



**DOWNTOWN REVIEW BOARD  
MEETING AGENDA**

**WEDNESDAY, MARCH 5, 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, March 5, 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 submitted to the City Clerk by 5pm on:

**Monday, March 17, 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 February 5, 2014 Downtown Review Board meeting
- 2. COMMUNICATIONS**
- 3. CONSENT CALENDAR** - (No items)
- 4. NEW BUSINESS CALENDAR**

**Item No.: 4 ..... Page 4**

**File No.: DRB DP 14-00008 – (Quasi-Judicial)**

Request by Scott Simmons on behalf of LWP Properties, LLC for approval of the Green Man Taproom conditional use development plan to allow the property to be used for a bar use. The plan illustrates the use of the existing 3,475 square foot building for a craft beer, gourmet food, and event center, and the construction of an exterior "beer garden" to the south and west of the building for outdoor customer seating. The change of use and the additional seating demands more parking stalls than are available on-site triggering the need for a parking warrant. The property is located at 320 S. Weber St., is roughly 11,250 square feet in size, is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is located on the northwest corner of S. Weber St. and Pueblo Ave.

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**DOWNTOWN REVIEW BOARD AGENDA**

**ITEM NO: 4**

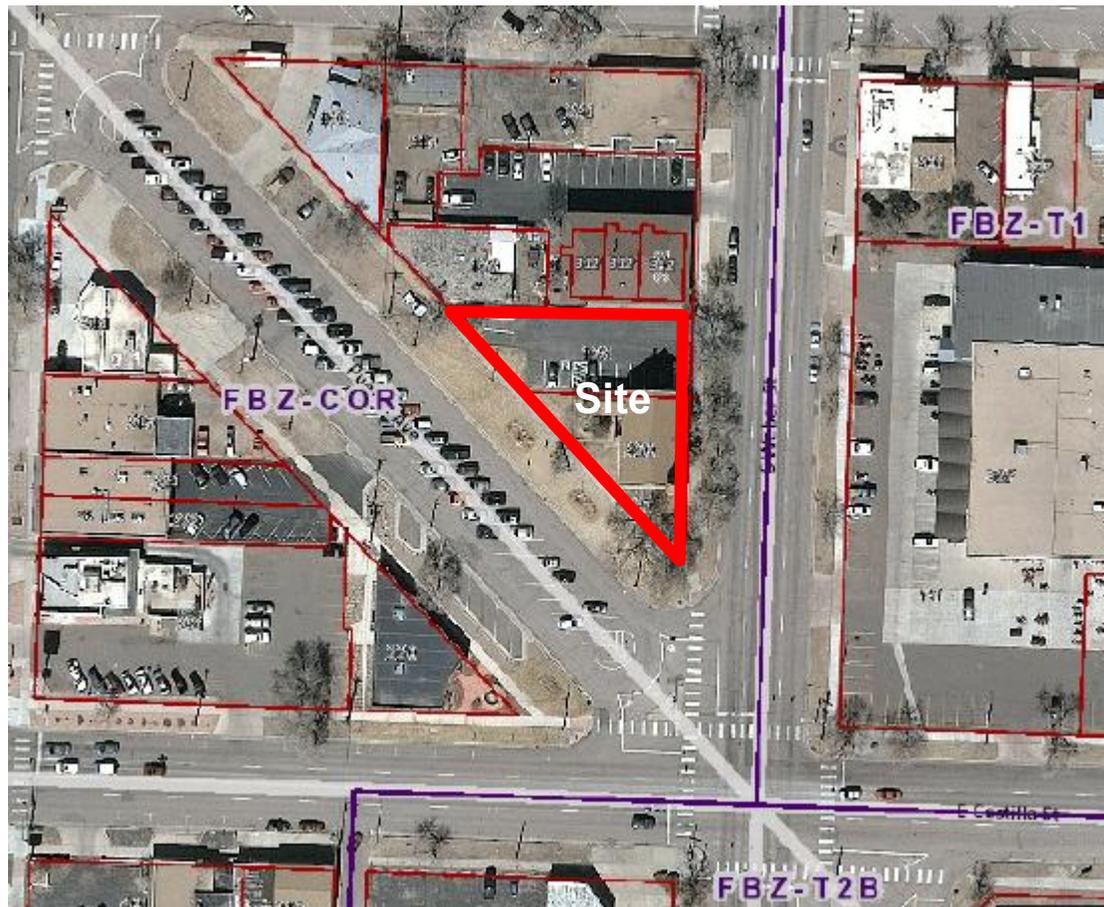
**STAFF: RYAN TEFERTILLER**

**FILE NO:**  
**DRB DP 14-00008 – QUASI-JUDICIAL**

**PROJECT: GREEN MAN TAPROOM**

**APPLICANT: SCOTT SIMONS**

**OWNER: LWP PROPERTIES, LLC**



**PROJECT SUMMARY:**

1. **Project Description:** This proposal is to convert an existing structure to a craft beer and food establishment; because more than fifty percent of the business's revenue is expected to come from alcohol sales, the use is considered a bar which requires the

approval of a conditional use permit by the Downtown Review Board. The 3,475 square-foot building was historically used as a church, but was converted into an event center roughly three years ago. The current tenants are in the process of converting the building for their intended use which includes interior improvements and the construction of an outdoor “beer garden” or patio area. In addition to the conditional use permit described above, the project requires a Form-Based Zone warrant for insufficient parking. While the site includes nine (9) on-site parking stalls immediately north of the building, the intensification of the use as well as the proposed outdoor seating necessitates relief from the Downtown Form-Based parking standards. The site is zoned FBZ-COR (Form-Based Zone – Corridor Sector) and is located on the northwest corner of S. Weber St. and Pueblo Ave.

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

### **BACKGROUND:**

1. Site Addresses: 320 S. Weber St.
2. Existing Zoning/Land Use: FBZ-COR (Form-Based Zone – Corridor Sector) / The site is developed with an existing 3,475 square-foot building, a private parking lot, and basic landscape improvements. **(FIGURE 2)**
