

Planning Commission,

Thank you for taking the time to listen to the Peyton community's concerns regarding the rezone for PCDFile# RVP231 from A-35 to RVP zoning.

I would like to recognize Tom Bailey, Sarah Brittain Jack, Jay Carlson, Becky Fuller, Tim Trowbridge and Eric Moraes, who were all integral in creating the most recent version of Your El Paso County Master Plan, voted on and adopted only 3 years ago on May 26, 2021, along with the Chair of the Master Plan Advisory Committee, Andrea Barlow of NES and 3,800 community members who were key voices in creating the Master Plan.

One of the Key Outreach Themes of Your El Paso County Master Plan on Page 6 is *"Maintaining the [in bold] **established character** of unique areas throughout the County while effectively accommodating and managing growth;"* In fact, on Page 8, Your El Paso County Master Plan goes on to discuss a *"Key Planning Consideration"* of *"Existing Land Use"* stating

"Existing land use and development patterns are one of the most influential and key planning considerations that set the context in which planning takes place." It goes on in the next section under *"Rural"* to say *"The character of these areas is generally rural, remote, or distanced from high activity and higher density areas."* Continuing on page 8, *"Large Lots"* are discussed, which is the place type for the project site being discussed. It states that *"These areas have a median lot size of approximately 5 acres."*

This is true for the RR-5, A-35, and A-5 zoned parcels that surround the project site in all directions. It has been this way for decades and remains unchanged to this day.

Continuing on Page 9 of Your El Paso County Master Plan, another *"Key Planning Consideration"*, *"Environmental Considerations"* states that *"A key component of El Paso County's character, and arguably the most prominent, is the natural environment. As such, the natural environment should be protected and bolstered whenever possible."*

Besides clearly desiring to maintain the rural character and lifestyle of unincorporated communities, such as Peyton, the most important section of Your El Paso County Master Plan, as it pertains to the project site is Section 3: Land Use, found starting on Page 16. It states:

"Land use is a fundamental core component of any comprehensive plan and represents the first building block upon which other plan components are structured. And while it may be one of the first things addressed while developing a plan for the future, it is not the first thing people intuitively think of when asked to describe where they want to live. When people think about where they live or where they want to live, they typically don't reflect on land use or parcel size or road width, but rather they tend to think about the place. They think about their home and their neighborhood, about what restaurants and coffee shops are nearby, if they can bike to work or catch a bus to the grocery store, if

they can see the night sky or walk through nature on a trail or live on an open range without any neighborhoods for several miles. You think about the place.

*In response to thinking about where we live more intuitively, **Your El Paso County Master Plan** focuses primarily on place rather than land use as an initial building block....*

This approach to land use retains established places, identifies opportunities for growth, and provides strategies to mitigate impacts on natural environments.”

Land Use Goal 1.1 is to *“Ensure compatibility with established character and infrastructure capacity”*

It is clear that the proposed RVP rezone, accommodating 110 RV sites is not compatible with the rural and agricultural, low density, character and lifestyle of the unincorporated Peyton community. It will also inevitably put a strain on the existing struggling road infrastructure that Your El Paso County Master Plan calls out as already being underfunded.

Page 18 of Section 3: Land Use discusses Small Towns & Rural Communities. It states

“...unincorporated rural communities have commercial uses and community facilities that serve surrounding residents and create a sense of community.... Additional commercial uses within these communities improves access to necessary goods and services such as grocery stores and gas stations.”

The proposed RV Park will not provide services to the community, as it will be accommodating an ever-changing customer base passing through the area as there are few amenities to keep visitors in Peyton. The community does not have a gas station, not a single restaurant, a grocery store or anywhere to fill a propane tank. Furthermore, the discussed trails are far from the RV Park site, only connected by a highway with currently no sidewalk or safe way to access the Rock Island Trail, as you must cross Highway 24, which does not have a light or pedestrian crosswalk. Page 117 under Section 10: Recreation & Tourism in Your El Paso County Master Plan shows the site is a 5-10 minute drive to a County Park, meaning it would be a much longer bike ride, unlikely to be made by visitors unfamiliar with the area. Additionally, Maggie’s Corner Store, owned by Peyton residents, is one commercial business in Peyton that could potentially benefit from this project, and they strongly oppose this rezone and project due to the RV Park’s camp store diverting any economic benefit they might experience from the project. Lastly, community members who RV regularly have stated they would never stay in an RV Park within their own community, as the point of RVing is to travel away from home.

