



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**

6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoe.gov

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
OWNER(S) OF RECORD NAME(S):	ADDRESS: PHONE: EMAIL:	SIGNATURE(S):
ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
Pre-Submittal Case Number: Q ____ - _____ Pre-Submittal Planner: _____ Pre-Submittal Engineer: _____		
State Parcel ID No. (AIN no.):		
Parcel Address or Cross Streets:		
Subdivision Name & Filing No:		
EXISTING		PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	
CASE TYPE (S)		
☐ _____ ☐ _____ ☐ _____		
THIS SECTION IS FOR OFFICE USE ONLY		
Case No:	Assigned Planner:	Assigned Engineer:
TCHD Fee: \$	Planning Fee(s): \$	Engineering Fee(s): \$
This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application <i>does not</i> establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.		

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ATTORNEYS AT LAW

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March 17, 2025

Arapahoe County Public Works & Development
Planning Division
6924 S. Lima Street
Centennial, CO. 80112

Re: May Farms RV Resort & Sanctuary @Byers/Letter of Intent

Dear Public Works and Development:

On behalf of the property owner May Farms RV Resort & Sanctuary @Byers, our firm is submitting the attached land development application and letter of intent (LOI). Previously, we submitted an application and LOI on March 1, 2024, and participated in a pre-submittal meeting with county staff experts on March 21, 2024, and November 7, 2024.

General Project Concept

The May Farms RV Resort and Sanctuary at Byers site consists of 150 acres located in Byers, Colorado. The site is located in Section 4, Township 4 South, Range 61 West of the Sixth Principal Meridian within the Town of Byers. The site is presently zoned A1 Agricultural and is predominantly hay production and/or private open space. The site is located west of US Highway 36 and south of East 15th Avenue (or Colfax Avenue).

The proposed development will include 700 camp sites, 400 short term residential units, and associated support amenities, including welcome center, laundry, water park, and recreational equestrian and hiking trails.

Project Requirements

The project site has been approved for inclusion in the Byers Water and Sanitation District (Arapahoe Court approval for Order of Inclusion pending). The project is also within the service area of CORE Electric Cooperative. The proposed project will require upgrading on-site power to three-phase. CORE has reviewed the site and plan has provided a will serve letter.

There are no flood plains located on the site. The existing access point is located on US36. Improvements to access will include egress and other access to E. 15th Avenue to the north. Gates will not be proposed for regular access, but will utilize a knox-box for emergency fire ingress and egress. As part of the proposed layout a new welcome center and check-in facility will be built off of the current Main Street, away from US36 access point in order to allow for stacking of RV's during peak periods for check-in.

The development team has initiated preliminary discussions with Byers Fire in order to establish preliminary requirements. We will continue to work with Byers Fire to address all concerns of the District.

A Traffic Impact Study will be completed subsequent to the rezoning and PUD approval. Because of its inclusion in the Byers Water and Sanitation District, a Phase 1 Drainage report will be prepared in conjunction with, during and after the CDPHE-mandated water treatment upgrade study and construction.

Impact/Project Summary

The project timeline is highly variable due to jurisdictional approval timelines and financing considerations. Ultimately the project will be maintained and operated by Sun Communities (NYSE: SUI), a national RV resort franchise company that operates across the United States, including in nearby Larkspur, Colorado. It is the goal of Sun Communities to meet market demand for first-class RV resort accommodations while being an important contributor to the town of Byers and the I70 corridor communities.

This application and LOI reflects the progress made by the developer since the pre-submittal meetings as well as the staff-distributed meeting notes:

- The project will be a rural Agri-tourism oriented development encompassing several segmented development parcels including a RV resort and campground with associated amenities, an age 55+ adult resort housing community with attendant retail, entertainment, and restaurant uses, a substantial open space nature sanctuary with equestrian and hiking trails systems, outdoor education, and a satellite campus for the Butterfly Pavilion, an activity node encompassing private indoor and outdoor water parks, adventure center, skills course, and community events center. These uses are captured in the attached, revised sketch plan.
- The preliminary requested zoning is Planned Unit Development (PUD). The density is 8.0-10.0 U/ac. The hours of operation will vary depending upon the specific development segment as well as season and time of year.
- The project will help to address the substantial and growing demand for rural Agri-tourism, Agri-tainment, Heritage Tourism, Medi-tourism and family-oriented tourist camping facilities. The project will generate needed economic activity in rural Arapahoe County and employment opportunities, including for Byers and adjacent community's

youth. Located adjacent to Interstate 70 Exit 316 and within one hour drive time of many local tourism attractions and medical facilities, the project site will also allow for water to serve a potential future substation accommodating the expansion of Byers Fire Protection District No. 9 and its emergency response capabilities as well as regional medical and health facility development.

