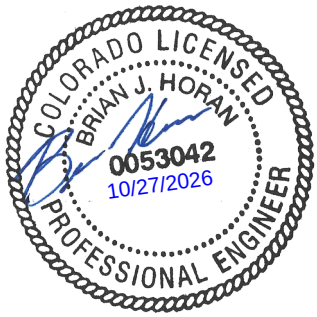
Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

To: El Paso County
Planning and Community Development

From: Brian Horan, PE, PTOE; Cooper Riddell-Brosig; Galloway

Date: October 27, 2026

Re: Mustang Ridge
Trip Generation Memorandum



INTRODUCTION

The intent of this memorandum is to satisfy the Trip Generation Analysis requirement as requested in support of an RVP rezoning application. Per El Paso County requirements, a trip generation letter would be required to summarize the proposed use for the RVP rezoning application. The following memorandum will address the existing conditions, proposed trip generation, and potential traffic impacts to the surrounding network.

BACKGROUND

This memorandum provides the results of a trip generation analysis performed in support of an approximately 140-acre lot located in El Paso County, Colorado. The site is located west of Meridian Rd, east of Butte Rd, and north of Old Pueblo Rd and is further identified as a portion of El Paso County Parcel Number 5700000128. The site is zoned Residential Rural District (RR-5) and is currently vacant. The site location is shown in Figure 1.

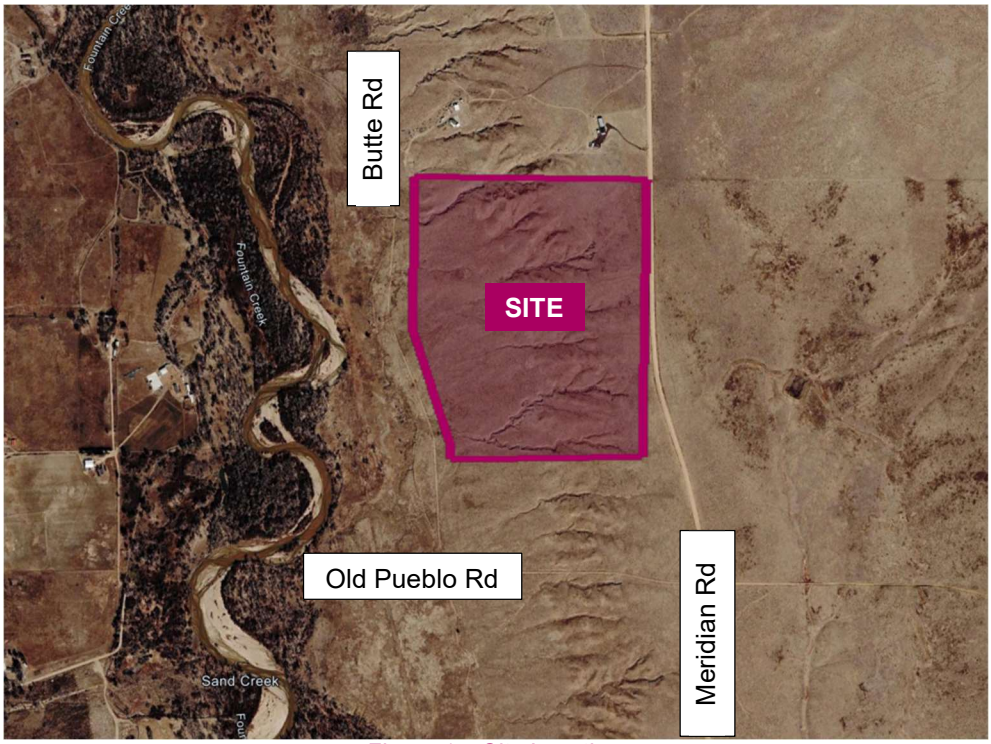


Figure 1 – Site Location

The Applicant is seeking to develop the subject site with a proposed RV Park use. Direct access to the subject site is proposed via a full movement access on Meridian Rd. A full-sized copy of the conceptual site plan is provided as Attachment I.