Continuing on to Page 22 of Your El Paso County Master Plan, the site falls into the category of “Minimal Change: Undeveloped” which is described as follows:

“The character of these areas is defined by a lack of development and Presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment

will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.”

The proposed 110 site RV Park is not limited in scale and expects 110 RV's in and out of the site daily. This alters the essential character of the rural and agricultural residential area significantly.

Page 23 of Section 3: Land Use discusses “Placetypes” and the allowable “Land Uses” for the specific placetypes. It states:

“Primary land uses are those that are most prominent and play a pivotal role in characterizing the placetype. Supporting land uses are less prevalent and serve an ancillary function that complements the primary land use.” “Zoning is a regulatory tool used to implement the placetypes. The list of primary and supporting land uses enables placetypes to be related to established zoning districts.” “Multiple zoning districts can be present in a placetype as long as they complement one another and support the general character of the place type.”

The next section “Align with Placetypes” states:

“Placetypes are the foundation of the Master Plan and the first priority for future growth and development in the county. Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines. It is imperative that all development align with the placetypes to ensure the desired character of every part of the County, and provide appropriate density and use transitions to occur between differing placetypes.”

The RVP proposed rezone is a “Large Lot” Placetype. The Placetype/Land Use chart on page 23 shows that the only Primary Land Use for this Placetype is “Single-Family Detached Residential”, described on page 26 as “generally occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic.”

If the 29.4215 acre parcel in discussion, was subdivided as directed in compliance with the Primary Use for the Large-Lot Placetype, it would have under 12 residential sites. This is a vastly different use from 110-non residential, ever changing RV sites.

Supporting Land Uses for Large Lot Placetypes in the chart include “Agriculture, Commercial Retail, Commercial Services, and Parks & Open Space”. The proposed project does not fall into any of these categories for Supporting Land Use. The closest Supporting Land Use in the chart that it could fall under is Tourism Commercial, as it seeks to attract those from outside of the Peyton Community to stay as they pass through the area, as discussed in the Letter of Intent. Tourism Commercial is not a Supported Land Use for this Placetype.

The proposed land use or zone district is NOT compatible with the existing and permitted land uses and zone districts in all directions thus making the application NOT in general conformance with the Master Plan, contrary to claim of general conformance in the Letter of Intent submitted by NES.

Page 24, Section 3: Land Use continues to discuss the Rural Placetype, which the majority of the land uses and zone districts in all directions are classified as. It states:

“The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved... As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by proactively permitting changing areas contiguous to existing development to another placetype.”

It is clear that the existing placetypes surrounding the proposed RVP rezone site are Rural in character. Changing the zoning of one parcel to a zoning that will not benefit the community inherently makes it not compatible with the land uses and zone districts in all directions. When only the owner of the parcel benefits from the rezone and RV Park project, it should be considered leapfrog development and be discouraged.

Page 26, Section 3: Land Use discusses the site's Placetype, "Large-Lot Residential" which states that this placetype *“supports the rural character of the County while providing for unique and desirable neighborhoods.”* On page 27, Your El Paso County Master Plan states, *“Function of Supporting Uses: The focus of Large-Lot Residential is intertwining residential uses with the County's treasured natural environment without disruption or degradation.”*

A 110-site RV Park is not a neighborhood, as it exists for non-residents to stay for only a short period of time. Additionally, the 143 opposition letters, including letters from the Peyton School District Superintendent and the Peyton School District Board of Directors, prove that it is not desired within the community.

Page 33, Section 3: Land Use discussed "Rural Center" which the unincorporated town of Peyton, North of Highway 24, is classified as in Your El Paso County Master Plan. It states that *“...Rural Centers provide commercial options to the residents in these areas.”* The limited resources in the Rural Center of Peyton are not intended for tourism and 110 RVs.

Page 64 discusses *“Rural Character: ...When a developer begins the planning process, the County must continue to carefully analyze each proposal for compatibility with the natural environment and the rural character.”*

Page 65 discusses *“Large-Lot Residential: Within the Large-Lot residential placetype, conservation design should be primarily utilized for preserving El Paso County's rural character defined by large swaths of open space with minimal development... Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas.”*

A 110-site RV Park is not compatible with the rural character, does not leave large swaths of open space, is not minimal development, and does not protect farmland or scenic views for the rural and agricultural parcels surrounding the proposed RVP rezone site.