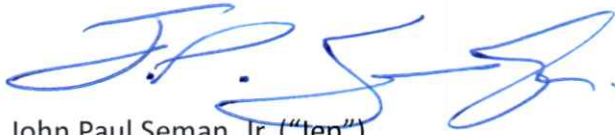
- The project will provide productive and sustainable uses of the property that is consistent with the Arapahoe County Comprehensive Plan and specifically, Tourism Goal EH 5, Rural Goal RA-EH-2 by encouraging the development of Agri-tourism, Agri-tainment, and other destination attractions. Additionally, the project is consistent with the proposed changes and anticipated updates to the Byers Subarea Plan which captures the community's vision and encourages growth and development in Byers north of Interstate 70.
- The PUD will provide needed flexibility in the development standards for a unique and important development project that cannot be achieved by the strict application of any other zone district, including the existing zone district. The PUD will permit a high quality development project that protects nearby properties and it is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of the Arapahoe County Land Development Code.
- The development team is making substantial progress with community outreach, including an approved inclusion in the Byers Water and Sanitation District. Additionally, outreach meetings have been conducted with the fire district, school district, local business and other leaders, Core Electric Cooperative, and the Regional Economic Advancement Partnership. Per the presubmittal meeting notes, the development team will mail notice of the proposed rezoning to all property owners within ¼ mile of the proposed project, including a project description, FAQs, and contact information for the development team and County planning staff.
- No planned improvements will impact the West Bijou Creek drainage and floodplain, and all plans assure the protection of the Creek.
- In addition to the traffic study impact study, the developers will work with CDOT regarding required right of way improvements, and access to US36. It is our understanding from CDOT that Colfax Avenue to the north is not a state access highway.

As the owner's representative, our firm will be the main point of contact.

Thank you for your attention to this application.

Sincerely,

JPS LAW GROUP

A handwritten signature in blue ink, appearing to read 'J.P. Seman, Jr.', with a stylized flourish at the end.

John Paul Seman, Jr. ("Jep")

Attorney At Law/Owner's Representative

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MAY FARMS RV RESORT & SANCTUARY @BYERS

ZONING NARRATIVE

INTRODUCTION: THE PURPOSE OF THIS SECTION IS TO ESTABLISH GENERAL PROVISIONS AND CLARIFY STANDARDS AND REQUIREMENTS FOR THE DEVELOPMENT WITHIN THE MAY FARMS RV RESORT AND SANCTUARY GENERAL DEVELOPMENT PLAN (GDP).

THE PROPERTY IS COMPRISED OF ONE PARCEL, 1985-00-0-00-047 +/-150 ACRES CURRENTLY ZONED A-1 IN UNINCORPORATED ARAPAHOE COUNTY. THE PARCEL WILL SUBSEQUENTLY BE CALLED MAY FARMS RV RESORT AND SANCTUARY. THE GENERAL DEVELOPMENT PLAN DELINEATES TWO PLANNING AREAS TO CREATE A OUTDOOR RECREATION AND RESIDENTIAL MASTER PLAN BASED ON THE BYERS SMALL AREA PLAN AND ARAPAHOE COUNTY'S COMPREHENSIVE PLAN.

THE DESTINATION RESORT & RECREATION (DDR) CHARACTER IS A MIX OF LODGING, RECREATION, AND VISITOR-SERVING AMENITIES. THIS INCLUDES RV RESORTS, GLAMPING ACCOMMODATIONS, ECO-LODGES, AND OTHER SHORT-TERM AND SEASONAL STAY OPTIONS DESIGNED TO OFFER AN INTEGRATED HOSPITALITY EXPERIENCE. DDR DEVELOPMENTS MAY FEATURE SUPPORTING COMMERCIAL USES SUCH AS RESTAURANTS, RETAIL SHOPS, ENTERTAINMENT VENUES, EVENT SPACES, AND RESORT-STYLE AMENITIES. THE RESIDENTIAL CHARACTER IS BASED ON CURRENT STANDARDS WITHIN ARAPAHOE COUNTY CODE.