3. Surrounding Zoning/Land Use:  
North: FBZ-COR (Form-Based Zone – Corridor Sector) /  
Commercial and Office uses  
South: FBZ-T2B (Form-Based Zone – Transition Sector 2B) /  
Office, Commercial, and Residential uses  
East: FBZ-T1 (Form-Based Zone – Transition Sector 1) /  
Commercial and Office uses  
West: FBZ-COR (Form-Based Zone – Corridor Sector) /  
Office and Commercial 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 developed with an existing building and a private parking lot.

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

Sixty-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. Additionally, a poster was displayed on site from February 4<sup>th</sup> to February 14<sup>th</sup>, 2014. Staff received only one formal comment which was submitted by the Downtown Partnership **(FIGURE 3)**. 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. Prior to the Downtown Review Board hearing, the site will be posted and postcards mailed once again.

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

The proposed project is located on a triangular-shaped parcel southeast of central downtown. The existing building, originally known as the Payne Chapel African Methodist Episcopal Church, was built in 1890 with additions in 1918, 1954, and 2011. The building operated as an event center for a short period of time beginning in 2011. The current proposal does not include any new additions to the building (**FIGURE 4**), but the proposed use and additional outdoor seating demand review and approval by the Downtown Review Board.

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 the Green Man Taproom is well buffered from other bar uses. The nearest bar to the proposed site is roughly a block away and there is little late-night activity in the area surrounding the subject property. These factors and the proposed specialization in craft beer, lead staff to conclude that the proposed use will be a destination business that will operate largely independently from most other downtown bars, and will attract a specific customer type from across the region.

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.

While staff finds that the proposed bar use is reasonable and meet necessary criteria, it should be noted that staff's analysis was based on the original submittal from the applicant. While only limited physical changes to the site are proposed, a significant number of technical modifications are needed to the plan as submitted. A comprehensive review letter was issued

on February 20, 2014 detailing all the necessary plan modifications in order to gain plan approval (**FIGURE 5**). While the letter was lengthy and significant improvements are needed to the plan, the applicant requested that the original submittal be the basis for the public hearing at the Downtown Review Board. The applicant expects to resubmit a revised plan in the near future and staff expects to have a better understanding of what, if any, items remain unresolved at the time of the public hearing.