Page 142: "Implementation" of Your El Paso County Master Plan states:

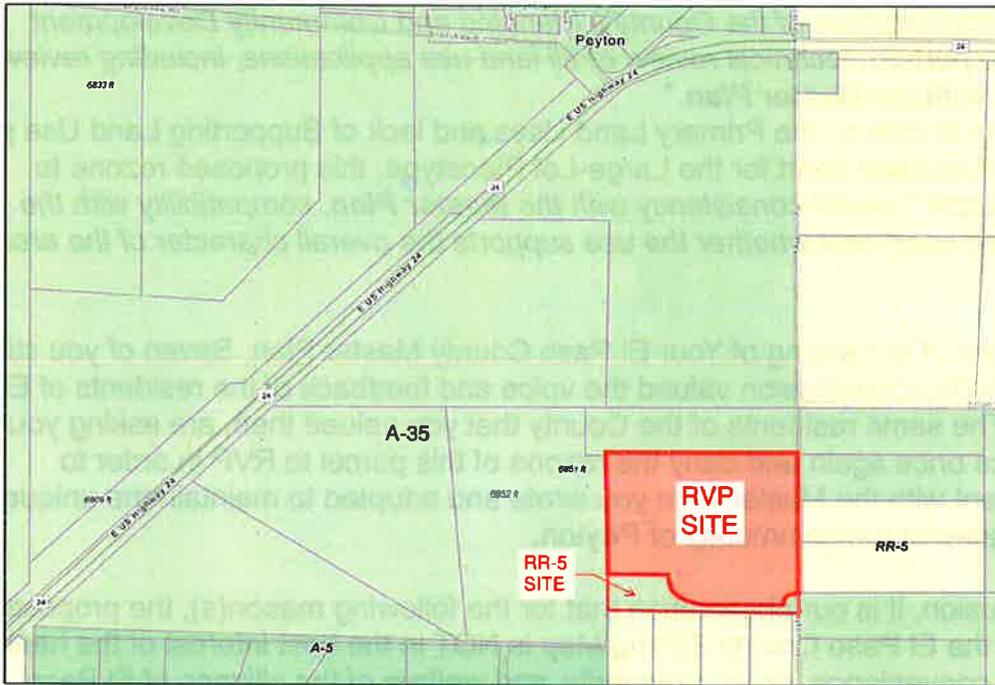
*“One of the functions of the County’s Planning and Community Development (PDC) staff is to perform technical review of all land use applications, including review for consistency with the **Master Plan**.”*

As clearly shown by the Primary Land Uses and lack of Supporting Land Use per the previously discussed chart for the Large-Lot Placetype, this proposed rezone to RVP does not show *“overall consistency with the **Master Plan**, compatibility with the surrounding land uses, and whether the use supports the overall character of the area.”* (pg 143).

At the time of the writing of Your El Paso County Master Plan, Seven of you still serving on Planning Commission valued the voice and feedback of the residents of El Paso County. The same residents of the County that you valued then, are asking you to value their voice once again and deny the rezone of this parcel to RVP in order to remain consistent with the Master Plan you wrote and adopted to maintain the unique and rural character of the community of Peyton.

In conclusion, it is our observation that for the following reason(s), the proposed amendment of the El Paso County Zoning Map is NOT in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County:

- The application is not in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.
- The proposed land use or zone district is not compatible with the existing and permitted land uses and zone districts in all directions.



December 21, 2023

- Commissioner Districts
- A-35: Agricultural (35 acres)
- Parcels
- RR-5: Residential Rural (5 acres)
- County Zoning
- A-5: Agricultural (5 acres)

