

**CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes**

**The Downtown Review Board (DRB) held its regular meeting on
Wednesday, February 4, 2015
in the
City Council Hearing Chambers
107 N. Nevada Avenue, Suite 325
Colorado Springs, CO 80903**

**The meeting was called to order by Chair Hankins at 8:30am
The meeting adjourned at 9:00 am**

MEMBERS PRESENT:

Aaron Briggs
Tiffany Colvert
Richard Guy
Daniel Hankins
Gary Marchio
Dan Robertson
Parry Thomas
Ray Walkowski

MEMBERS ABSENT:

Stuart Coppedge

ALSO PRESENT

Mr. Peter Wysocki, City Planning and Development Director
Mr. Marc Smith, Senior Municipal Attorney
Mr. Ryan Tefertiller, Land Use Review Manager

1. MINUTES

None at this time

2. COMMUNICATIONS

- Mr. Tefertiller announced :
 - An opening for an Administrative Technician within the Planning Department and introduced Alenna Elliott standing in temporarily for this position.
 - That the Wednesday, March 4, 2015 meeting may be cancelled making the next meeting date Wednesday, April 1, 2015.
 - Advised that the Board should make a selection for the Chair and Vice Chair

Motion Moved by Board Member , seconded by Board Member, to approve the nomination of Mr. Daniel Hankins as Chair and Mr. Gary Marchio as Vice Chair. Motion carried 9-0

**CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes**

3. CONSENT CALENDAR

None

4. NEW BUSINESS CALENDAR

File No.: CPC CU 14-00158 (Quasi-Judicial)

A request by Ryan Lloyd of Echo Architecture on behalf of Mark Vuong of Willamette Capital for approval of the Iron Bird Brewery Expansion conditional use development plan to allow the property to be used for a bar use. The plan illustrates an expansion into the adjacent tenant space to the south of roughly 2,205 square feet of the existing 7,914 square foot building for a craft beer brewery with a new exterior patio along the S. Nevada Ave. frontage. The change of use demands more parking stalls than are available on-site triggering the need for a parking warrant. The existing bar is located at 402 S. Nevada Ave. whereas the proposed expansion will occupy the space addressed as 404 S. Nevada Ave. The total property is roughly 9,500 square feet in size, is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is located on the southwest corner of S. Nevada Ave. and E. Costilla St.

STAFF PRESENTATION

Mr. Ryan Tefertiller, City Land Use Review Manager, presented PowerPoint slides (**Exhibit A**), and advised that Staff recommendation was to approve the conditional use development plan given the technical modifications all listed in the Staff Report.

Questions for Staff:

Board Member Colvert asked what the time frame was on the parallel parking stalls along Nevada.

Mr. Tefertiller advised that they would be completed before the end of the year.

Board Member Guy advised that they are on the schedule for summer 2015.

Board Member Marchio asked if any conversations have taken place with the applicant regarding technical modification number 4, (Provide additional detail to the proposed patio area and external improvements) to confirm that additional information has been received regarding the patio.

Mr. Tefertiller advised that he has spoken with the applicant to clarify if the design plan for the patio included the existing rail and if it would be extended with an entry way. This has all been confirmed to be within the design.

Board Member Marchio asked if Mr. Tefertiller received any ascetics regarding the design of the outside space.

Mr. Tefertiller advised that he did receive clarification regarding the planned landscaping which will consist of raised planters, picnic style seating and benches and will not include in ground landscaping.

**CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes**

Board Member Hankins asked if the City was planning to assist with the removal of the existing parking spots.

Mr. Tefertiller advised yes, that is correct with exception of the curb stops that may be maintained to keep vehicles from pulling into what used to be a driveway.

APPLICANT PRESENTATION

1. Mr. Lloyd with Echo Architecture advised that they are willing to comply with all technical modifications listed. He mentioned that the patio is still in design and although it is not finalized yet, it will be in line and compatible with the building design. The only additional item to the patio Mr. Lloyd wanted to mention is the outdoor fire pit.

Board Member Hankins asked if the intent was to make an entry on the Nevada frontage.

Mr. Lloyd confirmed, yes.

CITIZENS IN FAVOR

1. Sarah Harris, Downtown Partnership: The Downtown Partnership supports the expansion of the Iron Bird and views this as a positive change for Downtown Colorado Springs.

CITIZENS IN OPPOSITION

None

STAFF REQUESTED TO SPEAK

None

Dan Robertson
Parry Thomas
Ray Walkowski

DECISION OF THE DOWNTOWN REVIEW BOARD

Board Member Robertson: Is in support of the expansion, feels that the project meets all of the criteria required

Board Member Marchio: Is in support of the project, he does think that the design of the outside space is important.

Board Member Briggs: Is in support of the project, and agrees that the expansion meets the criteria.

CITY OF COLORADO SPRINGS
DOWNTOWN REVIEW BOARD
Meeting Minutes

Board Member Colvert: Is in support of the project, she feels it meets all necessary criteria and will be a positive change for the Downtown. The change in parking is helpful in making a more walkable community.

