

Request for Landscaping Relief

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Reviewing Planner (Ms. Linda Nguyen)
City Planning – Development Reviewer
2880 International Circle
Colorado Springs, Colorado 80910

RE: REQUEST FOR LANDSCAPE ADMINISTRATIVE RELIEF – Development plan for 6550 Chief Rd, Peyton, Colorado 80831 (City Planning File Number PPR-2247)

To Reviewing Planner:

This property is zoned for A-5 (Agricultural and Residential Use) and has been granted approval of use for Light Manufacturing and Restaurant under Variance of Use VA-221. PPR-2247 is a Site Development Plan (SDP) for establishing and constructing a Destination Brewery/Tasting Room on our 13.4-acre property. As described in the Letter of Intent, *“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”*.

One of the attractive features of this property is the ability to provide customers with an opportunity to view and appreciate the rural surrounding landscape. This landscape relief request is submitted in order to avoid further obscuring of landscape views on the south property line and the west property lines. Any additional landscaping along these two property lines will hamper views of the countryside and Pikes Peak. Landscaping/screening along the remaining north and east property lines will be accomplished to code as detailed in the LOI.

REQUEST: #1

REQUIREMENT: Landscaping/screening on south property line

PROPOSAL: Relief from additional landscaping/screening requirements on the south property line

JUSTIFICATION: There are existing trees (none shorter than 8') along 2/3 of the southern property line. These trees begin in the southwest corner of the property and run 2/3 of the way along the south property line and provide some landscaping/screening of the project area (as depicted in the SDP Site Drawing) from Falcon Hwy. The remaining 1/3 of the south property line does not have any trees or any form of landscaping, however, it will be the location of the business sign (as detailed in the SDP Sign Plan). Additionally, the

brewery/tasting room is set back 675' from the south property line. Any additional landscaping along this property line will hamper views of the countryside.

REQUEST: #2

REQUIREMENT: Landscaping/screening on west property line

PROPOSAL: Relief from additional landscaping/screening requirements on the west property line

JUSTIFICATION: The St Benedict Catholic church parcel west of our property has existing landscaping and trees (none shorter than 8') along 350' of the church parcel's east property line. The church's landscaping, coupled with existing trees closer to the proposed brewery/tasting room area on our property provides some landscaping/screening of the project area from the church. Additionally, the brewery/tasting room is set back 388' from our west property line. Any additional landscaping along this property line will hamper views of Pikes Peak.

Thank you for your consideration.

Sincerely,



Joseph Prue & Stephanie McDiarmid
Owners/6550 Chief Rd Peyton, CO