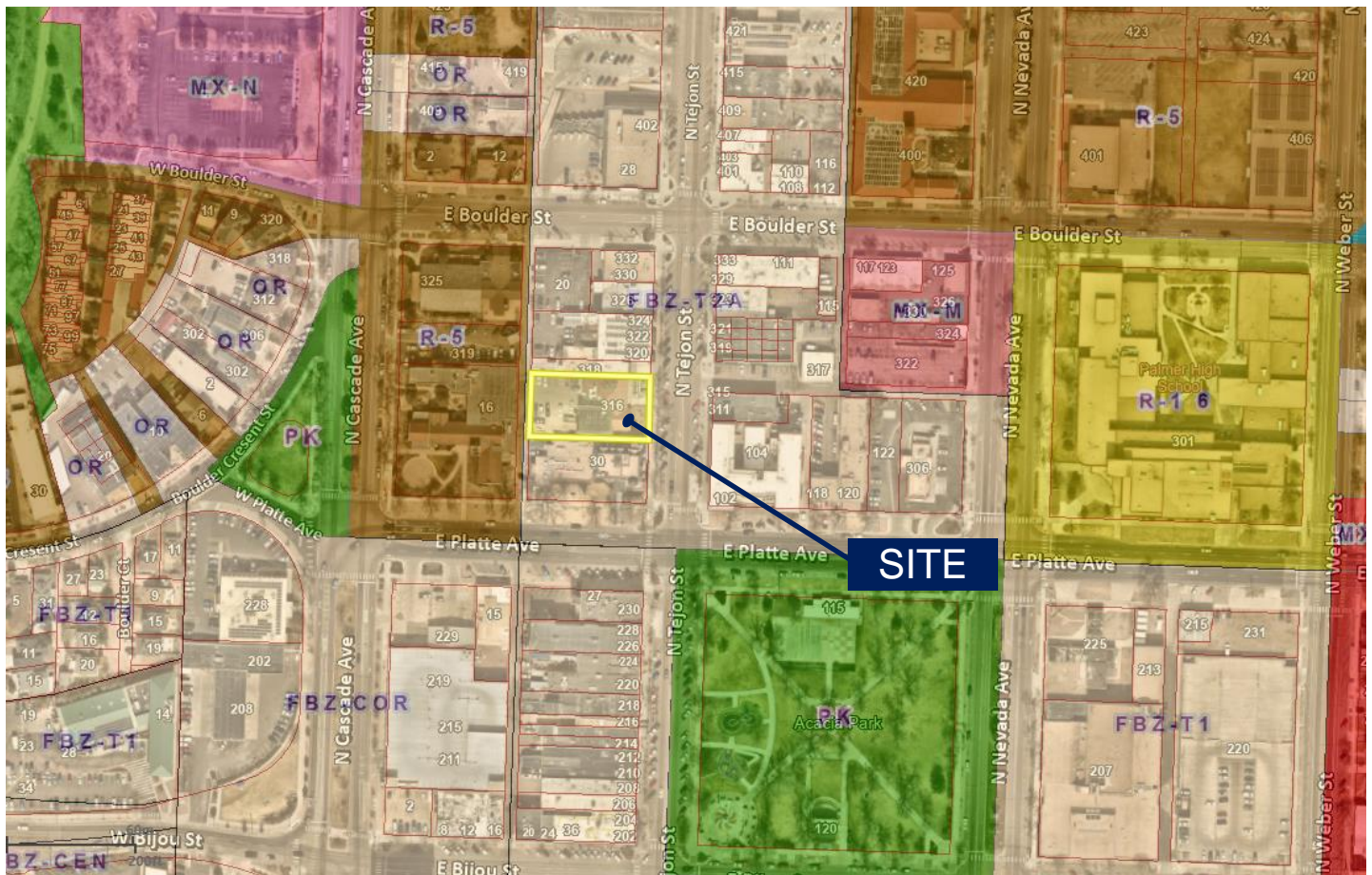
This application was submitted after the June 5, 2023, implementation of the ReTool project. All references to “the Code” refer to the Unified Development Code (UDC). While the Form-Based Code provides design guidance, it defers to the UDC for specific sign standards.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	FBZ-T2A	Multi-Family Residential	N/A
West	R-5	Religious Institution	N/A
South	FBZ-T2A	Social Club	N/A
East	FBZ-T2A	Retail / Multi-Family Residential	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences
(Poster / Postcards)

Initial Review / Prior to Downtown Review Board Hearing

Postcard Mailing Radius

500'

Number of Postcards Mailed

98

Number of Comments Received

None

Public Engagement

Public engagement included the required postcard and poster notice. One comment was received from the Downtown Partnership (Attachment D), stating:

- “The property will be hosting two restaurants (Sushi Row and Latin Social), so it would make logical sense for each business to be allowed a freestanding sign.”

