



**DOWNTOWN REVIEW BOARD  
MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 3, 2014  
8:30 A.M.**

**CITY HALL  
COUNCIL CHAMBERS  
107 NORTH NEVADA AVENUE  
COUNCIL CHAMBERS, SUITE 325  
COLORADO SPRINGS, CO 80903**

## **DOWNTOWN REVIEW BOARD MEETING PROCEDURES**

The Downtown Review Board will hold their regular meeting on **Wednesday, September 3, 2014 at 8:30 a.m** in the Council Chambers of City Hall located at 107 North Nevada Avenue, Colorado Springs, Colorado 80903.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Board Member, a City staff member, or a citizen wishing to address the Downtown Review Board.

When an item is presented to the Downtown Review Board the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Board may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

## **APPEAL INSTRUCTIONS**

If you do not agree with a decision of the Downtown Review Board and wish to appeal that decision you must do so by filing an appeal with the City Clerk's Office (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) no later than ten (10) days after the hearing date. Accordingly any appeal relating to this Downtown Review Board meeting must be submitted to the City Clerk by 5pm on:

**Monday, September 15, 2014**

The appeal letter, along with the required \$176 fee, should address specific code and/or regulating plan requirements that were not adequately addressed by the Downtown Review Board. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter. Unless a request for postponement is made, City Council will hear the appeal at its next regular meeting occurring at least nineteen (19) days after the Downtown Review Board meeting (Zoning Code Chapter 7.5.906).

## **DOWNTOWN REVIEW BOARD MEETING AGENDA**

- 1. APPROVAL OF THE MINUTES** - for the July 2, 2014 Downtown Review Board meeting
- 2. COMMUNICATIONS**
- 3. CONSENT CALENDAR** - (No items)
- 4. NEW BUSINESS CALENDAR** –

### **Item No. 4**

#### **File No.: DRB CU 14-00074 (Quasi-Judicial)**

A request by Ryan Lloyd on behalf of 1000 South Tejon, LLC for approval of the Gold Camp Brewing Company Conditional Use Development Plan to allow a roughly 2,300 square foot bar/brewery at 1009 South Tejon St. The roughly 0.5-acre site is zoned FBZ-T1 (Form Based Zone-Transition Sector 1) and located on the southeast corner of South Tejon Street and East Mill Street.

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# NEW BUSINESS CALENDAR

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## DOWNTOWN REVIEW BOARD AGENDA

ITEM NO: 4

STAFF: RYAN TEFERTILLER

FILE NO:  
DRB CU 14-00074 – QUASI-JUDICIAL

**PROJECT:** GOLD CAMP BREWING COMPANY  
**APPLICANT:** RYAN LLOYD OF ECHO ARCHITECTURE  
**OWNER:** 1000 S. TEJON LLC



### **PROJECT SUMMARY:**

1. Project Description: This proposal is to convert roughly 2,300 square feet of an existing retail building to a new craft brewery (i.e. bar) use. The applicant and their client Gold Camp Brewing

Company, is requesting the ability to occupy the currently vacant space. However, Section 2.5.4 of the Form-Based Code requires approval of a conditional use for any new bars within the zone. The site is zoned FBZ-T1 (Form-Based Zone – Transition Sector 1) and is located on the southeast corner of S. Tejon St. and E. Mill St.

2. Applicant's Project Statement: **(FIGURE 1)**
3. Planning & Development Department's Recommendation: **Approval of the application with technical modifications.**

#### **BACKGROUND:**

1. Site Addresses: 1009 S. Tejon St.
2. Existing Zoning/Land Use: FBZ-T1 (Form-Based Zone – Transition Sector 1) / The site is developed with a multi-tenant commercial building **(FIGURE 2)**
3. Surrounding Zoning/Land Use:  
North: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Commercial uses  
South: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Commercial uses  
East: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Lodging and Commercial uses  
West: FBZ-T1 (Form-Based Zone – Transition Sector 1) / Commercial and Residential uses
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Imagine Downtown Master Plan (2009) / Activity Center
7. Subdivisions: Town of Colorado Springs (1871)
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is level and developed with a multi-tenant commercial building

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Fifty-five surrounding property owners were notified of the proposal shortly after the application was submitted. That notification provided information regarding the proposed project, and instructions of how to submit comments. Staff did not receive any comments pertaining to the project from surrounding property owners or stakeholder groups. An additional round of notice will be utilized prior to the public hearing at the Downtown Review Board. All applicable City agencies and departments were asked to review and comment, and all concerns are incorporated into the required modifications listed at the conclusion of this report.

