

February 1, 2018

Mike McConnell, Planner II  
Land Use Review  
City of Colorado Springs  
30 S. Nevada Ave, #105  
Colorado Springs, CO 80903

**RE: Fieldhouse Brewing Company**

**PROJECT DESCRIPTION:**

The proposed application for development plan is located at 2480 Victor Place along Powers Blvd. in eastern Colorado Springs, Colorado. The site is 4.37 acres in size and is currently zoned Planned Industrial Park (PIP2/ AO) which shall remain, tax schedule number 6401100033. The site is currently a landscape contractor's home office, equipment yard, and maintenance facility. There are two main existing buildings that shall remain as part of the redevelopment of this property. The site also contains several out buildings such as a greenhouse, temporary construction office trailers, and storage units that will be removed as part of this project.



On behalf Victor Investments, LLC, Thomas & Thomas is submitting this Development Plan, Use Variance, and Nonuse Variance for a proposed craft brewing operation and facility to replace the existing uses found onsite. The proposed Fieldhouse Brewing Company operation is a permitted use within the PIP2/ AO zone while the taproom will require a Use Variance. The redevelopment will utilize the existing access points along Victor Place and will repurpose the main office and maintenance/ warehouse facility to be transformed into the brewing and operations facility, a taproom, offices, storage, coolers, and a barrel aging room. The proposed brewery will not have a kitchen or food preparation area and therefore will not be providing direct food sales. The existing structures include the maintenance/ warehouse facility consisting of approximately 5,580 SF that will be transformed into the main brewing operations facility, cooler space, office space, along with a 1,170 SF taproom area

which will serve as the primary indoor gathering space. The secondary existing office building consisting of approximately 2,192 SF will be remodeled to contain additional cooler space, a barrel aging room, and additional storage space. The barrel aging room will be made available for private parties and includes a private patio space. The proposed design includes ample outdoor seating which will be completely fenced in and accessible via the taproom. The remainder of the site will be left vacant with much of this occurring west of the main structures and use area. There are several utilities that currently serve the site which are adequate to serve the proposed development. Victor Place shall remain as is with no anticipated improvements being required.

**ISSUES LIST:**

- 1) Use Variance: To allow the taproom within the PIP2/ AO zoning since the taproom would be identified as a bar type use. The taproom is approximately 1,170 square feet of the total main building usage with an additional 6,500 square feet of proposed outdoor patio space. While the term 'bar' carries a certain connotation of a full-scale wine, liquor and beer establishment; the current permit granted to the owners allows them to sell only their brewed beer on-site. The taproom will not be allowed to sell wine, spirits or third-party beer sales.
  
- 2) Nonuse Variance: Requested for Code Section 7.3.205.J to permit a liquor establishment (Taproom Area) within 200' of residentially zoned or used property. There is one existing residence that shares a short segment of property boundary with the proposed brewery site in the far southwestern corner of approximately 38' in length, though this house is not visible from the taproom/ patio area. The residences located to the west are approximately 150' from the brewing facility's property line which are buffered by existing open space and a trail corridor. In addition, the taproom and outdoor seating area are located approximately 320' inside the property line creating a substantial buffer between the actual taproom/ patio use area and the existing residences.

**DEVELOPMENT PLAN REVIEW CRITERIA:**

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*  
The project will be harmonious with the surrounding area as the proposed use is permitted within the PIP2/ AO zoning district. In addition, the proposed use will be a less intense use than what is currently in operation by using less than half the total site and eliminating the noise pollution currently part of the landscape contractor operations. As part of the development several out buildings will be removed further lessening the impact to the neighborhood.
  
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?*  
This project will be compatible with the neighborhood and will not overburden the existing streets, utilities, or public facilities. There are no residential uses immediately adjacent as the residential houses to west being buffered by the existing open space/ trail corridor. There is one existing residence as part of the Heathercrest Subdivision that shares a boundary line with the

site in the far southwestern corner; however, this border is only 38' in length and the existing house is not visible from the proposed brewing facility.

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

The two main existing structures will remain with the various other structures such as the green house, construction office trailers, etc. to be removed. The existing building placement minimizes any potential impact to the residential neighborhoods to the west and southwest.