INTENT: MAY FARMS RV RESORT AND SANCTUARY IS A PROPOSED MIXED-USE PUD DEVELOPMENT COMPRISED OF RESIDENTIAL AND RECREATIONAL COMMERCIAL DEVELOPMENT OFFERING CAMPING ACCOMMODATIONS, AND AGE-TARGETED HOUSING, ALONG WITH SUPPORTING USES SUCH AS A CLUBHOUSE, WATER PARK, GENERAL STORE AND RESTAURANT. LOCATED NORTH OF I-70 AND WEST OF HWY 36, THE SITE IS WITHIN THE DESIGNATED GROWTH AREA OF BYERS, CO, AND ALIGNS WITH THE COMPREHENSIVE PLAN AND SMALL AREA PLAN.

THE DEVELOPMENT WILL PROVIDE EMPLOYMENT OPPORTUNITIES, INCREASE TAX REVENUE, AND OFFER OPPORTUNITIES FOR COMMUNITY ENTERTAINMENT AND EDUCATIONAL PROGRAMMING. THE PROPOSED USE PRESERVES THE SMALL-TOWN CHARACTER, SUPPORTS HABITAT RESTORATION, AND SERVES AS A TRANSITION BETWEEN HIGHER-DENSITY MIXED-USE DEVELOPMENT ALONG I-70 AND HWY 36 AND THE BIJOU CREEK OPEN SPACE.

ORGANIZATION: THE MAY FARMS RV RESORT AND SANCTUARY IS SHOWN AS TWO PLANNING AREAS. PLANNING AREA 1 IS INTENDED TO A RECREATIONAL VEHICLE RESORT WITH SUPPORTING ACCESSORY USES AND ENTERTAINMENT ATTRACTIONS. PLANNING AREA 2 IS INTENDED TO BE AGE-TARGETED RESIDENTIAL WITH SUPPORTING ACCESSORY USES TO PROMOTE AN ACTIVE LIFESTYLE. A PROPOSED LOCAL COLLECTOR ROAD ON THE EASTERN EDGE RUNNING PARALLEL TO HWY 36 WILL PROVIDE ACCESS FROM THE SOUTH FROM HWY 36 AND ACCESS TO THE NORTH, WHICH IS INTENDED TO PROVIDE EMERGENCY VEHICLE ACCESS. THIS LOCAL COLLECTOR WILL HAVE A DEDICATED PUBLIC ROW WITH A SHARED USE AGREEMENT WITH THE SURROUNDING PROPERTY OWNERS. THE GENERAL DEVELOPMENT PLAN PROPOSES A MAXIMUM OF 700 RECREATIONAL SITES, 400 DWELLING UNITS AND A MAXIMUM OF 100,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

RESIDENTIAL UNITS ARE LIMITED TO PLANNING AREA 2. RESIDENTIAL: RESIDENTIAL DEVELOPMENT WILL TRANSITION IN DENSITY FROM THE SOUTH AND EAST PORTIONS OF PLANNING AREA 2 TO THE NORTH AND WEST PERIMETER OF THE SITE ADJACENT TO BIJOU CREEK OPEN SPACE. DUPLEX AND SINGLE-FAMILY UNITS INCLUDING COURTYARD PATIO HOMES ARE INTENDED FOR THIS PLANNING AREA. A DENSITY RANGE OF 8-12 DU/ACRE IS PERMITTED IN THIS PLANNING AREA. RECREATION COMMERCIAL: RECREATIONAL DEVELOPMENT WILL TRANSITION IN DENSITY FROM THE SOUTH AND EAST PORTIONS OF PLANNING AREA 1 TO THE LESSER DENSITY ON THE WEST PERIMETER OF THE SITE ADJACENT TO BIJOU CREEK OPEN SPACE. A DENSITY RANGE OF 6-10 DU/ACRE IS PERMITTED IN THIS PLANNING AREA. ACCESSORY COMMERCIAL USES TO SUPPORT THE RESORT WILL BE LOCATED AT THE SOUTHERN AND CENTRAL PORTION OF THE PLANNING AREA.

COMMERCIAL DEVELOPMENT IS PERMITTED, WITH PROJECTS UP TO 100,000 SF OF ENTERTAINMENT, RETAIL, AND SERVICE-ORIENTED DEVELOPMENT TO SUPPORT THE CAMPGROUND RESORT. PARKS, OPEN SPACE & TRAILS: OPEN SPACE DEDICATIONS ARE TO BE CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE AND ARE INTENDED TO SUPPORT NEW RESIDENTIAL AND RECREATION COMMERCIAL USES.