EXISTING CONDITIONS

As shown on the site plan provided as Attachment 1, the site is proposed to be accessed via a full movement access on Meridian Rd. Hanover Rd and Old Pueblo Rd provide regional access to the property. No roadway improvements were identified in the area.

Meridian Rd is classified as a rural minor collector by the County of El Paso and runs north-south. In the vicinity of the site, Meridian Rd is a two-lane unpaved roadway and has no posted speed limit. The intersection of Meridian Rd and Hanover Rd operate under one-way yield control.

Hanover Rd is classified as a rural minor collector by the County of El Paso and runs east-west. In the vicinity of the site, Hanover Rd is a two-lane paved roadway and has no posted speed limit. The intersections of Hanover Rd with Meridian Rd and Old Pueblo Rd operate under yield control.

Old Pueblo Rd is classified as a minor arterial roadway by the County of El Paso and runs north-south. It is an undivided two-lane paved roadway primarily providing access to I-25 and has no posted speed limit. The intersection of Old Pueblo Rd with Hanover Rd operates under yield control.

The Major Transportation Corridor Plan (MTCP) was reviewed to determine if any roadway improvements were anticipated in the immediate study area. No such improvements were identified. Old Pueblo Rd has a long-range project of 'rural county road upgrades', but the timing of this is undetermined and would not change access to the subject site. Additionally, at the time of this writing, no improvements from area development were identified that would impact the proposed development.

PROPOSED DEVELOPMENT AND TRIP GENERATION

As shown in Attachment I, the Applicant is proposing to develop the site with an RV Park use. As such, site trips of the proposed use are presented in Table 1.

Trip generation forecasts for the proposed use for the subject site were made based on rates/equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition and industry standard methodologies. In accordance with these ITE assumptions, and shown in Table 1, the proposed use would generate, at build out and full occupancy the following trips to the network:

- 11 new weekday AM peak hour trips (3 in/8 out),
- 14 new weekday PM peak hour (7 in/7 out), and
- 156 new average daily trips.

Based on this trip generation and the proposed site access it may be assumed that less than 8 additional turning movements would be added to any intersection movement during a given peak hour.

NETWORK IMPACTS

The surrounding network infrastructure and traffic control are established and the proposed full movement access on Meridian Rd is expected to operate acceptably. The proposed use would generate a minimal number of trips during the AM and PM peak hour and is expected to produce less than 8 additional turning movements to any given intersection approach. The proposed use would have no negative impact on the surrounding network operations.

The traffic impacts associated with the proposed use would be adequately accommodated by the constructed road network without the need for additional improvements.

CONCLUSION

As detailed above, the proposed use would generate a minimal increase in traffic to the existing network. The proposed change in use would have negligible impact on the surrounding network.

We trust that the information contained herein satisfies the request of El Paso County, CO. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.

Table 1

Mustang Ridge - El Paso County, CO

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Proposed [1]										
Campground	416	150	Campsites	3	8	11	7	7	14	156

Note(s):

