



Lazy Y Rockin' J RV Park Rezone and Development Proposal – FAQ

Operations:

The park will be high quality, maintaining a clean, safe, and enjoyable environment for guests will be a high priority. Similar to a hotel, guests will be required to abide by campground rules as part of the check in process. Any campers not abiding by the rules will be excused. Rules will include:

1. Establishing quiet times at night and limits on volume of noise
2. Maintaining control of trash, especially when its windy
3. Assuring that all pets are always under control
4. Incentivizing responsible water usage
5. Open fires will be limited and will not be allowed at any time there is a risk
6. No RVs will be allowed that are older than 15 years or are in disrepair.
7. Tent camping visits will be limited to no more than 10 days to 2 weeks
8. The park will be closed for winter months.

In conjunction with the rezone request to RVP (Recreational Vehicle Park), there is a request to rezone an adjacent parcel to RR-5 to accommodate a new single-family home for the owners of the park to live in. The owners will also be neighbors to the park and have a vested interest in its continued maintenance and quality operations.

The park will maintain minimal lighting to ensure night sky viewing for guests and the surrounding community. Additionally, a small, on-site camp store will be provided to minimize local trips to and from the site for basic camping needs.

Public Safety:

- Given the camper target market, the quality and management of the park, issues are expected to be minimal and less than the population at large. The park owners will maintain regular dialogue with the Peyton Fire Department and the El Paso County Sheriff's department

Compatibility of Uses:

Land Use:

- The existing site has a history of commercial uses to include a lumber yard, a commercial vehicle repair business and a manufacturing business.
- The surrounding area does have several commercial uses currently in operation.

Buffering:

- In accordance with El Paso County development codes, the site will be buffered from adjacent parcels with landscaping and/or 6' opaque fencing. In addition to keeping the existing mature trees on the site, additional landscaping will be added throughout the site.



Traffic:

How will this development impact the roads and traffic patterns in the area?

- The rezoning request requires a traffic memo to be submitted to the county with CDOT as a third-party reviewer. The initial traffic study finds that Peyton Highway has adequate capacity, this finding was verified through a request by CDOT for traffic counts at Highway 24 and Peyton Highway. Additionally, the park will be required to pay County impact fees that will be applied to the county road budget which is intended to address maintenance needs of county roads.

Access and Visibility:

- The existing access will be maintained but only as an access point for the proposed single-family residence to be built for the park owners. There will be no access to the RV park from this access point.
- A new access point serving the RV park is proposed on the north side of the site for safety concerns of park guests as well as Peyton Highway as there is better visibility in this location

Utilities and Resource Management:

Water Resources:

- The water rights necessary to support this project are secured. The Denver aquifer will serve this development and has adequate capacity.
- On-site landscaping will be watered by drip systems, reducing water consumption.

Sanitary Sewer:

- An on-site water treatment system plan will be submitted to the Colorado Department of Public Health and Environment for a system that has sufficient capacity to treat the needs of the park.
- Sanitary sewer system (OWTS) will require a licensed operator. LJR will engage a properly licensed operator to perform the required tasks, and will be responsible for all other related maintenance responsibilities.

Stormwater Management:

- A detailed drainage report will be submitted with the Development Plan application. The park will require stormwater management and a detention pond to release stormwater per state and county requirements.