



William Guman & Associates, Ltd.

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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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APPLICATION FOR PRELIMINARY PLAN | LETTER OF INTENT

JUDGE ORR ROAD RECREATIONAL VEHICLE PARK | RV & Boat Storage

14010 Judge Orr Road | Peyton, CO 80831

December 13, 2016

OWNER:

Prairie Stone, LLC

APPLICANT:

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

REQUEST AND JUSTIFICATION:

RVP – Recreational Vehicle Park Preliminary Plan

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*

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.

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

The 39.90 acre subject parcel at 14010 Judge Orr Road is zoned **RV-P Recreational Vehicle Park** by the Planning Commission on **October 18, 2016**.

RECEIVED VERSION

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One existing residential dwelling unit (to remain) and several existing outbuildings are indicated on the *Preliminary Plan*. The residential dwelling 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.

Proposed hours of operation for receiving recreational vehicle guests and for storage customers will be between 8:00a.m. and 8:00p.m., to further reduce traffic and noise impact to adjacent land owners.

Existing adjacent roads to remain include Judge Orr Road, Colorado State Highway 24, and Cessna Drive. No other existing structures or 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 and shower facilities
- Laundromat
- Convenience store (for RV guests)
- Propane sales facility for RVs
- Public gathering/shade structures for picnics and barbeques
- Fenced dumpster enclosures
- Truck and recreational vehicle repair garage
- Boat & RV storage, uncovered and covered
- Enclosed storage

The proposed RV Park will not provide for direct access onto State Highway 24, as restricted by CDOT. Two points of access/egress from Judge Orr Road are proposed. A Letter of Amendment to the previously prepared Traffic Study accompanies this application for Preliminary Plan.

WAIVER REQUESTS FOR REZONE:

None.

JUSTIFICATION FOR THE PRELIMINARY PLAN:

The site is presently zoned RV-P and may accommodate a recreational vehicle park and RV & Boat Storage (covered and uncovered) uses in accordance with the Land Development Code as indicated on the Preliminary Plan.

County-wide Policy Plan for El Paso County justification:

Policy 6.1.15

Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

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.

Policy 6.2.12

Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.

The Owner of the subject parcel engaged a nationally-recognized professional RV Park consultant who determined that a quality “destination” resort RV Park at this location is economically viable and could address a need for a quality full-service RV Resort.

Development of permanent structures within an RV Park as indicated on the Preliminary Plan is minimal. The proposed RV Park will provide for fully paved internal streets and hard-surfaced (i.e. recycled gravel) RV pad sites to minimize dust and noise for nearby adjacent property owners. Views from Judge Orr Road will be screened by existing and new landscaping to include trees, shrubs, and earth berms; this will also provide additional privacy for RV guests.

Onsite landscaping will include a mixture of evergreen and deciduous trees & turf grass to create an attractive ‘park-like’ environment for RV guests. Orientation of recreational vehicles where they are adjacent to Judge Orr Road will be perpendicular to minimize the view impact onto the site.

TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA:

39.90 acres

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

The Preliminary Plan indicates up to 174 pad sites for occupied motor homes, camping trailers, 5th wheels, tents, and other mobile recreational vehicles, and for up to 631 RV & Boat unoccupied storage pad sites at full buildout of the entire 39.90 acre parcel.

NUMBER OF MOBILE HOME UNITS AND DENSITIES:

No mobile home units or modular homes are planned for.

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 compacted recycled gravel-surface pad sites for recreational vehicles may range in size from 20’x40’ for smaller pop-up tent trailers and camping trailers and their tow vehicle, and up to 20’x100’ for larger self-contained Class ‘A’ type mobile homes with vehicles in-tow. Space for overnight tent-pad sites is also proposed.

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

Boat & RV storage pad sites will likely range in size from 12’x40’ to 12’x60’.

UTILITIES PROVIDED FOR RECREATIONAL VEHICLE PAD SITES:

For full-service pad sites:

- Electrical service pedestal
- Potable water (yard hydrant)
- Sanitary sewer connection capability

Partial-service pad sites will have access to potable water (common yard hydrants adjacent to the proposed restroom and shower facilities) and one common sanitary station (RV “dump station”).

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

The site is within the *Mountain View Electric Association* certificated service area and will continue to serve this area according to its extension policy. MVEA has indicated it has no objections to the Rezone Map Amendment for this parcel.

PHASED CONSTRUCTION:

Phase 1 - will be constructed to initially provide for up to 40 RV pad sites, one common sanitary station for recreational vehicles (note: all RV pad sites will be equipped with individual sewer hookup capability), restroom and shower facility, propane sales, and RV & Boat storage for up to 149 units. It is anticipated that Phase 1 will be constructed within the first year of the RV Park operation, based upon local market demand and economic trends.

Phase 2 - will be constructed to provide up to an additional 53 RV pad sites, additional restroom and shower facility, laundromat, and RV and Boat storage for up to an additional 423 units. It is anticipated that Phase 2 will be constructed within the second year of the RV Park operation, based upon local market demand and economic trends.

Phase 3 - will be constructed to provide up to an additional 81 RV pad sites, a third restroom and shower facility, and RV & Boat storage for up to an additional 59 units. It is anticipated that Phase 3 will be constructed within the third year of the RV Park operation, based upon local market demand and economic trends.

