



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street, Suite 10, Colorado Springs, CO 80903, 719 | 633-9700

<http://www.gumanltd.com/>

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APPLICATION FOR SITE DEVELOPMENT PLAN | LETTER OF INTENT

Amended

JUDGE ORR ROAD RV PARK AND STORAGE | RV & Boat Storage

14010 Judge Orr Road | Peyton, CO 80831

OWNER:

Prairie Stone, LLC

APPLICANT:

William Guman & Associates, Ltd. | Planners and Landscape Architects

REQUEST AND JUSTIFICATION:

Site Development Plan – Recreational Vehicle Park

County-wide Policy Plan for El Paso County justification:

Goal 7.1 *Reasonably accommodate unique and special uses which provide value to the greater community and which can be made consistent with surrounding uses*

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

One existing residential dwelling unit (to remain) and several existing outbuildings are indicated on the *Rezone Map*. The existing residential dwelling unit is currently owner-occupied and will remain for use as a 'Caretaker Quarters' for the proposed RV Park. One or more existing outbuildings may be retained for use as maintenance equipment storage.

Existing adjacent roads to remain include Judge Orr Road, Colorado State Highway 24, and Cessna Drive. No other existing roads are present on the site.

Proposed facilities that will cater to RV Park guests may include the following at full buildout:

- Guard house/check-in facility
- Restroom/shower/laundry facilities
- Propane sales facility for RVs
- Public gathering/shade structures for picnics and barbeques
- Fenced dumpster enclosures
- Boat & RV storage, uncovered and covered

- Enclosed storage (mobile storage pods)
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County-wide Policy Plan for El Paso County justification:

Policy 6.1.16

Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.

TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:

35.03 acres

TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:

Up to 120 pad sites for occupied camping trailers, 5th wheels, motor homes, tents, and other mobile recreational vehicles, and up to 429 RV & Boat unoccupied storage pad sites and storage pods at full buildout.

NUMBER OF INDUSTRIAL AND COMMERCIAL SITES PROPOSED:

None.

APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:

Not applicable.

NUMBER OF MOBILE HOME UNITS AND DENSITIES:

No mobile home units are proposed.

TYPICAL RECREATIONAL VEHICLE PAD SITE SIZES: LENGTH AND WIDTH:

The proposed design of this recreational vehicle park will be prepared in accordance with **EPCLDC Table 4-6: Recreational Vehicle Setback Standards**. RV Park signage will comply with EPCLDC Chapter 6, and with the General Development Standards of Chapter 6.

Typical gravel-surface pad sites for recreational vehicles may range in size from 8'x42' for smaller pop-up tent trailers and camping trailers and their tow vehicle, up to 8'x58' for larger self-contained recreational vehicles with vehicles in-tow, and 25'x120' for ADA compliant sites with concrete pads. Space for tent-pad sites will also be provided with dimensions of 14'x20'.

Off-street parking spaces will be provided for tow vehicles and RV Park guests and for tent camping.

Boat & RV storage pad sites and pod sites range in size from 10'x20' for the pods to 15'x45' for the largest storage sites.

UTILITIES TO BE PROVIDED FOR RECREATIONAL VEHICLE PAD SITES:

For full-service pad sites:

- Electrical service pedestal
 - Potable water (yard hydrant)
 - Sanitary sewer connection capability
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Partial-service pad sites will have access to potable water (common yard hydrants adjacent to the proposed restroom and shower facilities) and one proposed common sanitary station (RV “dump station”).

All RV pad sites will have access to common restroom and shower facilities (four are proposed at full buildout), and a laundromat (four at full buildout).

IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED:

Phase 1 will be constructed to initially provide for up to 50 RV pad sites, one common sanitary station for recreational vehicles (note: all RV pad sites will be equipped with individual sewer hookup capability), 2 restroom and shower facilities with laundromat, propane sales, and RV & Boat storage for up to 429 units. Phase 1 may be constructed within the first year of the RV Park operation.

Phase 2 will be constructed to provide up to an additional 70 RV pad sites, and 2 restroom and shower facilities with laundromat. Phase 2 may be constructed within the second year of the RV Park operation.

PHASING SUMMARY TABLE:

	<u>RV Pad Sites*</u>	<u>RV & Boat Storage Sites**</u>
Phase 1	48	429
Phase 2	72	0
TOTAL:	120	429

* RV Pad Site = space for temporary camping with occupied recreational vehicle.

** RV & Boat Storage Pad Site = uncovered and covered storage purposes only, not intended for occupancy

County-wide Policy Plan for El Paso County justification:

Policy 6.1.4

Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.

ANTICIPATED SCHEDULE OF DEVELOPMENT:

Phase 1 of the recreational vehicle park is anticipated to commence buildout within 90 days from approval of all county required entitlements. Subsequent phases of development are anticipated to occur over a two year period following completion of Phase 1.

County-wide Policy Plan for El Paso County justification:

Policy 6.1.10

Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

HOW WATER AND SEWER WILL BE PROVIDED:

Phase 1 potable water will be provided via an existing commercial well. The CO state hydrologist has provided written verification that the existing well can provide sufficient water to serve up to 50 RV pad sites. It is proposed that all RV pad sites will be equipped with a yard hydrant to allow RV hookups to a potable water supply.