#### **ANALYSIS OF REVIEW CRITERIA AND MAJOR ISSUES**

The proposed project is located on the southeast corner of S. Tejon St. and E. Mill St. The surrounding land uses are primarily commercial and office related; however, a 25-room motel is present just east of the subject property. The proposed plan **(FIGURE 3)** illustrates no exterior changes to the building itself, but significant internal upgrades are anticipated. The site includes a 42-stall parking lot on the north side of the building; the lot is shared by multiple tenants within the building but is more than adequate to meet the parking requirements of the Form-Based Code.

One of the overarching principles of the Downtown Form-Based Zone is that individual land uses are less important than the building forms that establish Downtown's character, architecture and built environment. A healthy downtown is comfortable to pedestrians, and pedestrians are affected more by physical forms, public improvements, traffic speeds, and a consistent street-wall, than they are by the uses which exist behind closed doors. However, there are a select number of uses which, if not properly considered, have the potential to negatively impact surrounding properties and downtown as a whole. One such use is a bar, which is defined as a business which generates more than fifty percent of gross revenue from on-site alcohol sales. While all successful urban areas have bars, the size, type, and perhaps most importantly, location of new bars was determined to deserve case-by-case review by the Downtown Review Board at a public hearing through the conditional use process. This review, including the evaluation of the conditional use review criteria, can be an important step toward ensuring that surrounding properties are not harmed and that clusters of existing bars aren't intensified, worsening problems associated with many

late night urban uses.

Specific areas within the Downtown Form-Based Zone have experienced recurring problems with bars and late night bar customers. Littering, fighting, and other criminal activities are a challenge in areas with a high concentration of bar uses. City resources, specifically increased Police presence, are necessary to minimize impacts to the surrounding area and protect innocent residents and customers. However, the proposed location of Gold Camp Brewing Company is buffered from other bar uses. The relatively small size of the proposed bar at roughly 2,300 square feet, the proposed specialization in craft beer, and the site's distance from any existing bar-related problem areas lead staff to conclude that the proposed use will not negatively impact surrounding properties or Downtown as a whole.

The three criteria that must be considered by the Downtown Review Board in order to grant the requested conditional use permit are:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City

After careful consideration, Staff has determined that the required criteria are met and once the technical modifications described below are addressed, the plan can be approved.

**STAFF RECOMMENDATION:**

**ITEM NO: 4                      DRB CU 14-00074 – GOLD CAMP BREWING COMPANY**

**Approve** the proposed conditional use development plan based on the findings that the conditional use criteria empowered in Section 2.5.4 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. Clarify property ownership and zoning on the plan.
- 3. Modify the plan to correctly describe the existing/proposed mix of uses, their street addresses, and the parking requirements using FBZ parking ratios.
- 4. Clarify the relationship between the parking lot drive aisles and the public alley just east of the lot.
- 5. Clarify any proposed improvements or modifications to the building.
- 6. Label the existing and proposed treatment of the public right-of-way adjacent to the site; include the addition of street trees consistent with the form-based code's public improvement standards.
- 7. Clarify the location of adjacent buildings to the south of the site.
- 8. Meet all the requirements of Colorado Springs Utilities.



Date: July 7, 2014

To: City Of Colorado Springs  
Land Use Review Division  
Planning & Community Development Department

Attn: Ryan Tefertiller, Senior Planner

Project: Gold Camp Brewing Company

Location: 1007 South Tejon Street  
Colorado Springs, CO

### Project Statement

#### **Project Description:**

The following is a proposal for a new bar and brewery in a currently vacant 2,298 square-foot retail building. This proposal does not include any parking lot or site changes. The proposed hours of operation are as follows: Sun-Thurs: 4-12, Fri-Sat: 4-2AM

#### **Project Justification:**

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*

Yes. The surrounding land uses and neighborhood are quite varied. The properties adjacent to the site vary in use from restaurants, retail and offices. Building footprints are very diverse as well.

2. *Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?*

Yes. Gold Camp Brewing Company will be compatible with the neighborhood. The dev. will not overburden, as it is going into an existing space will not be changing the occupancy to a noticeable degree.

3. *Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*

Yes. Gold Camp Brewing Company will occupy an existing, vacant space.

4. *Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*

No, we feel the influences of our project on the neighborhood, and the influences of the neighborhood on our project, are desirable.

5. *Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?*

Yes. The project does not propose any changes to the existing parking lot curb cuts.

6. *Will all streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*

N/A

7. *Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?*

N/A

8. *Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*

Yes. The existing parking lot includes a more than adequate 42 stalls when only 21 are required.

9. *Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*

Yes. The existing parking lot includes 2 accessible stalls, and the remodeled space will be fully accessible.

10. *Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*

N/A. No site changes proposed.

11. *Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*

N/A. No site changes proposed.

12. *Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated in the project design?*

N/A

**FORM BASED ZONE - WARRANTS:**

*FBZ Section 2.5.4 Conditional Uses: Bars are considered a Conditional Use throughout the form based code area.*

We are requesting a Warrant to allow for the Conditional Use of a bar/brewery. This brewery is congruent with adjacent uses.

Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,  
Echo Architecture, LLC.

by 

Ryan Lloyd  
Architect

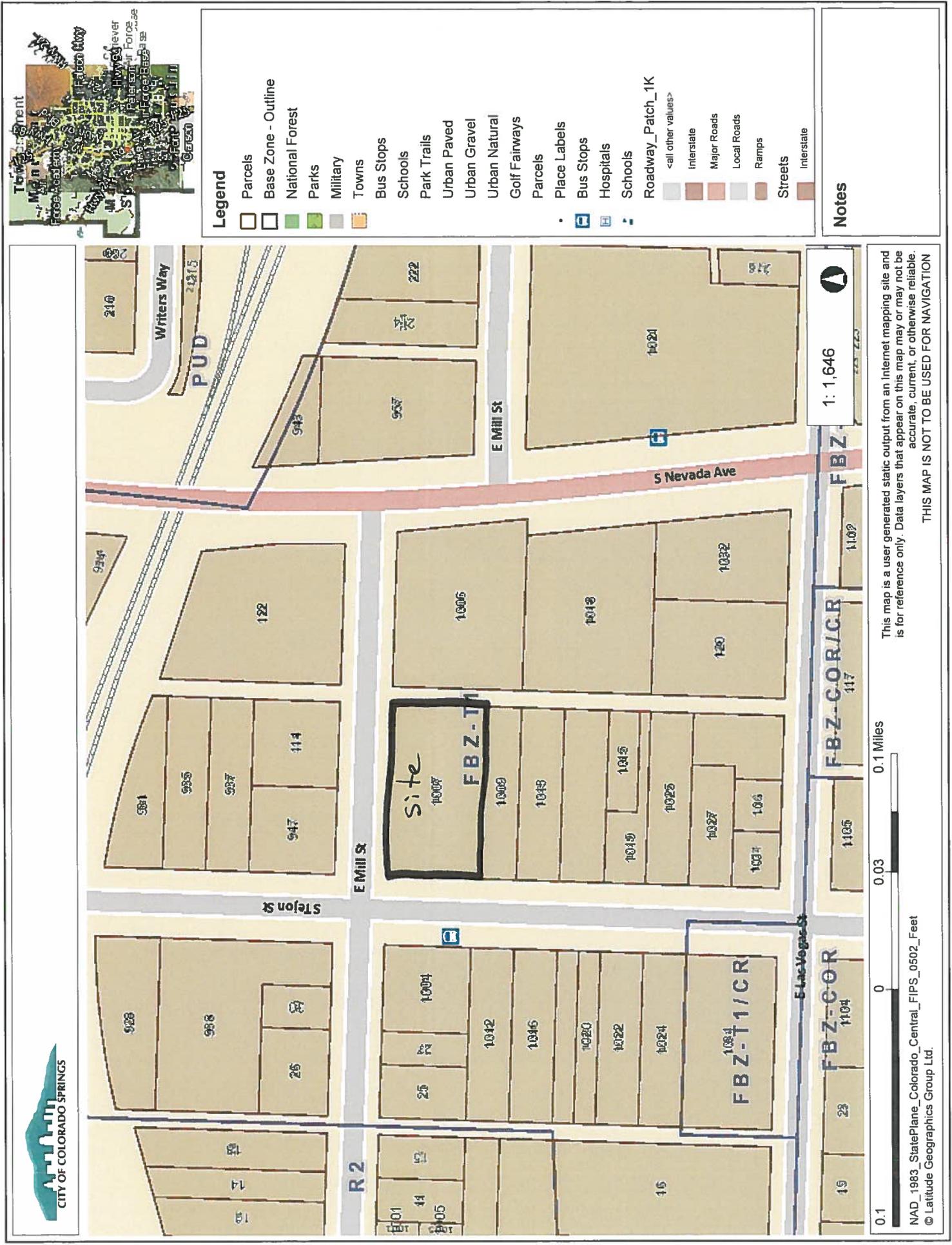


FIGURE 2

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles

0.03

0

0.1

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
© Latitude Geographics Group Ltd.

