

**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoeco.gov



## **Planning Commission's Summary Report**

**Date:** October 23, 2025  
**To:** Arapahoe County Planning Commission  
**From:** Sue Liu, PE., Engineering Services Division  
**Case name:** GDP25-001 May Farms RV Resort and Sanctuary

### **Purpose and Recommendation**

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

### **Scope/Location:**

The owner, May Farms RV Resort & Sanctuary at Byers is proposing to rezone 150-acres properties located in Section 4, Township 4 South, Range 61 West of the Sixth Principal Meridian within the Town of Byers. The proposed development will include 700 camp sites, 400 dwelling units and a maximum of 100,000 SF of commercial development. The site is located west of US Highway 36 and south of East 15<sup>th</sup> Avenue (or Colfax Avenue).

There are no floodplains located on the site. The existing access point is located on US36. Improvements to access will include egress and other access to E 15<sup>th</sup> Avenue to the north. No planning improvements will impact the West Bijou Creek Drainage and Floodplain.

**Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:**

1. This application is for the General Development Plan (GDP). It is the zoning component of a three-part PUD process, followed by Specific Development Plan (SDP) and Administrative Site Plan (ASP). The GDP relies on preliminary design components, all civil construction plans and final design will accompany the ASP.
2. This parcel is outside of Southeast Metro Stormwater Authority (SEMSWA) and Mile High Flood District (MHFD) boundaries.
3. This parcel is in the West Bijou Creek drainage basin.
4. This proposal impacts the rights-of-way in CDOT jurisdiction – HWY 36. The applicant is responsible for obtaining any approvals to access improvement, access permit and ROW dedication from this jurisdiction for State Highway.
7. This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF fees to be collected at time of building permit.
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on- site and off-site public improvements during each Final Plat or Administrative Site Plan process.

**Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:**

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by CDOT.