

# CASE NO. GDP25-001 MAY FARMS RV RESORT & SANCTUARY GENERAL DEVELOPMENT PLAN

**Public Hearing** 

December 2, 2025 Presenter: Kat Hammer



#### Proposal:



#### **Applicant:**

John Paul Seman Jr. on behalf of May Farms RV Resort and Sanctuary at Byers LLC

#### Request:

Approval from the Board of County Commissioners of a GDP for a 150acre parcel located south of E. Colfax Avenue, west of Highway 36, in Byers.

#### Proposal:

#### Planning Area 1:

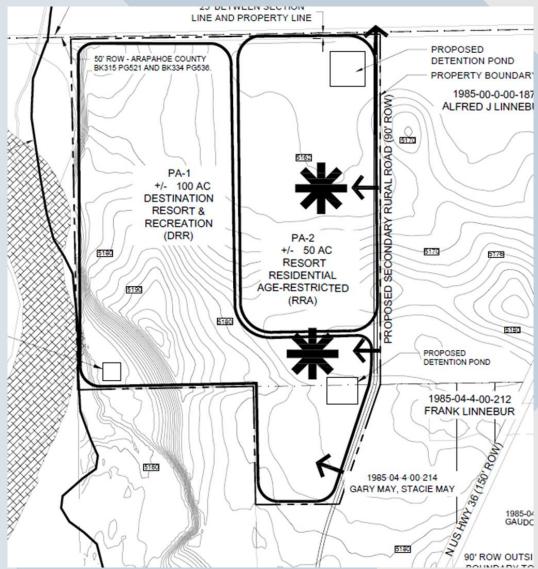
**Destination Resort and Recreation** 

- RV and campground sites
- Short-term rental accommodations (glamping/cabins)
- Some employee housing
- Water park
- General store
- Clubhouse
- Local retail
- Agri-tourism

#### Planning Area 2:

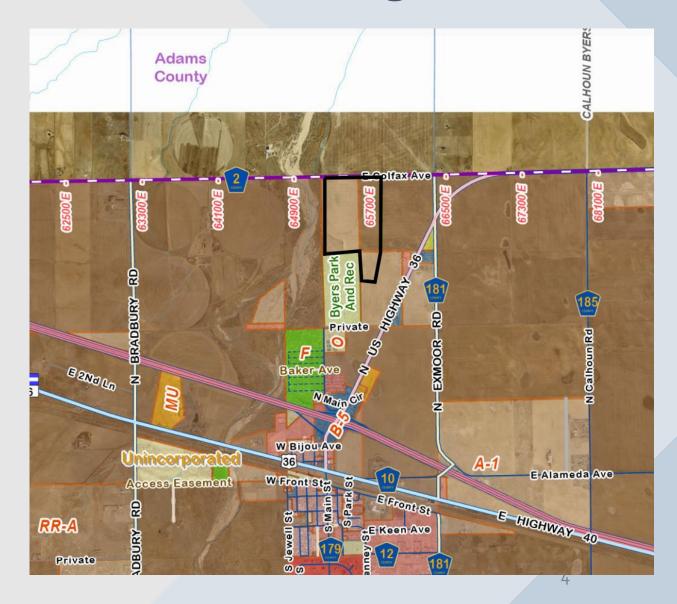
- Resort Residential Age-Restricted
- Deed-restricted
- Community amenities like a clubhouse, fitness and wellness center, pools, and social gathering areas
- Supporting neighborhood services







### Location & Zoning



Adjacent property is not within a subdivision and is zoned and used for agricultural purposes except for the open space to the south

### Background:



The property is unplatted and zoned A-1, and A-E and is vacant

Update to the Byers Sub-Area Plan

Advisory Committee with representatives from several agencies in Byers. Mr. Gary May was a member

He was also involved in the planning process for the original Byers Sub-Area Plan



## Neighborhood Outreach and Public Comment:



Applicant mailed notice of this application to property owners within ¼ of a mile of the subject property on March 17, 2025, prior to formal application to the County

The applicant held meeting with the fire district, school district, local businesses and other community leaders

One member of the public called staff with concerns about deed restrictions, the 55+ community sales, and maintenance of the 55+ community

Three letters of support were provided to the County; Mayor of Larkspur, former owner of the Byers General Store, Colorado's first director of the Outdoor Recreation Office, CU professor and corporate executive for outdoor gear companies.