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?*

This proposed development is next to an existing storage facility to the south and an electrical substation to the north. The location of the buildings and the vast area of unused land creates a substantial buffer to the west. The landscaping along Victor Place will remain as much of the trees are mature and add significant value to the streetscape. The existing chain link fencing found on site will remain with security gates provided as necessary.

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?*

Access into the site will be via two existing driveways at the northern and southern ends of the site along Victor Place. The northern access point will serve the main public parking lot with the southern access point serving as the main route for delivery and distribution trucks. This separation of operational and patron traffic will minimize vehicular conflicts. Victor Place is a dead-end, cul de sac roadway which serves other industrial and commercially related uses. The drive way locations and access from Victor Place will not interfere or create traffic friction with adjacent residential neighborhoods to the southwest.

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

The access points will provide logical, safe, and convenient vehicular access to both the parking lot areas as well as the separated operation/ distribution truck access route.

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?*

There are no connections to outside streets that could be used for through traffic.

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

The parking area will be located along the northern boundary of the site providing safe and convenient access to both buildings.

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?*

Accessible parking spaces, ramps, and routes into the proposed building are being provided.

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

The parking and circulation aisles are designed as efficiently as possible to minimize asphalt area.

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?*

Pedestrian walkways will largely be separated from vehicular traffic but some access to the buildings through the parking lot will be necessary.

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?*

There are no significant natural features found on-site. The existing vegetation along Victor Place will remain as part of this project.

#### **USE VARIANCE AND NONUSE VARIANCE:**

As part of the Development Plan application there is a request for a Use Variance and a Nonuse Variance to allow the taproom within the PIP2/ AO zoning. Per discussions with city planning staff, it was determined the taproom would be identified as a bar type use; thus, a request for a use variance to permit a taproom within the PIP2/ AO zone is proposed. The taproom is approximately 1,170 square feet of the total main building usage with an additional 6,500 square feet of proposed outdoor patio space. The taproom is only accessible via the main front entry and as illustrated on the plan, the outdoor seating area is located between the barrel room and the taproom which shall be completely fenced in. To help further buffer this area to west, a 6' privacy fence will be installed along portions of the outdoor seating area. Together these two uses represent a small percentage of the overall site and building size. In addition to the use variance for the taproom area, a nonuse variance is being requested for Code Section 7.3.205.J to permit a liquor establishment (Taproom Area) within 200' of residentially zoned or used property. As discussed above, there is one existing residence that shares a short segment of property boundary with the proposed brewery site in the far southwestern corner. In addition, the neighbors located directly to the west are approximately 150' from the brewing facility's property line. However, the existing open space and trail corridor creates an effective buffer between the property line and the existing houses. In addition, the taproom and outdoor seating area are located approximately 320' inside the property line creating a substantial buffer between the actual taproom/patio use area and the existing residences.

Over the past several years, Colorado has seen a significant increase in the number of craft breweries both locally and statewide. Many these breweries are considered 'microbreweries' producing 15,000 barrels of beer or less per year. These facilities are often imagined and designed as a destination offering a full level of services to include the tasting and taproom, brewing facility tours, outdoor seating areas, and food trucks to provide food. Due to local regulations, many of these brewing facilities are often found within industrial related zoning areas that can limit the serving of alcohol, of which many examples exist today in Colorado Springs. This is case with this proposed development and thus the request for a use variance. With the proposed brewing operation facility, Fieldhouse Brewing Company can brew up to 5,000 barrels of beer per year. And while the term 'bar' carries a certain connotation of

a full-scale wine, liquor and beer establishment; the current permit granted to the owners allow them to sell only their brewed beer on-site. The taproom will not be allowed to sell wine, spirits or even third-party beer sales. For these reasons, the proposed brewing facility and taproom will not create a nuisance to surrounding neighbors and as mentioned above there is significant buffer between the facility and adjacent residents.

The proposed development plan meets all other applicable zoning code requirements for a brewing facility within the PIP2 zone and given the large site, offers ample buffer areas to the west.

- a) The granting of the variances will not be detrimental to public health, safety and welfare or injurious to surrounding properties.
- b) The granting of the variances will not be inconsistent with any plans adopted by the City.
- c) The granting of the variances will not weaken the general purpose of the Zoning Ordinance or its regulations.