



Arapahoe County

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Board Summary Report

File #: 25-679

Agenda Date: 12/9/2025

Agenda #: 6.a.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works & Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan

Purpose and Request:

John Paul Seman Jr. (applicant) on behalf of May Farms RV Resort and Sanctuary at Byers LLC (owner) is requesting approval from the Board of County Commissioners for a General Development Plan (GDP) for a 150-acre parcel located south of E. Colfax Avenue, west of Highway 36, in Byers. The attached Planning Commission staff report contains a vicinity map to provide greater detail of the property location. The application includes a mixed-use development comprised of two Planning Areas (PA). PA-1 is a Recreational Vehicle (RV) resort with supporting accessory uses and entertainment, including a waterpark. PA-2 is age-restricted, deed-restricted housing for residents aged 55 and over, along with supporting accessory uses to support an active lifestyle. The applicant is proposing two access points to the site. Attached to this report is the proposed General Development Plan. Planning Commission and staff recommend that the Board of County Commissioners approve the proposed General Development Plan.

Alignment with Strategic Plan: Economic Resilience and Stability - Increase job opportunities and business development initiatives to sustain a strong local economy.

Background and Discussion: The property is unplatted, zoned A-1 and A-E (Agricultural) and is vacant. The site is located within the Byers Subarea Plan and the County is currently processing an update to the 2003 Byers Subarea Plan. As part of the update, staff convened an Advisory Committee with representatives from several agencies in Byers, with the purpose of providing insight and guidance to staff. Mr. Gary May (part of the ownership group for this application) was a member of the Advisory Committee, and he was also involved in the planning process for the original Byers Sub-Area Plan. While the 2003 Subarea Plan designated this area as RSF-1 Residential Single-Family, the advisory committee recommended that this property be designed as Mixed Use - Entertainment in the updated Byers Sub-Area Plan, which was approved by the Planning Commission at their November 18, 2025, meeting and which will be before the BOCC at their December 9, 2025, meeting. The Mixed Use - Entertainment land use designation in the updated Byers Sub-Area Plan allows for a wide variety of land uses, including commercial, residential, hospitality and entertainment venues. The proposed GDP is in alignment with the Mixed Use - Entertainment land use designation.

At the November 18, 2025, Planning Commission meeting, the Planning Commission voted 7-0 recommending approval of this application with staff recommended conditions of approval. Three members from the public spoke during public comment. One member of the public expressed concerns regarding the type of housing in the 55+ community and the minimum size of the units. This resident also noted that the plan set included Accessory Dwelling Units (ADUs) in PA-2. The applicant stated while drafting the plan set, they originally included ADUs in the language on the plan set with the intent of allowing accessory structures to allow space for an office or studio. However, the applicant has since clarified and confirmed their intent is not to allow ADUs. Per Table 3-2.1, Permitted Use Table, in the Land Development Code, an ADU is a permitted use in a Planned Unit Development (PUD), unless expressly prohibited. The applicant has provided an updated plan prohibiting ADUs in this PUD. The plan set does not include a minimum dwelling unit size; however, the applicant indicated the dwelling unit size will be determined by the maximum lot coverage and required setbacks. Minimum residential dwelling unit size in a PUD was eliminated as part of a LDC amendment approved by the BOCC in 2022. The purpose of the LDC amendment was to increase alignment with Colorado Department of Local Affairs (DOLA) affordable housing assistance and grant qualification criteria.

Another member of the public requested clarification on the definition of a manufactured home. The applicant indicated a manufactured home is a dwelling unit that is brought to the site and placed on a foundation, unlike mobile homes which are not placed on foundations. A representative from Interstate 70 Regional Economic Advancement Partnership (REAP), remained neutral on the application but indicated if the application was approved REAP would provide full support to the project.

The Planning Commission also discussed the following topics during the meeting:

-Byers High School involvement. The applicant stated the project could provide summer employment opportunities, internships, and a satellite campus for the Butterfly Pavilion contributing to a pollinator corridor. This development could provide the opportunity for students to learn about the hospitality industry, the natural environment and outdoor education opportunities for students and residents of Byers.

-Age restricted housing. The applicant indicated PA-2 is intended for manufactured housing with RV slips and supporting amenities. The resort (PA-1) is primarily seasonal, and the 55+ community is intended to be seasonal, but the property owner cannot require dwelling unit owners in the 55+ community to vacate the property during the off-season. The community will consist of manufactured homes assembled on site. The dwelling units will be ground leased by the developer; the tenant will own the improvements on the land, but the landowner will retain ownership of the ground itself. The applicant indicated the deed-restriction would only allow for ownership to be transferred to another 55+ person.

-Employment. The applicant indicated 15-25 employees will be employed year-round and 65-85 seasonal, part-time employees.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed General Development Plan with Conditions of Approval as

recommended by staff or with changes.

2. Continue to a date certain with more information.
3. Deny the General Development Plan.

Fiscal Impact: This project is expected to generate economic and tourist activity in rural Arapahoe County.

Alignment with Strategic Implementation Strategies: This proposal is a quasi-judicial application and is evaluated against criteria in the Land Development Code.

Staff Recommendation: Considering the findings of the Planning Commission staff report and other information provided herein, Staff recommends approval of Case No. GDP25-001, May Farms RV Resort and Sanctuary - General Development Plan, subject to the following conditions of approval:

1. 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.

Concurrence: This application was before the Planning Commission on November 18, 2025. The Planning Commission recommended approval of the proposed General Development Plan in a 7-0 vote. Please see the attached draft Planning Commission Minutes of the November 18, 2025 meeting.