As described at the beginning of this report, the proposed project also requires relief from the Downtown Form-Based Code parking standards. While the prior uses of the property, an event center, was eligible to utilize a fairly liberal parking requirement of 1 private parking stall per every 750 square feet of building space under the “entertainment” land use type, the proposed bar use must provide 1 private parking stall for every 250 square feet of building space together with outdoor seating area. The combination of the more stringent parking standard together with the new roughly 3,500 square-foot patio, results in a site that is significantly under-parked. The information provided on the plans together with building information from the County Assessor, lead staff to conclude that nine (9) parking stalls are provided where 28 stalls are required. Although the deficiency may seem significant, the presence of numerous on-street parking opportunities should not be discounted. In addition to parallel parking stalls along S. Weber St., Pueblo Ave. has ample parking supply, especially during the evening hours when many professionals who utilize the non-metered stalls have headed home for the night. As many as 35 to 40 on-street stalls exist immediately adjacent to the subject property; taken together with the 9 on-site private stalls, it is reasonable to conclude that adequate parking is available in the area and the surrounding properties and businesses will not be negatively affected.

Any project that requires relief from a form-based standard must gain approval of a warrant by the Downtown Review Board. Warrants are reviewed using the five criteria found in Section 5.4 of the Form-Based Code. The criteria are:

1. Is the requested warrant consistent with the intent of the form-based code?
2. Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
3. Is the requested warrant reasonable due to the proposed project’s exceptional civic or environmental design?
4. Is the requested warrant consistent with the Imagine Downtown Master Plan?
5. Is the requested warrant consistent with the City’s Comprehensive Plan?

The proposed project is consistent with the intent of the form-based code in that if approved, the applicant will be repurposing an existing historic building. The building does not currently include a commercial kitchen limiting the range of use options. The proposed craft beer bar will take advantage of the building’s architecture and floor plan to reactivate a relatively dormant area of downtown Colorado Springs. The fact that the project maintains and embraces the building’s historic context can also be considered to support compliance with the Code’s design guidelines and the site’s civic design. The addition of significant outdoor seating also improves the pedestrian interest in the area and merges the private uses with the adjacent public spaces.

As described above, the project as submitted does not meet the required parking standard and requires the granting of a conditional use permit for the proposed bar use. 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 DP 14-00008 – GREEN MAN TAPROOM**

**Approve** the proposed conditional use development plan and parking warrant based on the findings that the conditional use criteria empowered by Section 2.5.4 and that 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 Development Plan:**

1. Add the file number and sheet numbers to all plan sheets
  2. Gain approval of a revocable permit for all private encroachments into the public right-of-way; add a note to the plan referencing the permit and calling out encroachments.
  3. Improve the plan data to include: applicant and owner information, zone district, building type, frontage type, square footage of the property and the building, and add a note referencing the requested warrants.
  4. Call out the proposed hours of operation.
  5. Provide parking data including: the required parking ratio, the number of stalls required and provided, and add a note referencing the adjacent on-street stalls in Pueblo Ave.
  6. Clarify the proposed improvements associated with the beer garden including: the dimensions of the patio area, the proposed landscaping, the ground plane, a detail of the fencing/railing including the method of attachment to the ground, any proposed lighting and audio equipment.
  7. Add a note restricting outdoor amplification within the beer garden area.
  8. Label the re-routed sidewalk as meeting City standards.
  9. Document and label any public and private easements.
  10. Add a note referencing the proposed parking warrant.
  11. If food trucks are to be included as part of the general business operation, clarify the likely location for service ensuring that on-site parking stalls are still useable.
  12. Note that signage is not approved by this plan and that a separate sign permit must be obtained for any new signage.
  13. Modify the landscape sheet to add utility information and address the comments from the City's Landscape Architect as described in the February 20, 2014 review letter **(FIGURE 5)**.
  14. Add the following note to the development site plan: "All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard or exhibiting excessive deterioration along Pueblo Avenue and Weber Street adjacent to the site will need to be removed and replaced. An on-site meeting can be set up with the City Engineering Inspector, to determine what, if any improvements are required. The inspector can be reached at 385-5977."
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## PROJECT STATEMENT

### GREEN MAN TAPROOM & BEER GARDEN

1) **DESCRIPTION:** Green Man Taproom plans to offer craft beer and gourmet food in a public house environment. Green Man Taproom will create an environment conducive to social and business meetings both large and small.

Green Man Taproom plans to create an outdoor beer garden-style seating area pending both approval of a city Revocable Permit and a change to the premises of the current liquor license.

2) **JUSTIFICATION:** The proposed project should be approved in that it aligns with the vision of the city's Form Based Code in enhancing downtown Colorado Springs as a cultural and economic hub of the region.

Green Man Taproom will contribute to development of downtown adding to the mixture of its uses and enhancing the transition from the downtown core to the surrounding area through the Corridor Zone that it inhabits.

