



Legislation Details (With Text)

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Title: A request by Cerberus Brewing Company for a development plan for a brew-pub and restaurant located at 702 W. Colorado Avenue.

Quasi-Judicial

Sponsors:

Indexes:

Code sections:

Attachments: 1. Criteria-7.5.502-DP Criteria

Date	Ver.	Action By	Action	Result
9/22/2015	1	City Council	approved	Pass

A request by Cerberus Brewing Company for a development plan for a brew-pub and restaurant located at 702 W. Colorado Avenue.

Quasi-Judicial

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

Applicant: Echo Architecture on behalf of Cerberus Brewing Company

Owner: Jerry Morris

Location: 702 W. Colorado Avenue

Development plan for the purpose of converting the former Colorado Avenue Veterinary Clinic to a brew pub and restaurant, the Cerberus Brewing Company;

Previous Council Action:

None

Background:

To approve the development plan for the purpose of converting the former Colorado Avenue Veterinary Clinic to a brew pub and restaurant and that it complies with the review criteria listed in Section 7.5.502.E of the City Code subject to the following technical modifications:

- 1.The addition of a 20' setback from the west property line for use of an outdoor patio seating area;

2. The addition of an 8' solid masonry wall within the 20' setback area with the determination between the neighbor and applicant and extend from the West Colorado property line to the beginning of the parking area.

a. Amendment to motion that landscaping shall be identified and approved by staff within the setback area.

The development plan proposes design features that would help to mitigate or minimize off-site impacts. For example, the on-site parking area would provide some measure of buffer between the indoor component of the brew pub and restaurant and the multi-family residential use at 712 W. Colorado (just to the west). In addition, the existing chain link fencing would have slats installed to provide visual mitigation, and the landscaping plan indicates that Rocky Mountain Juniper and Green Giant Arborvitae would provide for natural screening, especially at maturity.

Financial Implications:

Not applicable

Board/Commission Recommendation:

At their meeting on August 20, 2015 the Planning Commission approved the development plan by a vote of 6-0 subject to technical modifications to the development plan as indicated in the Draft Record-of-Decision.

Stakeholder Process:

The standard City notification and posting process was implemented; 103 property owners within 500 feet of the property were notified, as well as one stakeholder organization - the Organization of Westside Neighbors. To date, Staff has received six (6) responses in opposition to the development plan and associated applications, with respondents expressing concerns about parking and the potential for noise and visual disruptions. In addition, 15 signatories signed a petition in opposition that was submitted to the Department on June 29, 2015.

On May 26, 2015 Planning staff facilitated a neighborhood meeting with 17 attendees (including the applicant and applicant's consultant) at the Penrose Library to discuss the development plan and associated applications. Several attendees expressed concerns about parking availability and the potential for other off-site impacts, particularly noise. In addition, the site was posted prior to the City Planning Commission hearing and postcards were mailed notifying property owners of the hearing.

Alternatives:

1. Approve the development plan (with technical modifications) as recommended by the Planning Commission;
2. Deny the applications; or
3. Refer the applications back to Planning Commission for further consideration.

Proposed Motion:

Approve the development plan for the Cerberus Brewing Company, based on the finding the plan complies with the review criteria in City Code Section 7.5.502.E (Review Criteria for Development Plans) subject to compliance with the technical modifications to the development plan as required per the Record-of-Decision from the August 20, 2015 Planning Commission meeting.

Not applicable

