

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

**The Downtown Review Board (DRB) held its regular meeting on
Wednesday, October 1, 2014
in the
City Council Hearing Chambers
107 N. Nevada Avenue, Suite 325
Colorado Springs, CO 80903**

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

MEMBERS PRESENT:

Aaron Briggs
Stuart Coppedge
Richard Guy
Gary Marchio
Dan Robertson
Parry Thomas

MEMBERS ABSENT:

Tiffany Colvert
Daniel Hankins
Ray Walkowski

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 made the following announcements:
 - Introduced two new Board Members: Aaron Briggs and Parry Thomas.
 - Notification of a special meeting on Wednesday, October 22 with two agenda items and possibly ethics update at the end.
 - Advised that Staff will likely cancel the November 5th meeting.

3. CONSENT CALENDAR

None

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4. NEW BUSINESS CALENDAR

ITEM 4 – File No. CPC CU 14-00094

STAFF PRESENTATION

Mr. Rick O'Connor, covering for Mike Schultz, presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

Mr. Vince Linden, representing Joseph Grosjean and Lara Hammerick, stated this is not a typical brew/pub license and limited to a beer and wine bar license. The bar would cover 3,000 of the 16,000 square foot building. The liquor bar area will only be open during the times the climbing portion of the building is open.

Member Coppedge inquired if there are issues with other bars as accessory uses within existing businesses. Mr. Tefertiller stated he was not aware of any, and deferred to the applicant.

Mr. Linden stated he represented the liquor license requests for Splash, Iron Bird Brewing, and Peak Theatre and have had no issues and foresees this similarly run.

Member Robertson was concerned this liquor use would run with the land and concerned this could turn into a nightclub in the future should the ownership change hands. Mr. Tefertiller referenced technical modifications that require the bar area be displayed on the plan and limited to that area.

Mr. Grosjean displayed a schematic of the City Rock interior with the bar area.

Mr. Tefertiller referenced Figure 2 in the staff report provides a generic indication of what is being provided for alcohol sales

Member Thomas was concerned of the bar aspect that may attract those who carelessly drink and climb. Ms. Hammerick stated there is at least one employee to supervise those holding the ropes and trained to watch for any that are inebriated or on drugs to prevent climbing. He has had to turn away two patrons due to those circumstances in last four years of operation. Their software system is being upgraded and waivers tied to driver's license when signing in. They will be referring to the bar area as a meeting area. All spectators also are required to sign a waiver just to watch climbers or children.

Member Marchio inquired if this CU will be tied to the land or the applicant. Mr. Tefertiller stated CUs are tied to the land. Mr. Smith stated the liquor license will be tied to the owner and not the land.

CITIZENS IN FAVOR

- 1) Ms. Sarah Harris, Downtown Partnership, referenced the letter on page 13 of the agenda in support of the conditional use. Very few downtowns have a climbing gym, which is a creative use of an old movie theatre. The Downtown Partnership saw this liquor use as an additional edge in growing a business and attract patrons to the downtown area. She addressed

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businesses with accessory liquor licenses and has not heard of any concerns with the businesses mentioned.

CITIZENS IN OPPOSITION

None

APPLICANT REBUTTAL

Ms. Hammerick reached out to Mr. O'Donnell and agreed to meet with him to address his concerns.

Member Guy inquired if applicant agrees with the staff's recommended technical modifications listed in the report.

DECISION OF THE DOWNTOWN REVIEW BOARD

Member Robertson felt it is a great use and found it meets the review criteria

Member Briggs felt this is a good use for general downtown. Member Briggs inquired of possible use of patio space in the future. Mr. Grosjean stated it is possible, but would review the sidewalk patio use in the future to review if this use is successful.

Mr. Linden stated his calculation found the area to be around 3,124 square feet for the liquor area. If the architect finds it is exactly 3,200 square feet he didn't want to be required to return to this board. Member Coppedge stated as long as it is separate from the climbing gym and separated by the wall indicated on the schematic.

Moved by Member Guy, seconded by Member Robertson, to approve **Item No. 4-File No. CPC CU 14-00094**

Motion carried 6-0 (Members Colvert, Hankins and Walkowski absent).