Green Man Taproom will continue to maintain the historic Carter-Payne chapel, while at the same time encouraging downtown pedestrian traffic from the traditional Tejon corridor.

Green Man Taproom will also generate tax revenue for the city and state as well as provide new employment opportunities, while promoting the craft beer tradition of the city and state.

### 3) **ISSUES LIST:**

- A) **Bars Generate > 50% of Revenue From Alcohol Sales:** Green Man Taproom will, i) provide food in excess of the 25% required by state liquor laws to comply with its Hotel & Restaurant License and, ii) is applying for a conditional use to comply with Form Based Zoning requirements
- B) **Outdoor Seating Design:** Green Man Taproom, in its planning for outdoor seating, will not only preserve the pedestrian experience, but will, in fact, enhance it with appealing landscaping and works of art creating a destination for the city's citizens.
- C) **Parking:** The current property current has ten parking spaces and has the ability to add two more. In addition, Pueblo Avenue and the surrounding streets offer a multitude of additional spaces.

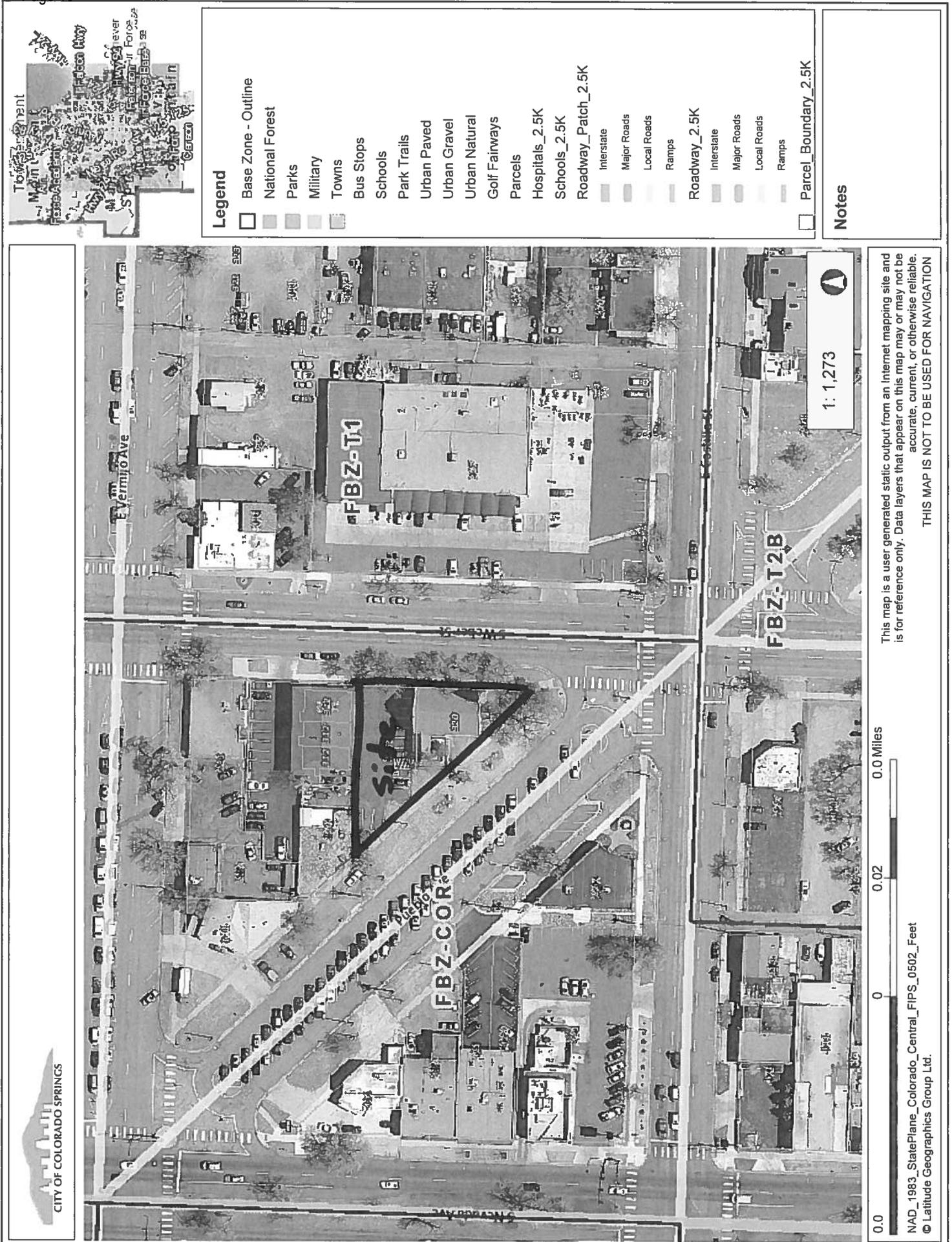


FIGURE 2



February 14, 2014

Ryan Tefertiller, Senior Planner  
City of Colorado Springs  
Land Use Review Division  
30 S. Nevada Ave.  
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership regarding Scott Simmons request, on behalf of LWP Properties, LLC, for the property located at 320 S. Weber. The request is for conditional use as a bar, a parking warrant, and issuance of a revocable permit to construct and utilize a patio in the pedestrian right of way.

In the past, the Carter Payne building has been used for events and catering, which permitted service of alcohol. The applicant plans to utilize the space in a similar fashion, adding focus to serving craft beers and opening to the public. Therefore, since the new use is similar to the buildings past use and provides an amenity for the neighborhood which is experiencing new development, we are supportive of the approval of the conditional use.

The site has 10 parking spaces with the possible addition of 2 more spaces, but is under parked according to the code. The surrounding area has sufficient public parking that is underutilized during the evening hours and therefore we are supportive of a parking warrant due to location. We request that the additional 2 parking spaces are created as a condition of the parking warrant.

The applicant has proposed a "beer garden" patio in the pedestrian right of way, with a proposed realignment of the existing sidewalk around the patio. We are supportive of the revocable permit provided comments from City Planning are considered and written into agreement, including maintenance of the area, possible realignment of the sidewalk from the proposed to enhance the pedestrian experience, noise regulation, and possible addition of landscaping.

