



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

Letter of Intent Site Development Plan

Owner Information

Woodmen Hills Metro Dist.
8046 Eastonville Rd.
Peyton, CO 80831
Project Name: Woodmen Hills
Recreation Center

Owner Representatives

Hammers Construction, Inc.
Elliot Smith – Project Manager
Lisa Peterson – Design (Applicant)
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Legal: Woodmen Hills Filing No. 11 Tract No. 7
Address: 9211 Meridian Ranch Blvd.
Peyton, CO 80831
Lot Size: 5.19 Acres
Zoned – PUD
Parcel Number: 42311-14-001

Request and Justification

Request approval for the new construction of a 9,956 sf building built on the property indicated above used for a recreation center. We will add necessary parking, drive aisles and landscaping per El Paso County requirements. No signs are being proposed at this time. If the owner wishes to install signs in the future, a sign permit application will be submitted and will comply with updated sign regulations as amended at that time.

Existing and Proposed Facilities, Structures and Roads

A 9,956 sf building is being proposed on the property indicated above. The lot is already occupied by Woodmen Hills Metro District and the current use is the same as the building be proposed. The existing building is a 16,738 sf Recreation Center. The lot will be entered from Meridian Ranch Blvd.

Traffic

The owner intends to occupy this building for the purpose of Recreation Center, so we are proposing a typical Recreation Center with no new employees. Since the use will be consistent with the existing use on the property and will not increase typical use, we believe a traffic study is not required.



Alternate Parking Plan

We are requesting an alternate parking plan for this proposal (see additional documents to support this request). This property's existing approved development plan (PPR-02-020) was approved at a ratio of 1/200 and overparked. We would like to propose that we are allowed to keep the existing building parking ratio at 1/200 and allowed to use 1/150 for the new building per EPC guidelines. With the calculations we can absorb their overparked numbers into our required spaces and meet all parking requirements. Furthermore, the new building will not require any new employees as they have enough staff currently employed to supervise both buildings. Also, this property has never been at full capacity since opening. We feel is a reasonable request and would not be detrimental to the property or surrounding area.

Alternate Landscaping Request

We are requesting to waive the parking lot screening requirements per Ch. 6-5 along the adjacent residential properties. The site is currently bermed and creates an appealing elevation contrast. Our proposal of the additional parking space requirements preserves this aesthetic look while still meeting the parking requirement for the new proposed building. In addition, the adjacent properties to the North and East have an existing 6'-0" high privacy fence surrounding the property as well as their own landscaping screening elements. We are providing landscaping within the parking area and we feel this will help with the required screening (see landscaping plan). Furthermore, the neighboring residential lots are at a raised elevation than our site. Any additional screening provided will not give much screening since they sit higher and would still have the parking area visible. In conclusion, this proposal is a benefit to the community and is already existing for these neighboring land uses. We feel any further screening is not needed as explained.