### Planning Commission:



November 18, 2025

Voted 7-o recommending approval

Three members of the public spoke expressing concerns about the following:

- 55+ community and ADUs
- Minimum residential dwelling unit sizes
- Manufactured homes
- I70 REAP Representative neutral

#### Additional discussion:

- Byers Highschool involvement
- Age-restricted housing
- Seasonal operations and employment
- Ownership of 55+ units



#### Public Comment:



Staff received 11 emails/letters on this application after the Planning Commission meeting.

Ten members of the public provided written comments in support of this application.

• Supportive of a changing retirement lifestyle

- Increase tourism, expand lodging options, and valuable family-focused recreational opportunities Economic boom and a needed destination oasis for travelers heading east or west
- Opportunities for multi-generational families traveling
- Larkspur Mayor acknowledged pushback from the community during their process, but indicated concerns never came to fruition

Two members of the public provided written comments opposing approval of this application.

- Accessory Dwelling Units and rental of units in 55+ community and size of lots
- Concerns about the 55+ community and maintaining deed restrictions
- Shipping containers for housing
- Concerns that RV park and 55+ community morphing into a high density, low-income mobile home park
- PA 1 should only be short-term rentals would like to see a time limit on rental stays
- Doubling population of the Town of Byers
- Mixed-Use Entertainment land designation in the Byers SubArea Plan update would allow concert venues. Noise and traffic associated with Riot Fest in 2013
- RV/water park and camping goes against wishes to keep Byers rural



### Comprehensive Plan:



Residential SF – More Than 1 Acre (RSF1) in the Byers SubArea Plan adopted June 24, 2003

Proposed update to the Byers SubArea Plan identifies this property as Mixed Use (MU) Entertainment

MU is intended to include a wide range of residential and commercial uses, including single-family, attached and detached, restaurants, retail, office, medical, hospitality, gasoline sales and EV charging stations

Goal 8.1: Encourage a diverse range of businesses in Byers to expand the local economy and employment opportunities.

Goal 8.2: Promote tourism opportunities in Byers by focusing on the community's history, agriculture and prairie landscapes.

Action 8.2.2 Support developing tourism to Byers as an industry since it can be a recreation stop or destination, by capitalizing on local attractions such as the rodeo, Quint Valley fairgrounds, and overnight stays at the recreational vehicle park.



### Land Development Code:



Section 5-3.3. F of the LDC allows a GDP to be approved if the proposal meets all of the following criteria:

It generally conforms to the Arapahoe County Comprehensive Plan; and

It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B;

It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and



#### Land Development Code:



Section 5-3.3. F of the LDC allows a GDP to be approved if the proposal meets all of the following criteria:

It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and

Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and



### Land Development Code:



Additionally, a GDP must meet the following criteria:

Building heights will not create significant adverse impacts on surrounding properties; and,

It demonstrates an efficient use of land that facilitates a more economical arrangement of buildings, vehicular and pedestrian circulation systems, and utilities; and,

It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and

It provides or expands access to existing open space and preserves and protects natural features; and

It includes efficient general layouts for major water, sewer, and storm drainage areas.



#### Referral Comments:



Staff is recommending five conditions of approval to address CPW, and ACSO concerns:

- •This approval is contingent upon the approval of the County-initiated update to the 2003 Byers Sub-Area Plan, case number LR25-001.
- •The applicant shall provide a map of the Mule Deer Winter Concentration Area with the Specific Development Plan application.
- •The applicant shall submit an environmental report with the Specific Development Plan.
- •The applicant shall submit a weed management plan with the Specific Development Plan and Administrative Site Plan applications.
- •The applicant shall submit a draft risk analysis with the Specific Development Plan application and a draft response plan with the Administrative Site Plan application.



### Staff Findings:



The proposed May Farms RV Resort and Sanctuary General Development Plan generally conforms to the Arapahoe County Comprehensive Plan.

The proposed May Farms RV Resort and Sanctuary General Development Plan meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.3 for consideration and approval of a Planned Unit Development application under the Land Development Code.



#### Staff Recommendation: Conditional Approval

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

(consistent with PC recommendation)

- Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
- 2. This approval is contingent upon the approval of the County-initiated update to the 2003 Byers Sub-Area Plan, case number LR25-001.
- 3. The applicant shall provide a map of the Mule Deer Winter Concentration Area with the Specific Development Plan application.
- 4. The applicant shall submit an environmental report with the Specific Development Plan.
- 5. The applicant shall submit a weed management plan with the Specific Development Plan and Administrative Site Plan applications.
- 6. The applicant shall submit a draft risk analysis with the Specific Development Plan application and a draft response plan with the Administrative Site Plan application.