We fully support the request for the conditional use, parking warrant, and revocable permit and are looking forward to welcoming Green Man Tap Room to Downtown.

Sincerely,

Sarah Harris  
Development Manager

Downtown Partnership of Colorado Springs  
111 S. Tejon St., Suite 404 • Colorado Springs, CO 80903 • (719) 886-0088 • Fax: (719) 886-0089  
[www.DowntownCS.com](http://www.DowntownCS.com)





February 20, 2014

Scott Simmons  
320 S. Weber St.  
Colorado Springs, CO 80903

Re: Conditional Use Development Plan for the Green Man Taproom – DRB CU 14-00008

Dear Mr. Simmons,

Your request for the review of the conditional use development plan for the Green Man Taproom (i.e. bar use) at 320 S. Weber St. has been completed by the necessary City Departments. This letter is to inform you of the following concerns regarding the proposed applications. While there are a number of concerns and comments described below, I believe that it is reasonable to schedule this project for the next available meeting of the Downtown Review Board (DRB) which is scheduled for March 5, 2014. Those items described below will be included as technical modifications in my staff report. All the comments below must be addressed and revised to our satisfaction prior to application approval. Please provide a response letter with your revised plans that addresses each issue.

**CONDITIONAL USE DEVELOPMENT PLAN – DRB CU 14-00008**

**Land Use Review:** Staff finds that the proposed use is acceptable. However, the plan is missing some of the detail necessary to evaluate whether additional improvements or conditions are to be required.

**1) Required Modifications to the Development Plan**

- a) *File Number.* Please add the file number DRB CU 14-00008 to the bottom corner of each sheet of each sheet of the plan.
- b) *Plan Data and Notes.* Please correct and/or clarify the following issues pertaining to the plan data:
  - i) Add applicant and owner information (e.g. name, address, contact info, etc.) to the plan.
  - ii) Note the zone of the property (FBZ-COR).
  - iii) Note the building type (small commercial) and frontage type (common lawn) of the existing building
  - iv) Note the square footage of the existing building and the proposed use (bar).
  - v) Note the hours of operation; please understand that the process to modify the stated hours in the future may be significant – there may be value in listing the likely hours as a “worst case” (i.e. open as late as may be likely) to avoid future plan amendments.
- c) *Parking.* There a few issues related to on-site parking:
  - i) Add a parking table indicating the number of on-site stalls required by code based on the size of the building together with the size of the proposed beer garden area.
  - ii) Note the required parking ratio (1 stall per 250 square feet).
  - iii) Note the number of on-site stalls provided in the lot to the north of the building.
  - iv) I believe a note referencing the on-street parking in Pueblo may also add value to the plan.