Timeline of Review

Initial Submittal Date	8/5/2025
Number of Review Cycles	1
Item(s) Ready for Agenda	8/20/2025

Agency Review

Sign Code Administrator

This parcel has two tenants:

- Sushi Row - Ste 120 with a low-profile sign = 17.33sf x 3'-1" OAH
- Latin Social - Ste 100 with a proposed low-profile sign = 14.4sf x 5'-6" OAH.

These two signs combined total 32 sf which is 10 sf smaller than what code would allow for this site for a single monument sign.

Warrant

Summary of Application

The request seeks approval for two freestanding signs, where only one is permitted under UDC Section 7.4.1307.A. Per the Project Statement (see Attachment E) and prior to the recent remodels (approved under AR DP 21-00500), the site featured an existing non-conforming frontage type resembling a "Common Lawn." This frontage type was retained during the remodel; however, the front yard/common lawn area was enhanced to include an accessible entrance from Tejon Street and vibrant patio spaces for the two restaurants facing Tejon.

As part of these improvements, 3- to 4-foot-tall retaining walls were constructed along the Tejon-side property line, effectively addressing the "missing tooth" along this block's street frontage. These enhancements were approved through the Development Plan process and have since been completed.

Sushi Row, located in Suite 120, currently has a sign mounted on the new retaining wall at the east edge of the property as depicted in the east exterior elevation on page six (6) of Attachment C – DEPN-23-0011. This sign wraps around the corner at the entrance stair, forming a two-sided display that creates a distinctive street presence and clearly identifies the restaurant to pedestrians. The intent of this request is to install a similar sign for Latin Social at Suite 100 as depicted in Attachment F – Site Plan. The proposed sign would also be mounted on the retaining wall, wrapping around the ramp area to announce the restaurant while complementing the overall architecture of the building and site.

Application Review Criteria

FBZ Code Section 5.4.3

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

- The proposed warrant appears to be consistent with the intent of the Form-Based Code. The Form-Based Code highlights that "one of the most critical elements of any new urban building is the design of its frontage. The type of frontage and the composition of the façade play a key role in creating an engaging and pedestrian-friendly street wall." This proposal aligns with that principle by further enhancing the pedestrian experience through

intentional and well-designed frontage. The recent improvements to the property have been positively received, and this proposal represents a continuation of that successful approach.

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

- The requested warrant and overall project are consistent with the Design Guidelines outlined in Section 4, as detailed in Attachment E – Project Statement.

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

- The warrant is reasonable as it proposes utilizing the existing retaining wall, which is part of the pedestrian ramp constructed to provide accessible entry from Tejon Street. These elements were originally designed to fill in the “missing tooth” along the street frontage, helping to create a more continuous and engaging pedestrian experience. By using this existing structure for signage, rather than introducing a new one, the proposal maintains both functional and aesthetic consistency with the original intent of the streetscape improvements.

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

- Yes, the warrant supports the Experience Downtown Master Plan by enhancing the existing building, incorporating pedestrian-oriented signage, and reinforcing the site's mixed-use character—all of which contribute to a vibrant and active downtown.

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

- The warrant is consistent with PlanCOS, which encourages adaptive reuse of existing buildings to support Downtown as a mixed-use, cultural, and economic hub. The project exemplifies this by converting underutilized office space into a dynamic mix of restaurant and office uses. PlanCOS also prioritizes pedestrian-friendly design, which is addressed through the ramp, façade improvements, and pedestrian-level signage.

After evaluation of the warrant, the application meets the review criteria.

Statement of Compliance

FBZN-25-0005 – Latin Social – FBZ Sign Warrant

After evaluation of the warrant, the application meets the review criteria.