HAMMERS CONSTRUCTION, INC
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Specializing in Design/Build
Steve Hammers, President

Letter of Intent

Site Development Plan

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 – Phase 2

Site

Site Address: 14605 Struthers Road. Colorado Springs, CO 80921
Lot Size: 53,333 SF (1.22 acres)
Zoning: PUD
Parcel number: 71363-03-013
Legal Description: Lot 4 Struthers Ranch Sub Fil. No. 4

Owner Representatives

Hammers Construction, Inc.
Lisa Peterson – Design (Applicant)
lpeterson@hammersconstruction.com
Joe Butler – Project Manager
JButler@hammersconstruction.com
1411 Woolsey Heights
Colorado Springs, CO 80915
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Request

Request approval to build a new 7,750 SF commercial building to serve as an indoor sales and display showroom for boats and trailers for the Rocky Mountain Cycle Plaza dealership. The proposed single-story structure will be dedicated entirely to retail display space. No offices or public restrooms are included in this specific building footprint, as existing on-site facilities serve administrative and sanitary needs. Immediately south of the proposed building, a secured fenced yard will expand the footprint to accommodate outdoor sales, product display, and inventory storage. The requested use is an allowed, approved use within the established Struthers Ranch PUD guidelines. The business model falls squarely under the specialty Retail Center definition, providing hard goods and essential specialty services to the local community.

Crucially, this land use and overall business model were formally approved by El Paso County under application PPR-2248. The fundamental business operations and layout logic remain entirely unchanged from that prior approval; this request merely seeks to finalize the physical site plan configuration for the boat display expansion.

Existing and proposed facilities, structures and roads

The property features an existing 12,000 SF building complete with associated parking, drive aisles, and perimeter landscaping. A 2,560 SF building addition, previously approved under application PPR-263, is currently under construction. The site also utilizes an existing 15,539 SF outdoor storage area. Under this current application, we are proposing to construct a new 7,750 SF commercial building as described above. Primary vehicle access to the property is provided via Struthers Ranch Road. Existing on-site signage will remain unchanged.

Zoning

In this new building, we are meeting all dimensional standards per the EPC zoning code. Our building doesn't encroach on building setbacks (25'-0" front yard and 25'-0" on the side yard & 25'-0" on the rear yard). Landscape setbacks along roadways are being complied with. Per the Struthers Ranch PUD guidelines, the allowed building height is 40'-0" max. The total of the new building height is 27'- 4 1/2".

Utilities

The project connects to or extends adequate public utilities to the site. 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 new commercial building will be paid at the time of permit. The existing building and storage yard and new addition have already paid the RIF in 2023 and 2026. Only the new building will need to be paid as calculated below. The calculation will be applicable for the new commercial building as follows:

1. General Commercial $ 5,498/1000 sf.
   New Commercial Building: 7,750 sf. (7,750/1000 = 7.75 x $5,498) = $42,609.50
   EPC RIF Total: $42,609.50

Traffic

Traffic will not increase with this new building. The operation of the existing business and number of employees are not changing from the existing Traffic Memo from the original existing building. The new building will expand the showroom to offer customers a more diverse selection of boats.

Parking
The project provides off-street parking as required by El Paso County. We are required to have 8 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 features landscaped areas that comply with El Paso County code. This includes the minimum required 20-foot landscape setbacks along Struthers Road, as well as a 15-foot landscape buffer along the northeast and southeast property lines abutting residential zones. See landscape sheets for further details. See attached Alternative landscape plan request at the end of documents

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.

Drainage
Drainage from the proposed new building will not adversely impact neighboring or downstream properties. 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 08041C072296, effective on 12/7/2018

Building Height
The proposed new building 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 these criteria and determined that 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 27’- 4 1/2” above finish grade is acceptable and in compliance.

ALTERNATIVE LANDSCAPE PLAN REQUEST - STRUTHERS ROAD LANDSCAPE SETBACK

RMCP - Phase 2 New Building | 14605 Struthers Road, El Paso County, CO | El Paso County LDC Sec. 6.2.2.B, Table 6-1

REQUEST STATEMENT

The applicant requests approval of an Alternative Landscape Plan per El Paso County LDC Sec. 6.2.2 for the Struthers Road roadway landscape setback. Existing underground utilities and easements within the 20' setback prevent installation of the 13 required street trees. In lieu of trees, the plan provides a 20-shrub xeric planting area located clear of utility conflicts, and preserves and protects the existing native grass across the remainder of the setback. The alternative maintains the full setback depth, exceeds the 30% living ground cover requirement, conserves water, avoids future utility and root conflicts, and meets the intent of the roadway landscape standard to soften and buffer the street frontage.

Requirement (LDC Reference)	Required	Provided	Status	Alternative / Justification
Street classification (Table 6-1)	Minor Arterial	Minor Arterial	**Complies**	
Roadway landscape setback depth (6.2.2.B)	20 FT	20 FT	**Complies**	Full 20' setback maintained along entire Struthers Road frontage.
Frontage length	330.54 LF	330.54 LF	**-**	Per site plan bearings / distances (78.26 + 192.32 + 59.96 LF).
Setback trees - 1 tree / 25 LF (Table 6-1)	13 trees	0 trees	**ALTERNATIVE**	Existing underground utilities within the setback (gas, electric, sanitary sewer and fiber optic per site plan) prevent tree planting. Trees cannot be located within 6' of gas / electric lines, 10' of gas mains, or 15' of sanitary sewer / water mainlines, or within utility easements. Required trees replaced with shrub planting area below.
Shrubs in lieu of trees (alternative)	-	20 shrubs (#5 cont.)	**ALTERNATIVE**	Shrub planting bed provided where clear of utility conflicts. Low-water, xeric shrubs per plant schedule. Shrubs provide visual interest and partial screening of the parking / display area without root conflicts with utilities.
Living ground cover - 30% min. at maturity (6.2.2.F.2)	30% min.	100% (approx.)	**Exceeds**	Remainder of setback is existing native grass, to be preserved and protected during construction. No bare areas. Native grass meets xeric requirement and HB25-1113 (no nonfunctional turf).
Xeric planting between lot line and curb (6.2.2.G.1.d)	Xeric	Native grass / xeric shrubs	**Complies**	No irrigated turf proposed in the setback.
Walls / fences 25%+ opaque max. 3' ht. in setback (6.2.2.B.3)	3' max.	Wrought iron (open)	**Complies**	Wrought iron fence per site plan detail 11/2 is less than 25% opaque - verify location relative to setback.