- d) *Beer Garden.* Please address the following issues associated with the proposed outdoor seating:
  - i) While the dimensions provided on the plan are helpful, please document the width of the beer garden from the edge of the public right-of-way to the edge of the seating area using a 90 degree right angle.
  - ii) Label the green circles shown in the beer garden area. Are they new trees? If so, document the type, caliper, and planting method (i.e. in ground vs. in large pots).
  - iii) Identify the proposed ground plane in the seating area. Will it be paved?
  - iv) Provide a detail of the proposed fencing/railing. How tall will it be? What material will it be fabricated from? Document the extent of the railing. Please note that it must be securely anchored into the ground.
  - v) Will the beer garden area include lighting? Propane heaters? Outdoor speakers? A note may be appropriate limiting or restricting the use of outdoor amplification.
  - vi) Label the re-routed sidewalk as meeting City standards.
  - vii) Many of these details are necessary before City Engineering will support the requested revocable permit.
- e) *Easements.* Is there an easement across the parking lot to benefit the storage area to the northwest? If so illustrate its extent and reception information if available.
- f) *Revocable Permit.* Add a note to the plan documenting the presence of a revocable permit to allow the outdoor seating in the public right-of-way.
- g) *Warrant.* Add a note to the plan documenting the DRB's granting of a parking warrant.
- h) *Food Trucks.* Add a note to the plan describing the intended parking / service of food trucks. Will food trucks consume on-site parking when present? Please understand that some City peddler's regulations may limit the ability for food trucks to serve from the adjacent right-of-way.
- i) *Signage.* Add a note acknowledging that signage is not approved per this plan and that a separate sign permit will be needed for any new signage.
- j) *Stakeholder Comments.* During the public comment period, I received multiple phone calls and comments from adjacent property owners and neighborhood groups (see enclosed for a letter from the Downtown Partnership). Please provide a response letter describing how the proposed use will meet the required review criteria, specifically how the values and qualities of the surrounding neighborhood will not be substantially injured by the requested use.

*The following comments are from the City's review agencies. Please address those comments that require plan modification and/or additional action.*

**Engineering Development Review Division – Patrick Morris**

1. Please callout the City's R.O.W. along Weber Street and Pueblo Avenue.
2. Please callout existing public improvements, sidewalks, curb and gutter, etc., along Weber Street, Pueblo Avenue.
3. Please callout any proposed changes, like color or texture to the public sidewalk. Changes from the City Standards will require City Engineering approval.
4. Please add the following note to the development site plan:  
"All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard or exhibiting excessive deterioration along Pueblo Avenue and Weber Street adjacent to the site will need to be removed and replaced. An on-site meeting can be set up with the City Engineering Inspector, to determine what, if any improvements are

required. The inspector can be reached at 385-5977."

5. Traffic Engineering will require a revocable permit for the seating area within the City's R.O.W. *Staff comments: the revocable permit is being reviewed concurrently to your conditional use application.*

6. Standard comments apply.

### **Traffic Engineering – Stacey Salvatore**

Traffic Engineering requests the opportunity to review the plans once the comments from Engineering Development Review have been addressed.

### **Colorado Springs Utilities – Mathew Williams**

#### **Action Items:**

1. None; approval is recommended.

#### **Information Items:**

- A grease interceptor will be required for this project. Additionally, construction plans for the interceptor and any other water/wastewater service line modifications will need to be submitted to Utilities Development Services for review.
- No trees/structures shall be located within 15' of any Colorado Springs Utilities' mainlines and/or utility easements. Modify the Landscape/Development Plan to reflect this requirement.
- This comment is for informational purposes only: the applicant or their engineer should contact Contract Administration for any fees, reimbursements or recovery costs that may apply to this development (668-8111).
- Any extension of electric or gas facilities required to serve the Applicant's development must be in accordance with the Springs Utilities Line Extension and Service Standards. Utility service plans and installation shall be in accordance with City Codes and the Utilities' tariffs and policies.
- Springs Utilities may require the Applicant to provide a contribution-in-aid of construction (or enter into a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With respect to gas facilities extensions, Springs Utilities may require the Applicant to advance the cost of the equivalent nominal pipe size needed to serve the development.
- The gas distribution mains may be installed jointly with electric.
- Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.
- If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities. Additionally, all existing utilities on this property that do not have recorded easements will require easements to be granted to Colorado Springs Utilities. The easement widths shall meet current Colorado Springs Utilities Line Extension and Service Standards.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable Natural Gas Codes or Springs Utilities' policies, which require a minimum clearance of 10 feet from gas mains rated at 150 psi.
- Improvements, structures and trees shall not be located under any overhead utility facilities, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.

