

March 10, 2022

El Paso County Planning and Community Development  
28890 International Circle  
Peyton, CO 80910

RE: Letter of Intent – Variance of Use Application for a Proposed Rural Destination Brewery at 6550 Chief Road, Peyton, CO 80831  
Parcel No. 4307004005

Joseph Prue and Stephanie McDiarmid own the property at the referenced address. This property consists of 13.4 acres and is zoned A-5 (Agricultural). We respectfully request your approval of a Variance of Use to allow us to establish a rural Destination Brewery/Tasting Room on the property.

The structures existing on the site are listed on the site map; there will be a new driveway providing access to the property from Chief Road. These structures lie within the 13.4-acre parcel. We intend to use the property as our primary residence, a .5-acre agricultural hops and vegetable garden, and with approval of a Variance of Use, establish a rural Destination Brewery/Tasting Room on the property.

Per El Paso County Use and Dimensional Standards Section 5.3.4c the following criteria may be considered for approving variance of use:

1. The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
2. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the health, safety, or welfare of the inhabitants of the area and County.
3. The proposed use will be able to meet air, water odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project.
4. The proposed use will comply with all applicable requirements of this Code and all applicable County, State and Federal regulations.
5. The proposed use will not adversely affect wildlife or wetlands.
6. The applicant has addressed all off-site impacts.
7. The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening and landscaping; and/or El Paso County, Colorado Land Development Code Use and Dimensional Standards.
8. Sewer, water, storm water drainage fire protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designated and existing.

9. The proposed use will not adversely affect the El Paso County Master Plan, including the Master Water Plan, Major Transportation Corridor Plan, and the Parks Plan.

These criteria are addressed as follows:

1. A rural Destination Brewery/Tasting Room differs from a typical Urban Brewery in that an Urban Brewery is focused on maximizing craft beer sales and access to customers in densely populated areas (i.e. city centers) with a high rate of traffic. A rural Destination Brewery/Tasting room, by contrast, is focused on providing customers with a unique opportunity to sample craft beer while appreciating the local rural landscape. Furthermore, our project will take it one step further and provide customers with an opportunity to further understand the craft brewing process by being exposed to the hops growing process and other fermentable ingredients (1/2-acre hops/vegetable garden). Since the referenced parcel is zoned as A-5, there is no zoning code that addresses our concept of a Destination Brewery/Tasting room located and operating on the same piece of rural property that has a hops/vegetable garden and residential dwelling. Strict application of the provisions of this Code would result in peculiar and exceptional difficulties or undue hardship in our ability to bring this project to fruition without a Variance of Use.

This parcel is located within the Colorado Enterprise Zone—designated to promote a business-friendly environment in economically distressed areas and incentivizes business to locate and develop in these communities. It is our belief that this property is in an ideal business-friendly environment as the Pikes Peak Region's first true rural Destination Brewery/Tasting Room. Without the requested variance, the property will continue to be underutilized, and limits the ability to establish a thriving business in a Colorado Enterprise Zone while providing a rural ambiance and educational experience to the local community.

2. The proposed use is compatible with the surrounding area, is harmonious with the character of the setting and situation, and is not detrimental to the health, safety, or welfare of the inhabitants of the area and county. The operation of the Destination Brewery/Tasting Room will not generate any type of emissions or excessive light or noise. Normal business hours will be observed and access in and out of the site will be via Chief Road consistent with the intended use as a rural collector road.

Supporting the County Master Plan: As indicated on the Areas of Change map, this area is expected to create new development. As a Large-Lot Residential placetype, this property conforms with the established primary and supporting land uses categories. Primary land use focuses on Single-Family Detached Residential (typically 2.5-acre lots or larger) and Supporting land uses includes Commercial Retail (limited), Commercial Services (limited) and Agriculture. As mentioned earlier, our 13.4-acre lot will be our primary residence, the Destination

Brewery/Tasting room would be our Commercial Retail and the Hops Farm would be our Agriculture land use designations.

3. There will not be any activities within or around the venue that would result in air, water, odor or noise contamination. Any noise from within or around the venue will meet standards established by the county, state and federal regulations.
4. This proposed use will comply with all applicable requirements of this Code and all applicable county, state and federal regulations.
5. The proposed use will not adversely affect wildlife or wetlands. The Destination Brewery/Tasting Room will be on our property; which is inclusive of 13.4 acres and has no designated wetlands. We will ensure that all trash and debris associated with the Destination Brewery/Tasting Room will be collected and disposed of properly as this property is also our primary residence.
6. Off-site impacts are addressed with the use of fencing and screening on the property and is detailed in subsequent paragraphs below. Our intent is for the Destination Brewery/Tasting Room to be harmonious with the surrounding area. The nearest residential house is more than 600 ft from the Destination Brewery/Tasting Room. Any additional off-site impacts will be addressed in accordance with existing codes and regulations.
7. Site Plan:
  - a. Parking: The site plan drawing includes adequate parking and traffic circulation. Parking will be based on an estimated 2,000 sf of seating space with a maximum 60 seats, thus requiring at a minimum 1 parking space for every 3 seats in the seating space. Therefore, our parking lot will provide a minimum of 20 (rock or gravel) regular parking and 2 (asphalt or paved) ADA parking spaces to accommodate the facility's needs per the Department of Justice's Americans with Disabilities Act and the El Paso County Colorado Land Development Code Chapter 6.
  - b. Traffic: we have secured two transportation consultants; LSC and Drexel Barrell & Co. Both companies have provided a cost estimate on performing a comprehensive traffic evaluation regarding the traffic within the area of 6550 Chief Rd. (to include Falcon Highway (major collector) and Chief Rd. (rural collector). Our intent is to construct an access driveway to the Destination Brewery/Tasting Room from Chief Rd in order to minimize any impacts to Falcon Highway traffic. The existing dirt/gravel access to the property from Falcon Highway will be blocked off and rendered non-accessible.