PHASING SUMMARY TABLE:

	<u>RV Pad Sites*</u>	<u>RV & Boat Storage Sites**</u>
Phase 1	40	149
Phase 2	53	423
Phase 3	<u>81</u>	<u>59</u>
TOTAL:	174	631

* 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.

The development of the RV Park will be incrementally phased to allow for efficient and economical development of facilities and services.

An **Onsite Wastewater Treatment System** (OWTS) and development of existing onsite water for exclusive use by the RV Park will occur in the first phase of development. An OWTS plan accompanies this Preliminary Plan application

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.

The proposed RV Park will not create disproportionately high demand on public services and facilities at this location.

The Onsite Wastewater Treatment System (OWTS) was designed by a Colorado Licensed Engineer and submitted for review, which will eliminate the need for connection to any existing wastewater systems.

Water requirements for Phase 1 of the RV Park site will be provided via an existing onsite well that extends water service internally, and will not require extension or expansion of existing water systems. Future phases of development may require additional wells to be drilled on site; the owner has vested water rights (Denver aquifer) and acquiring additional water rights to extend service to Phase 2 and Phase 3 will not be required.

A Letter of Amendment to the current traffic study for the site as PUD prepared by the transportation and traffic consultant further demonstrates that traffic impact will be reduced appreciably when the site is rezoned to RVP.

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 and 3 of the RV Park will require additional water. The owner of the property retains all water rights (Denver aquifer) 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.

The proposed *density of development* for a RV Park was calculated and evaluated by the Owner and Project Planner prior to submitting this request for Rezone. Based upon industry-recognized standards for recreational vehicle water use it was verified that an existing commercial well on this site could accommodate water and wastewater service for up to 250 occupied recreational vehicles, two shower and restroom facilities, and a laundry facility.

Design of an Onsite Wastewater Treatment System (OWTS) will fully comply with all aspects of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCS) design criteria manual, and the Colorado Primary Drinking Water Regulations.

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 Judge Orr Road RV Park is significantly less, with 50 RV pad sites and 100 RV & Boat storage pad sites proposed for approximately 15.36 acres. At full buildout, up to 174 RV pad sites and 631 RV & Boat storage pad and POD sites are proposed to be developed over the entire 39.90 acre site.

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

- Community building or shelter
- Up to three common restroom and shower facilities
- Caretaker's quarters
- Security guard house/check-in facility
- One common sanitary station for recreational vehicles

Additional other uses at full buildout for the exclusive use of RV Park guests may include:

- Uncovered and covered Boat & RV storage for up to 580 units
- Propane and firewood sales station
- Laundromat facility
- Small convenience store
- Truck and recreational vehicle repair garage
- Enclosed mobile storage 'POD' units

AREAS OF REQUIRED LANDSCAPING:

A landscape plan has been submitted with the Preliminary Plan. All developed RV Park site 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 are 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 is to be preserved to provide a landscape buffer along the entire road frontage. A combination of deciduous and evergreen trees will 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 include:

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

Common area landscape site amenities 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 (note: one point of access had been previously approved by the county for the subject property).

A Letter of Amendment to the Traffic Report (previously prepared and approved by EPC BoCC in 2008 for PUD zoning of the subject property) that specifically addresses traffic generated by a recreational vehicle park use for this site was prepared and accompanies the Preliminary Plan, as required by El Paso County.

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 are a minimum width of 28' (two-way) to satisfy Fire Code requirements. Private interior one-way roads are a minimum width of 24'.

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).

Two ADA-compliant RV pad sites will be provided in Phase 1, Phase 2, and Phase 3. 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 40 pad site **Phase 1** of this RV Park project could provide for:

• 368,082 sf Revegetated Open Space/Landscaping	8.45 acres	55%
• 153,767 sf Asphalt Pavement	3.53 acres	23%
• 107,158 sf Recycled Aggregate pad sites	2.46 acres	16%
• 40,075 sf Trails, misc.	<u>.92 acres</u>	<u>6%</u>
• 669,908 sf Total Site Area (Phase 1 Only)	15.36 acres	100%

The figures included in this Table are subject to change. A Final Plan to be prepared and submitted for county review will provide updated and accurate percentages of all categories proposed for this development.

END LETTER OF INTENT



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Judge Orr Road RV Park Final Submittal

- Two 24x36 sets of the final development plan.
- Two 24x36 sets of the final drainage, erosion control and grading plans.
- Two 24x36 sets Final Utility and Service Cover plans
- Two 24x36 sets of the final septic, on-site wastewater plans
- Two Private Detention/Stormwater Quality Best Management Practice Maintenance Agreement and Easement
- Two Grading, Erosion Control and Stormwater Quality Report (SWMP)
- Two Stormwater Best Management Practices Inspection and Maintenance Plan (IM Plan)
- Two Financial Assurance Estimate Form
- Two Preliminary/Final Drainage Report
- Two GeoHaz report, design flow letter, and test pit letter
- Two 24x36 lighting / photometric plans
- ~~Two Letter of Amendment Traffic Reports~~
- Maintenance Agreement
- Responses to Staff Comments