1: 1,646

FBZ-COR/CR  
417

FBZ-COR  
1104

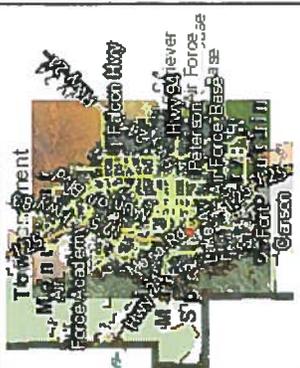
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1084

FBZ-COR  
1104

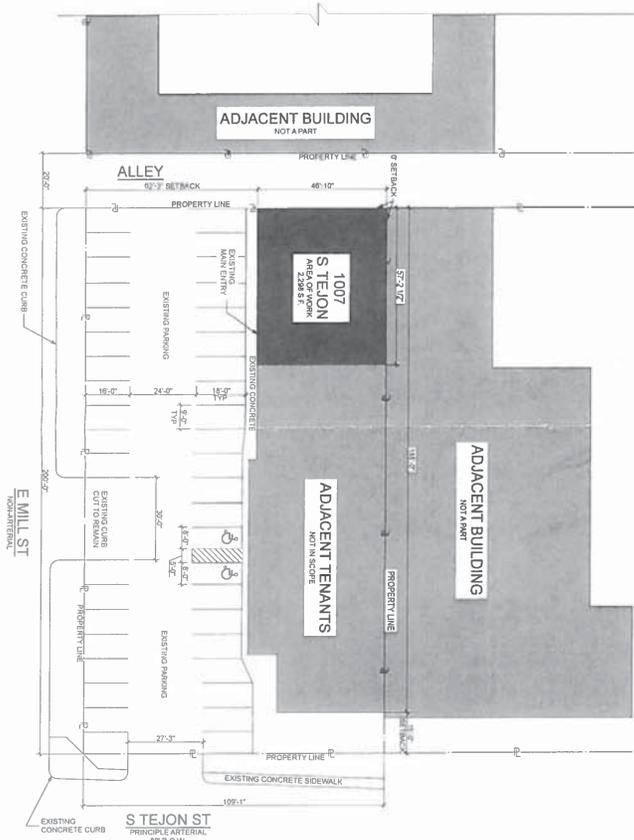
FBZ-COR  
1104

Notes

- Parcels
- Base Zone - Outline
- National Forest
- Parks
- Military
- Towns
- Bus Stops
- Schools
- Park Trails
- Urban Paved
- Urban Gravel
- Urban Natural
- Golf Fairways
- Parcels
- Place Labels
- Bus Stops
- Hospitals
- Schools
- Roadway\_Patch\_1K
- <all other values>
- Interstate
- Major Roads
- Local Roads
- Ramps
- Streets
- Interstate



1 SITE PLAN  
SHEET 1 OF 3



PROJECT DATA

<b>PROJECT SUMMARY</b>	CONDIT. EXISTING RETAIL SPACE TO BLDG BREWERY
<b>PROJECT ADDRESS</b>	1007 S TEJON ST. COLORADO SPRINGS CO. 80903
<b>TAX</b>	641831002
<b>COUNTY ZONING</b>	REC-71
<b>LEAD DEVELOPER</b>	LOT 1, 2, 3 W/PT OF LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BUILDING / SITE DATA

<b>GROSS EXISTING BUILDING AREA</b>	8,318 SF
<b>AREA OF WORK</b>	2,288 SF (PROPOSED)
<b>SITE AREA</b>	21,800 SF (0.9 ACRES)
<b>CONTRIBUTION</b>	SMALL COMMERCIAL
<b>BUILDING TYPE</b>	01 (RESTAURANT)
<b>NUMBER OF STORES</b>	SUBSTANTIAL REPAIRING
<b>PERCENTAGE TYPE</b>	NO CRITERION CHANGES PROPOSED

PARKING SUMMARY

<b>PROPOSED</b>	2288 SF / 11 STALL, 128 SF = 41 STS
<b>REQUIRED</b>	3883 SF / 11 STALL, 200 SF = 14 STS
<b>EXCESS / DEFICIT</b>	21 STALLS REQUIRED
<b>EXCESS / DEFICIT</b>	40
<b>EXCESS / DEFICIT</b>	42 STALLS PROVIDED

SITE PLAN NOTES

1. INFORMATIONAL ONLY. SOURCE IS NOT APPROVED WITH THIS PROJECT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
4. EXISTING PARKING LOT ON SITE. POSITIVE AND CHANGES TO LINE.

CONTACTS

**TELEMARK**  
Gold Camp Brewing Company  
Colorado Springs, CO 80903  
CONTACT: David Shaver  
dshaver2008@gmail.com

**ARCHITECT**  
Echov Architecture  
Colorado Springs, CO 80903  
CONTACT: Ryan Lopez  
ryan@echov.com

SHEET INDEX

1 of 1 C.U. DEV PLAN

GOLD CAMP BREWING COMPANY

COMMERCIAL REMODEL  
1007 S TEJON ST  
COLORADO SPRINGS CO 80903

CONDITIONAL USE DEV PLAN

FIGURE 3

LUR # TBD  
C.U. DEVELOPMENT PLAN

**ARCHITECTURE**  
Echov Architecture  
1007 S Tejon St  
Colorado Springs, CO 80903  
719.527.1822

GOLD CAMP BREWING COMPANY  
2014.07.07  
DEV PLAN

10f1