PRELIMINARY PLANT SCHEDULE

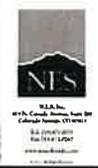
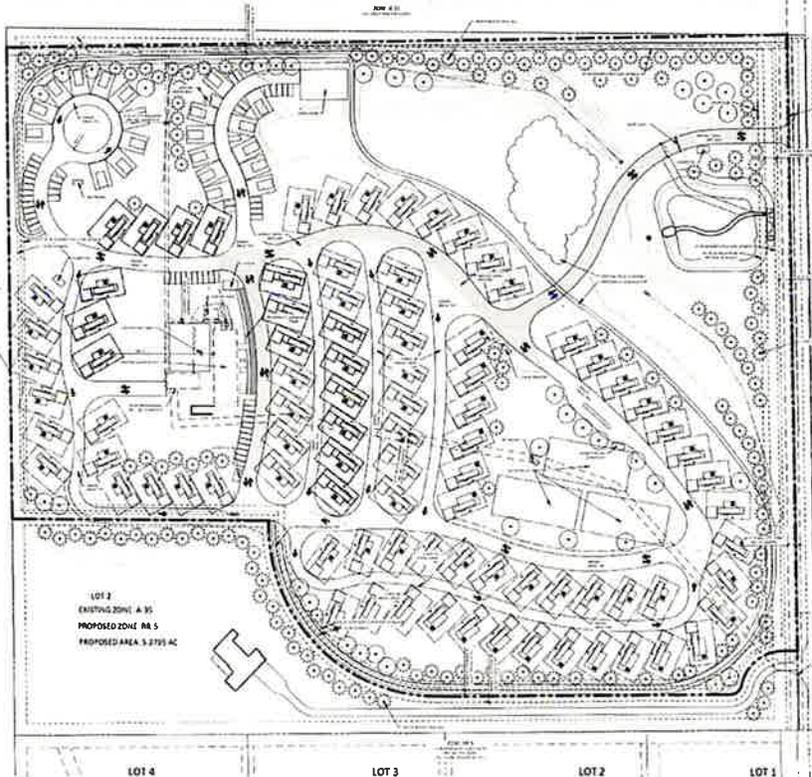
- 20' Diameter Tree 30'
- 12' Diameter Tree 15'

LANDSCAPING BUFFER PLANTING REQUIREMENTS

- NORTH LANDSCAPING BUFFER 1.195' BOUNDARY LENGTH**
REQUIRED TREES 1/25' 12' 7' 11' PROPOSED
- EAST LANDSCAPING BUFFER 1.211' BOUNDARY LENGTH**
REQUIRED TREES 1/25' 11' 7' 14' PROPOSED
- SOUTH LANDSCAPING BUFFER 1.295' BOUNDARY LENGTH**
REQUIRED TREES 1/25' 12' 7' 11' PROPOSED

OPEN SPACE REQUIREMENTS

- REQUIRED OPEN SPACE 2.4 AC
- PROPOSED OPEN SPACE 4.2 AC



Lazy Y Rockin' J RVP

RAV SITE PLAN

SITE PLAN

LAND USES

PLACETYPES	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	○																	○	
Large-Lot	○		●					○												
Suburban			●	○				○												
Urban Residential			●	●	○			○												
Rural Center			●	○	●			●												
Regional Center				○	●			●												
Employment Center								○					●							
Regional Open Space																	●			
Mountain Interface								○									○			
Military								○									○			
Utility																				●

Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 Supporting Land Use: Less prevalent and serve to support the primary land use.

Zone Map 322

- El Paso County -

Development Services Department

Zoning Designations

RR-20000: Residential Suburban (20,000 sq. ft.)	F-5: Forest & Recreation (5 acres)
RR-6000: Residential Suburban (6,000 sq. ft.)	PUD: Planned Unit Development
RR-5000: Residential Suburban (5,000 sq. ft.)	CC: Commercial Community
RR-12: Residential Multi-Dwelling (12 DU/acre)	CR: Commercial Regional
RR-30: Residential Multi-Dwelling (30 DU/acre)	CS: Commercial Service
RR-0.5: Medium-Density Rural (0.5 acres)	I-2: Limited Industrial
RR-2.5: Residential Rural (2.5 acres)	I-3: Heavy Industrial
RR-5: Residential Rural (5 acres)	A-5: Agricultural (5 acres)
R-1: Residential - Topographic	A-35: Agricultural (35 acres)
MHP: Mobile Home Park	CC-1: ** Commercial
MHP-R: Mobile Home Park, Rural	CC-2: ** Commercial
MHS: Mobile Home Subdivision	M-1: ** Industrial
RVP: Recreational Vehicle Park	M-2: ** Planned Development