Board Member Hankins: Is in support of the project and does not bring any negative impacts to the surrounding area.

Board Member Guy: Is in support of the project and feels that because there is a parking garage near by the change in parking is not a concern.

Moved by Board Member Guy, seconded by Board Member Colvert, to approve **Item No. 4-File DRB CU 14-00158**, the proposed conditional use development plan and parking warrant based on the findings that the conditional use criteria empowered in Section 2.5.4 and the warrant criteria found in Section 5.4 of the Downtown Colorado Springs Form-Based Code will be substantially met once the following technical modifications are made:

Technical Modifications to the Conditional Use Development Plan:

1. Add the file number to all plan sheets.
2. Correct the parking summary to state that code would require 11 on-site parking stalls for the proposed use. This is based on 2,205 square feet of internal space plus an additional 500 square feet of external patio seating.
3. Clarify that the existing patio area includes roughly 494 square feet and that the proposed project will add an additional 500 square feet of patio area.
4. Provide additional detail to the proposed patio area and external improvements.

Motion carried 9-0

Chairman Hankins read the appeal instructions.

February 04, 2015

Date of Decision

Daniel Hankins

Board Chair

Iron Bird Brewery Expansion

CPC CU 14-00158
Downtown Review Board Public Hearing
February 5, 2015
Ryan Tefertiller – Planning Manager

Jobs → Transforming Government → Building Community



Background

- Proposed use considered a “bar” – expect greater than 50% revenue from alcohol
 - Bars require a conditional use in the FBZ
- Existing bar approved in April 2014
- Property zoned FBZ-COR
- Lot size = 9,500 sf
- Proposed business to occupy an additional 2,205 sf of existing multi-tenant commercial building

(2)

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402 and 404 S. Nevada Ave.



3

Jobs → Transforming Government → Building Community



Proposal

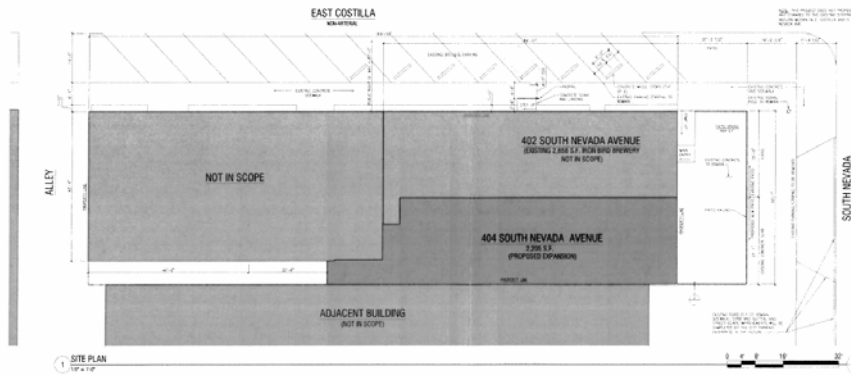
- Convert existing tenant space to bar/brewery
 - Conditional Use Permit needed from the DRB
- Commercial kitchen in expansion
- Expand outdoor patio to replace non-conforming parking stalls
 - Entirely on private property
- Change of use together with new outdoor seating creates parking deficiency
 - Parking Warrant needed from the DRB

4

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Site Plan



5

FBZ Regulations

- FBZ is generally use neutral, emphasizing building form over internal use
 - Most uses are permitted throughout the FBZ
 - Exceptions include: industrial, human services, auto repair, others
- Bar uses require conditional use approval
- Bars are an appropriate urban use, but their placement/location justifies case-by-case analysis

6

Conditional Use Criteria

- Conditional Uses are evaluated using three criteria:
 - That the value and qualities of the neighborhood are not substantially injured
 - Consistent with intent & purpose of zoning code to promote public health, safety, and general welfare
 - Consistent with the City's comprehensive plan

[7]

Parking Relief

- Relief needed for insufficient parking
- Relief can only be granted by the DRB
- Bars use restaurant parking ratio
 - 1 stall per 250 sf of building/patio space
- 0 on-site stalls provided where 9 are required
- On-street parking in E. Costilla St. ROW and future S. Nevada Ave. ROW

[8]

Warrant Criteria

- Five criteria for the granting of a Warrant
 - Consistent with intent of FBC
 - Section 4 – Design Guidelines
 - Reasonable – exceptional civic or environmental design
 - Consistent with Imagine Downtown MP
 - Consistent with Comprehensive Plan
- Substantial compliance required

{ 9 }

Analysis

- Proposal will not harm neighborhood
- Consistent with intent of the code
- FBC promotes infill, re-use of existing buildings
- Design Guidelines:
 - Building exterior was recently renovated
- Entertainment Uses encouraged in the Downtown Core; support for infill development

{ 10 }

Recommendation

- Approve the conditional use plan and warrant based on the fact that the applications substantially comply with the required criteria and standards.

(11)

Questions?

(12)