- Any proposed gas service line pressures in excess of Springs Utilities' standard pressure must be approved by the Utilities prior to construction. Please contact Utilities' Field Engineering for elevated pressure requests (North Work Center at 668-4985 or South Work Center at 668-5564).
- Approval of the referenced request(s) shall not be construed as a limitation upon the authority of Springs Utilities to apply its standards and policies. Accordingly, if there are any conflicts between the approved drawings and any provision of Springs Utilities' standards and policies, then Springs Utilities' standards and policies shall apply.
- The potable water and storm sewer pipes must be outside the 1.5 to 1 excavation slope for the wastewater main. This clearance requirement may necessitate additional easement width.
- The applicant is responsible for:
  - the cost of engineering, construction and materials for all wastewater collection system infrastructure and related appurtenances necessary to serve the premises or development; and,
  - the cost of engineering, construction, and materials for all water system infrastructure and related appurtenances necessary to serve the premises or development.
- The water distribution system facilities must meet the Springs Utilities' criteria for quality, reliability and pressure. The water distribution system shall ensure capacity, pressure and system reliability for both partially completed and fully completed conditions and the static pressure of the water distribution system shall be a minimum of 60 psi. The phasing of the construction of utilities and subdivision filings shall ensure that no more than fifty (50) homes are on a single water main line at any given time. Also, to ensure the protection of public health and to maintain compliance with state regulatory requirements, the detailed plans for all customer-owned, non-potable water distribution systems, including irrigation systems, must be approved by Springs Utilities.
  - Further, the Applicant recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. Consequently the Applicant acknowledges responsibility for any costs that Springs Utilities, in its sole discretion, determines necessary to incur in order to maintain water quality in its system as a result of the Applicant's water system extensions, including but not limited to the cost of any lost water, materials and labor from pipeline-flushing maintenance activities, temporary pipeline loop extensions, or other appurtenances and measures that Springs Utilities determines are necessary to minimize pipeline flushing and to maintain water quality (Water-quality Maintenance Costs). The Applicant shall reimburse Springs Utilities for such Water-quality Maintenance Costs within 30 days of receipt of an invoice for such costs.

If you have any questions, please contact Matt Williams at [mlwilliams@csu.org](mailto:mlwilliams@csu.org) or 668.7211.

### **Landscaping – Connie Perry**

1. Submittal Criteria
  - a. **Informational Only:** This DRB Development Plan should include a Final Landscape Plan clearly showing existing plant material (to remain or be removed), proposed plant material, paving treatments, and other landscape site furnishings and elements such as art. If no building permit is required, then the Irrigation Plan should be provided with this application (no additional fee).
2. Plan Criteria
  - a. Show all utility lines and easements on the landscape plan, so we may establish site planting constraints and separation standards.
  - b. Please either use call outs or a legend to identify plant material (trees and ground plane plantings).
3. Site Standards & Categories:  
Internal:

1. There is significant 'front yard' to this property along Pueblo Avenue. All treatments need to be clearly called out.

**Parks and Recreation – Connie Perry**

- 1) **Pueblo Avenue:** Public Street trees – the existing street tree roughly mid-way along the Pueblo Ave. frontage is in poor condition and should be removed and replaced with a new Deciduous Shade Trees from the Forestry Suitable Street Tree list. A licensed tree service should be used.
- 2) **Weber Avenue:** Please show the existing trees and type. Identify the existing ground plane treatment (turf or rock mulch, step out paving treatments, etc). If you wish to change the right of way ground treatment, please include this in the proposed plan.

Please address the comments and make the corrections that are listed above. **A detailed letter needs to accompany the revisions. The letter must address each point raised in this review letter.**

Please note that failure to submit revised plans/reports/information within 180 days will result in your application being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

If you have questions about these, or any other issues, please don't hesitate to contact me.



Ryan Tefertiller, AICP – Planning Manager  
Phone: 719-385-5382  
Email: rtefertiller@springsgov.com

C: File Number DRB CU 14-00008

Enclosure:  
Letter from Downtown Partnership