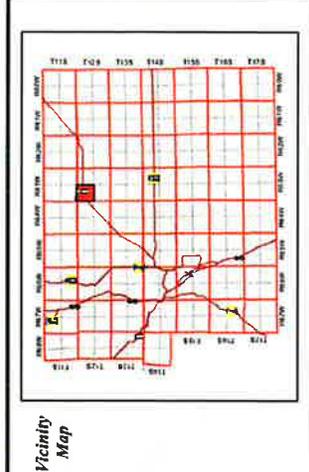
™ Indicates an obsolete designation

Supporting Data

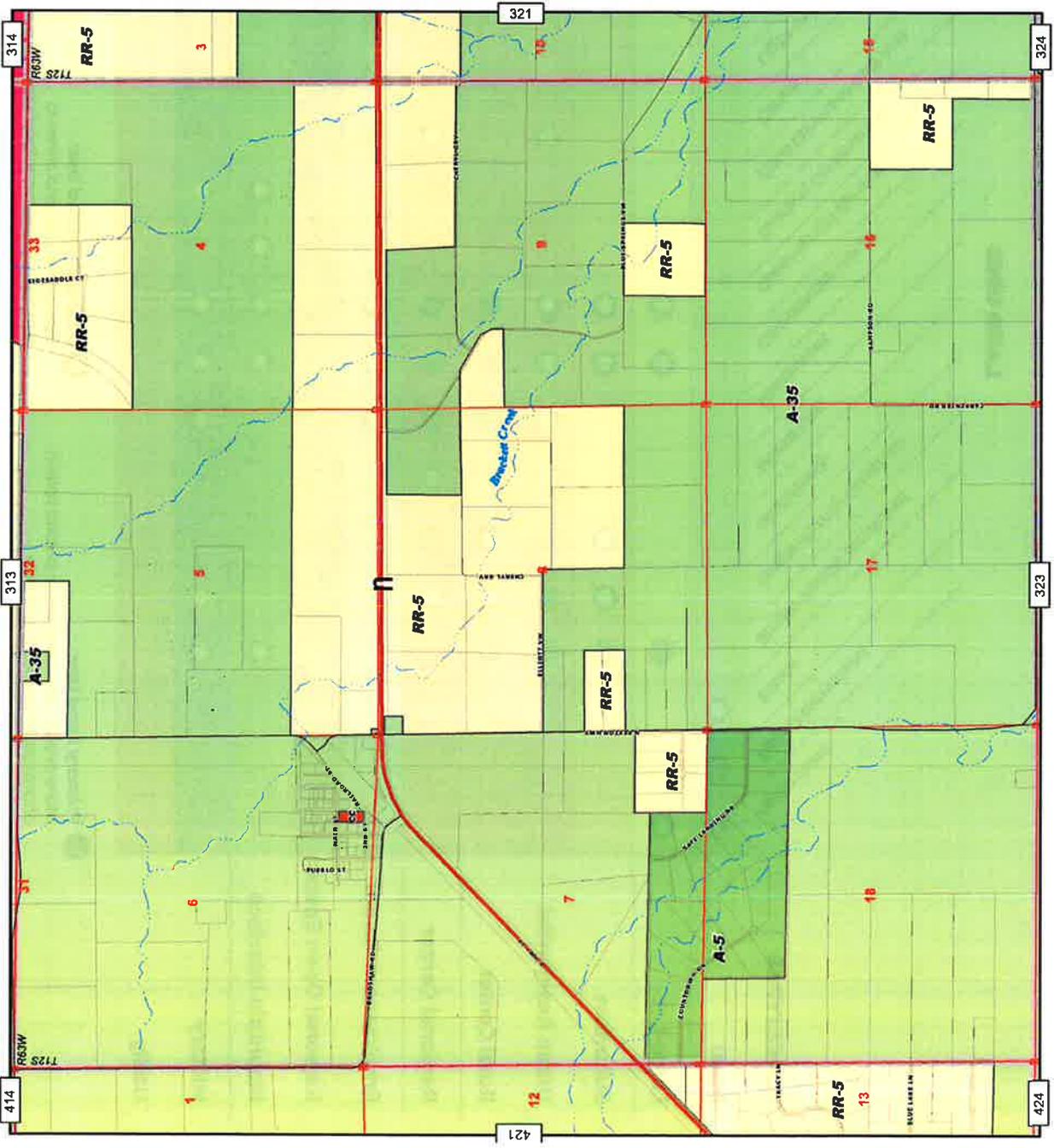
- Highways
- Major Roadways
- Creeks - Perennial
- Creeks - Intermittent
- Section Corner Needs
- Sections
- Parcels
- Military
- Plex National Forest
- Incorporated Cities
- Zone Map Boundary
- Zoning Ordinance
- Special Uses

1:600 800 0 1,600 Feet
1 inch = 1,600 feet

April 10, 2017



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Chapter Three

GENERAL ZONING DISTRICTS

3.1. ESTABLISHMENT OF ZONING DISTRICTS

Table 3.1 lists the general zoning districts included in this Code. General zoning districts are base zoning districts.