October 01, 2014

Date of Decision

Stuart Coppedge

Board Chair

Downtown Review Board October 1, 2014

CPC CU 14-00094

Knee Bar (CityRock)

Background

- Property zoned FBZ-CEN
- Address: 21 N. Nevada Ave.
- Lot size: 17,100 sq. ft.
- Building: 16,677 sq. ft., 1-story in front and 2-story in rear. Formerly a movie theatre.
- CityRock climbing gym opened in 2009.
- Staff parking available in back of building off alley.

Surrounding Uses

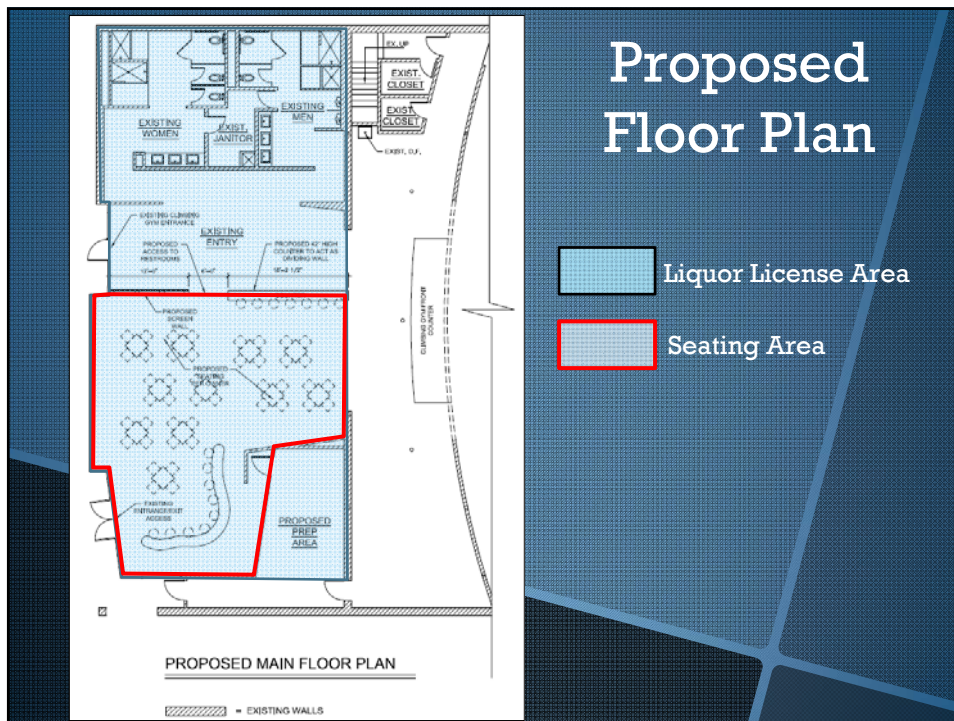
- North: Private Parking Lot
- South: Office Building and Private Parking
- West: Transit Facility & Public Parking
- East: City Auditorium
- Closest Residential: Giddings Lofts (395-feet)

21 N. Nevada Ave.



Proposal

- Convert approximately 3,100 sq. ft. for bar use
- Proposed bar space currently used as a lounge area for CityRock;
- Beer and wine liquor license to be requested;
- No patio seating requested;
- Liquor licensing will be for the front portion of the building - does not including the climbing area;
- No exterior building modifications are proposed.



Building Exterior



Sidewalk view Looking North

Building Exterior



Sidewalk view Looking North



Staff Analysis

- Downtown Businesses with accessory bar or liquor sales:
 - Splash Art;
 - Peak Theatre;
 - Beauty Bar;
 - City Auditorium.
- Recently Approved Conditionals Uses for Bars:
 - Fieldhouse Brewing;
 - Iron Bird Brewing;
 - Gold Camp Brewing;

Stakeholder Comments

- Downtown Partnership supports bar proposal (Figure 3 of staff report)
- Downtown Residents Coalition (Tim O'Donnell) opposes the request (Figure 4 of staff report)

Review Criteria

- Conditional Uses evaluated with 3 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;

Staff has determined the proposal meets the above review criteria and recommends approval of the conditional use request subject to technical modifications of the development plan.

QUESTIONS