Phase 2 of the RV Park will require additional water. The owner of the property retains all water rights for the subject property, and may utilize them either by drilling additional wells or using them toward acquiring municipal water from one or more existing local water districts that may have sufficiency to also serve the RV Park.

The RV Park will utilize an Onsite Wastewater Treatment System (OWTS) that will not require State reviews. The OWTS design for the site will be prepared based on the results of the approved design flows and field investigations performed by Entech Engineering, Inc. The OWTS design will be coordinated with the El Paso County Health Department; observation of absorption field and septic system components will be provided in accordance with the EPCHD.

County-wide Policy Plan for El Paso County justification:

Policy 3.1.7

Carefully analyze each new development's proposed use of water.

Policy 10.1.2

Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

Policy 10.1.3

Consider, where feasible, the use of larger State-permitted septic systems (those over 2,000 gallons per day) as an alternative to the use of individual or smaller central systems for developments in outlying areas.

Policy 10.2.2

Carefully consider the availability of water and wastewater services prior to approving new development.

Policy 10.2.3

Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

The El Paso County Land Development Code allows for up to 25 RV units per acre for Recreational Vehicle Parks. The proposed Phase 1 density for the Honeywood RV Park is significantly less at 1.79 RV units per acre, with 48 RV pad sites 225 open air storage sites, 128 covered storage pad sites, and 76 storage pods proposed for approximately 26.67 acres. At full buildout, 120 RV pad sites and 429 RV & Boat storage pad sites and pods are proposed to be developed on 35.03 acres.

At full buildout the RV Park [as permitted by the Land Development Code, Chapter 5] may include:

- Community building or shelter
- Up to four common laundry and shower facilities
- Caretaker's quarters
- Uncovered and covered Boat & RV storage for up to 429 units
- Security guard house/check-in facility
- Enclosed storage comprised of 76 pods
- Propane and firewood sales station

- One common sanitary station for recreational vehicles

AREAS OF REQUIRED LANDSCAPING:

All RV Park site open space areas will be landscaped. As a minimum, all open spaces disturbed by new construction will be revegetated and established with native grasses. New deciduous trees may be provided to offer shade at individual RV pad sites and in common area picnic and public gathering areas.

Significant existing vegetation along the entire Judge Orr Road frontage will be preserved to provide a landscape buffer. A combination of deciduous and evergreen trees may be planted as a buffer along adjacent properties as required by El Paso County (EPCLDC Chapter 6 allows landscaping in these areas in lieu of a 6' height screening fence).

Landscape site amenities for individual RV pad sites may include:

- Picnic tables (some with shelters)
- Barbeque grilles (wood/charcoal burning)

Common area landscape site amenities may also include:

- Gazebo-type shelter for public gatherings
- Communal-type picnic tables and barbeque grilles
- Volleyball court (sand)
- Horseshoe pit

PROPOSED ACCESS LOCATIONS | ROAD SYSTEM:

Two points of access/egress are proposed onto Judge Orr Road; the primary point of access/egress aligns with existing Cessna Lane. A second point of access/egress is provided as required by the Falcon Fire Protection District for emergency use only.

An amendment letter to the Traffic Report (previously prepared and approved in 2008 for PUD zoning of the subject property) that specifically addresses traffic generated by a recreational vehicle park use for this site will be prepared as required by El Paso County. It is anticipated that traffic generation will be less for the RVP zone district with respect to the original report. Additional analysis is being prepared regarding the specific use which is intended to be provided for consideration of the proposed zoning.

All access to individual recreational vehicle pad sites will be via a hard surface/paved private interior road system; no direct access onto public roads will be provided. Private interior roads will be a minimum width of 25' (two-way) to satisfy fire code requirements. Private interior one-way roads will be a minimum width of 18'.

ADA COMPLIANCE:

Handicap-accessibility will be provided for proposed restroom and shower facilities and laundromat, and for common area amenities (i.e. public gathering spaces).

Twenty-two (22) ADA-compliant RV pad sites will be provided in Phase 1, and thirteen (13) ADA-compliant RV pad sites will be provided in Phase 2. ADA RV pad sites will be hard surface paved and be equipped with ADA-compliant picnic tables.

APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, NOT TO INCLUDE PARKING, DRIVE, AND ACCESS ROADS:

The EPCLDC for recreational vehicle parks requires a minimum of 8% area to be set aside as open space (not including parking, interior drives, and access roads).

A Preliminary Concept Plan prepared for the 48 pad site **Phase 1** of this RV Park project provides for:

• 341,021 sf Roadway	7.83 acres	29%
• 317,206 sf Setbacks, buffers, etc.	7.28 acres	27%
• 69,578 sf Occupied RV sites	1.60 acres	6%
• 139,528 sf Recreational Open Space	3.21 acres	12%
• 6,232 sf Structures	.14 acres	1%
• 3,600 sf Parking Spaces	.08 acres	0%
• 6,843 sf Trail	.16 acres	1%
• 223,107 sf Storage Areas	5.12 acres	19%
• 28,831 sf Detention Pond	.66 acres	3%
• 25,809 sf Septic Field	<u>0.59 acres</u>	<u>2%</u>
• 1,161,745 sf Total Site Area (Phase 1 Only)	26.67 acres	100%