



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

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Specializing in Design/Build

APPROVED

Plan Review

09/02/2026 2:24:10 PM

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EPC Planning & Community
Development Department

Letter of Intent

Site Development Plan

PPR-263

Owner Information

Marshalls Family Property LLC

412 N. Chelton Road

Colorado Springs, CO 80909

JohnM@clearstonesubway.com

(719) 963-3659

Project name: Rocky Mt. Cycle Plaza

Site

Site Address: 847 Struthers Ranch Rd. Colorado Springs, CO 80921

Lot Size: 128,066 SF (2.94 acres)

Zoning: PUD

Parcel number: 71363-03-014

Legal Description: Lot 1 Struthers Ranch Sub Fil. No. 4A

Owner Representatives

Hammers Construction, Inc.

Lisa Peterson – Design (Applicant)

lpeterson@hammersconstruction.com

Joe Butler – Project Manager

JButler@hammersconstruction.com

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Request

Request approval to build a 2,560 sf addition used for sales / showroom for the Rocky Mountain Cycle Plaza dealership. This allows more showroom space for a wider variety of brands as an extension of their existing business. This addition will be minimal impact to the site as no additional impervious areas are affected. This is an approved use within the Struthers Ranch PUD guidelines. This use falls under the specialty Retail Center. This business provides hard goods and services to sell to the community. This use was already approved in application PPR-2248 and the business model is not changing. This addition as mentioned is an extension of this use.



Existing and proposed facilities, structures and roads

The property has an existing 12,000 sf building complete with parking, drive aisles and landscaping. There is an existing 15,539 sf outdoor storage area. We are proposing to build 2,560 SF addition as described above. The property is accessed off of Struthers Ranch Rd. Existing signage will remain unchanged.

Zoning

In this addition, we are meeting all dimensional standards per the EPC zoning code. Our building doesn't encroach on building setbacks (25'-0" front and 25'-0" on west side & 25'-0" on east side). Landscape setbacks along roadways are being complied with. Per the Struthers Ranch PUD guidelines, the allowed building height is 40'-0" max. Our actual building height for the addition is 24'-5 1/2". The total existing building height is 28'-5 1/2".

Utilities

The project connects to or extends adequate public utilities to the site. No new plumbing is proposed with this addition. We will be handling the proper submission requirements, as needed, to the following entities providing utilities to this site: Donala water and sanitation, Black Hills Energy, and Mountain View Electric Association.

Road Impact Fees (RIF)

Transportation road impact fees for the addition will be paid at the time of permit. The existing building and storage yard have already paid the RIF in 2023. Only the addition will need to be paid as calculated below. The calculation will be applicable for the new addition as follows:

1. General commercial \$ 5,498/1000 sf.

New addition: 2,560 sf. $(2,560/1000 = 2.56 \times \$5,498) = \$14,074.88$

EPC RIF Total: \$14,074.88

Traffic

Traffic will not increase with this new addition. The operation of the existing business and number of employees are not changing from the existing Traffic Memo from the original existing building. The addition is just to expand the showroom to offer a more varying selection for customers to choose from.

Parking

The project provides off-street parking as required by El Paso County. We are required to have 24 spaces per code. See breakout on page 1 of Site Development Plan under project information. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of Site Development Plan.



Landscaping

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. and 15'-0" landscape buffer to the east side of the property. See landscape sheets for further details. Changes to existing landscape is very minimal.

Signage

No new signage is proposed in this application. If the owner wishes to add new signage a separate sign permit application will be submitted. There is an existing pole sign located on site as well as existing building signage. No changes will be made to the signage.

Photometric

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details shall be fitted with house side shield reflectors on the sides facing residential property lines. The existing fixture located on the north side of the building will be relocated and reinstalled on the finished addition as shown on plans. Also, there is an existing northern pole light that we are replacing the light fixture only (location of pole remains), to reduce the light across the property line as requested. No other exterior lighting will be affected.

Drainage

Drainage from the proposed addition will not adversely impact neighboring or downstream properties. The proposed addition area was already impervious area and was calculated as part of the original design. The existing stormwater will not be impacted. Drainage flow will remain the same direction flow. This site is in FEMA Zone X, area of minimal flood hazard, per review of FIRM Number 08041C0287G, effective on 12/7/2018

Building Height

The proposed construction does not exceed obstruction standards per FAR part 77. Per PUD Development Guidelines for Struthers Ranch Subdivision maximum building height for commercial buildings are 40'-0" max. height. Due to close proximity to the AFA airfield, we are required to provide further information on possible height limitations. The FAR 77 surface for Aardvark Auxiliary Airfield has a list of height requirements only if deemed an obstruction. We have reviewed this criteria and determined our proposed project is not a hazard or obstruction to navigation per these guidelines:

- Our building height is at an elevation of 6,765 ft. The property is located 4.6 miles from the airport. The airport elevation is approximately 6,553 ft. Per FAR 77, we are allowed to be 360' above airport elevation. This gives us a total elevation height of 6913 ft. As mentioned previously, our peak height is 6,765'. Therefore, we are in compliance.



- In regard to the Imaginary Approach Surface, planes will be 564' higher than our building ridge height which does not penetrate the Imaginary Surface. So, our project is in compliance with these regulations.
- Based on this analysis, we feel our height of 24'-5 1/2" above finish grade is acceptable and in compliance.