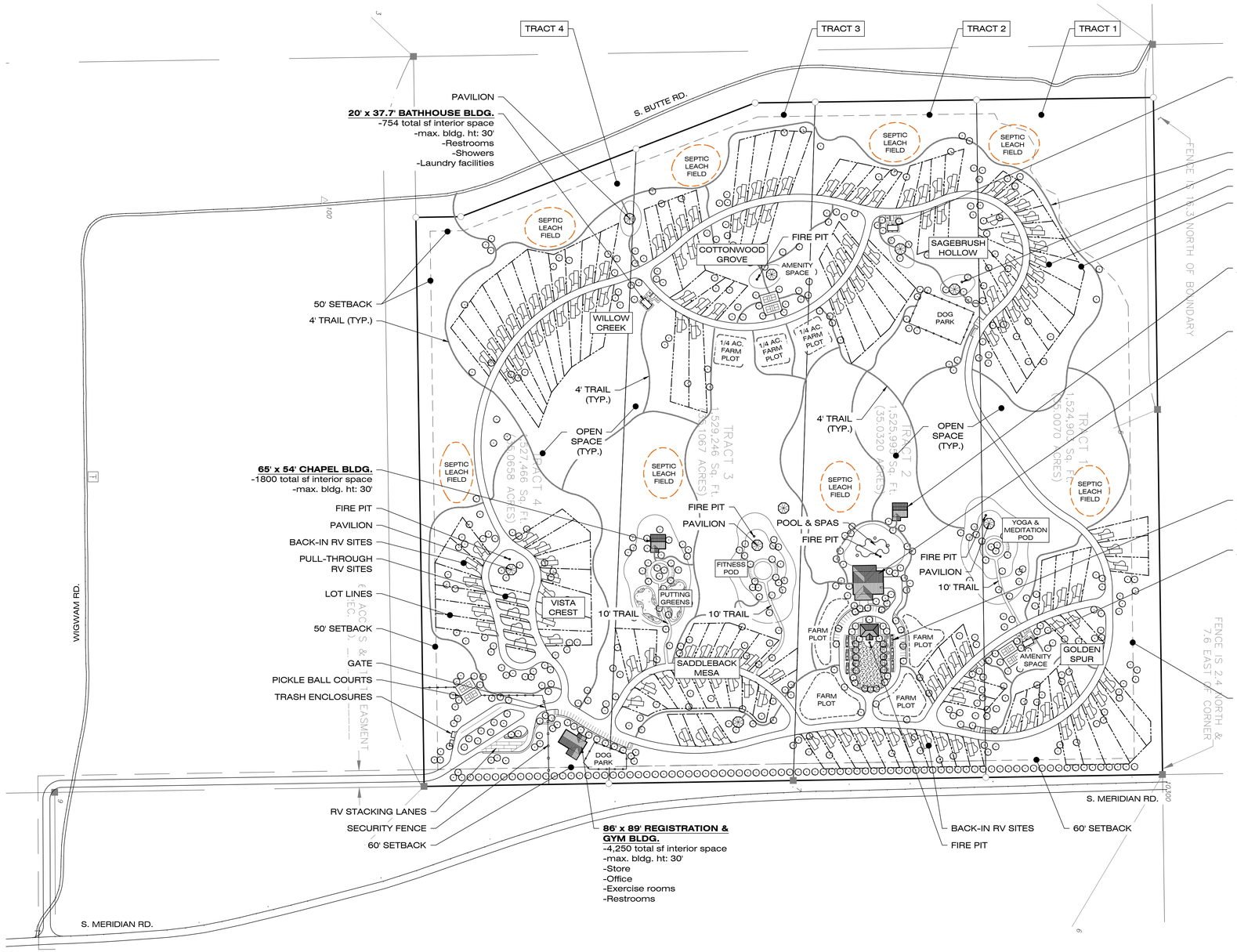
(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 12th Edition

Attachment I
RVP Zoning Map

MUSTANG RIDGE RV RESORT

RVP ZONING MAP

El Paso County, Colorado



SITE DATA

BACK-IN RV SITES
Luxury 65 deg. = 142

PULL-THRU RV SITES
Luxury 65 deg. = 4

TOTAL RV SITES = 146

NOTE:
AT THE SCHEMATIC / CONCEPTUAL LEVEL, THE NUMBER OF SITES IS AN APPROXIMATE ESTIMATE. ACTUAL NUMBERS OF SITES MAY VARY ON A FINAL SITE PLAN.

0 100' 200' 400'
SCALE:1"=200'

Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

OUTDOOR DESIGN GROUP
WWW.ODGDESIGN.COM
OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

MUSTANG RIDGE RV RESORT
El Paso County, Colorado

Owner / Applicant:
United Crystal, LLC
3 Churchill Dr.
Englewood, CO 80133

RVP ZONING MAP

Issue Dates

Date:	Notes:
10-13-26	RVP Zoning Map

PREPARED UNDER THE SUPERVISION OF

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

MATTHEW G. CORRION
COLORADO PLA #155

This document and the designs and ideas herein are the property of Outdoor Design Group, Inc. for use as an instrument of the professional services pursuant to the Agreement for this specific project between the Client and Outdoor Design Group. This document and the designs and ideas herein shall not be used for additional projects or for any other project or for any other commercial use without the written consent of Outdoor Design Group, Inc.

Sheet
2
Zoning Map