Table 3.1, List of Established Zoning Districts

Symbol	Name
A, Agricultural and F, Forestry Districts	
F-5	Forestry and Recreation
A-35	Agricultural
A-5	Agricultural
RR, Residential Rural Districts	
RR-5	Residential Rural
RR-2.5	Residential Rural
RR-0.5	Residential Rural
RS, Residential Suburban Districts	
RS-20000	Residential Suburban
RS-6000	Residential Suburban
RS-5000	Residential Suburban
RM, Residential Multi-Dwelling Districts	
RM-12	Residential Multi-Dwelling
RM-30	Residential Multi-Dwelling
Commercial Districts	
CC	Commercial Community
CR	Commercial Regional
CS	Commercial Service
Industrial Districts	
I-2	Limited Industrial
I-3	Heavy Industrial
Zone Districts Removed from Land Development Code per Resolution 12-008	
CN	Commercial Neighborhood
CO	Commercial Office
I-1	Research and Development

3.2. ZONING DISTRICT PURPOSES

3.2.1. A, Agricultural and F, Forestry District Purposes

(A) F-5, Forestry and Recreation District

The F-5 zoning district is a 5 acre district intended to accommodate the conservation of forest resources, protect the natural environment and preserve open space, while accommodating limited residential use.

(B) A-35, Agricultural District

The A-35 zoning district is a 35 acre district primarily intended to accommodate rural communities and lifestyles, including the conservation of farming, ranching and agricultural resources.

(C) A-5, Agricultural District

The A-5 zoning district is a 5 acre district primarily intended to conserve agricultural resources and ranching operations and accommodate limited residential use.

3.2.2. RR, Residential Rural District Purposes

(A) RR-5, Residential Rural District

The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development.

(B) RR-2.5, Residential Rural District

The RR-2.5 zoning district is a 2.5 acre district intended to accommodate low-density, rural, single family residential development.

(C) RR-0.5, Residential Rural District

The RR-0.5 zoning district is a .5 acre district intended to accommodate rural residential uses where urban services are generally available.

3.2.3. RS, Residential Suburban District Purposes

(A) RS-20000, Residential Suburban District

The RS-20000 zoning district is a 20,000 square foot district intended to accommodate larger lot, single-family residential development with available urban services.

(B) RS-6000, Residential Suburban District

The RS-6000 zoning district is a 6,000 square foot district intended to accommodate single-family residential development.

(C) RS-5000, Residential Suburban District

The RS-5000 zoning district is a 5,000 square foot district intended to accommodate single-family and two-family residential development.

3.2.4. RM, Residential Multi-Dwelling District Purposes**(A) RM-12, Residential Multi-Dwelling District**

The RM-12 zoning district is a 12 dwelling unit per acre district intended to accommodate moderate density single-family attached and low-density multi-dwelling development.

(B) RM-30, Residential Multi-Dwelling District

The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.

3.2.5. Commercial District Purposes**(A) CC, Commercial Community District**

The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.

(B) CR, Commercial Regional District

The CR zoning district is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region.

(C) CS, Commercial Services District

The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

3.2.6. I, Industrial District Purposes**(A) I-2, Limited Industrial District**

The I-2 zoning district is intended to accommodate light industrial and manufacturing activities, which are generally clean, quiet and free from objectionable or dangerous nuisance or hazard.

(B) I-3, Heavy Industrial District

The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.

3.3. USES AND STANDARDS**3.3.1. Allowed, Special, Accessory, Temporary and Prohibited Uses**

The allowed, special, accessory, temporary and prohibited uses in the zoning districts listed in Table 3-1 are shown in the Use Table in Chapter 5.

3.3.2. Use and Dimensional Standards

All uses and development are subject to the Use and Dimensional Standards in Chapter 5.

3.3.3. General Development Standards

All uses and development are subject to the General Development Standards in Chapter 6.