THE APPLICANT WILL MEET THE REQUIRED PUBLIC LAND DEDICATION SET FOR IN THE LDC FOR PARKS, SCHOOLS, AND OTHER PUBLIC FACILITIES AND FOR UNOBSTRUCTED OPEN SPACE THROUGH MULTIPLE PHASES OF DEVELOPMENT. A COMMUNITY AMENITY SPACE OR PARK IS TO BE IN THE RESIDENTIAL PLANNING AREA AND APPROPRIATELY SIZED BASED ON PROJECTED NUMBER OF RESIDENTS. TRAILS WILL BE PROVIDED AND DEFINED WITH FUTURE SPECIFIC DEVELOPMENT PLAN (SDP) AND ADMINISTRATIVE SITE PLAN (ASP) SUBMITTALS. CREDITS FOR EXCESS PUBLIC LAND DEDICATIONS AND UNOBSTRUCTED OPEN SPACE AND RECOGNITION FOR QUALIFIED IMPROVEMENTS CONSTRUCTED THEREIN MAY BE REQUESTED BY THE DEVELOPER AND CONSIDERED FOR APPROVAL BY THE COUNTY AT THE TIME OF THE SPECIFIC DEVELOPMENT PLAN OR ADMINISTRATIVE SITE PLAN. THIS MAY INCLUDE FUTURE INCLUSION OF ADJACENT PARCELS AS PUBLIC LAND DEDICATIONS THAT SUBSTANTIALLY BENEFIT UNOBSTRUCTED OPEN SPACE AND REGIONAL TRAIL CONNECTIVITY. CREDITS MAY BE CARRIED FORWARD INTO FUTURE PHASES OF DEVELOPMENT. DEFICITS IN PUBLIC LAND DEDICATIONS AND UNOBSTRUCTED OPEN SPACE MAY BE REQUESTED BY THE DEVELOPER AND CONSIDERED FOR APPROVAL WITH THE SDP OR ASP PER PHASE, AND MAY BE MET VIA CREDITS FROM A PREVIOUS PHASE, OR INCLUSION OF PUBLIC LAND DEDICATION ON ADJACENT PARCEL THAT SUBSTANTIALLY IMPROVES UNOBSTRUCTED OPEN SPACE AND TRAIL CONNECTIVITY. DEVELOPER SHALL PAY CASH IN LIEU IN ACCORDANCE WITH THE ARAPAHOE COUNTY LDC IN THE CASE THAT OPEN SPACE CANNOT BE MET ON SITE. UNOBSTRUCTED OPEN SPACE REQUIREMENTS LAND USE / DENSITY (CALCULATED ON A GROSS BASIS) MINIMUM AMOUNT OF UNOBSTRUCTED OPEN SPACE (PERCENTAGE OF NET SITE AREA) RESORT - (DRR) - UP TO 6 DU/AC 15% RESORT - (DRR) - 6.1 TO 10 DU/AC 20% RESIDENTIAL - (M-R) - UP TO 8 DU/AC 20% RESIDENTIAL - (M-R) - UP TO 8.1-12 DU/AC 25% NOTES: 1. PARK ACREAGE SHALL BE INCLUDED IN THE OVERALL OPEN SPACE DEDICATION CALCULATIONS. 2. PARK DEDICATIONS SHALL BE PROVIDED AT THE RATIO OF 1 ACRE PER 1000 RESIDENTS SCHOOLS & OTHER DEDICATIONS NO SCHOOL SITES ARE PROJECTED TO BE LOCATED WITHIN THIS SITE. SCHOOL FEES SHALL BE CALCULATED BASED ON THE STUDENTS EXPECTED TO BE GENERATED FROM EACH RESIDENTIAL DEVELOPMENT AS STIPULATED IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. FUTURE SUBDIVISION/PLATS PLANNING AREA BOUNDARIES MAY BE ALTERED BY UP TO A CUMULATIVE 15% WITHOUT REQUIRING A MAJOR AMENDMENT TO THIS GENERAL DEVELOPMENT PLAN. PHASING EXISTING AGRICULTURAL USES SHALL

REMAIN UNTIL ISSUANCE OF BUILDING PERMITS IN PLANNING AREAS 1 AND 2. MODIFICATIONS TO THE EXISTING LAND USES MAY BE PHASED. GENERAL USE NOTES: I. DENSITY - LODGING/RESIDENTIAL UNIT TRANSFERS TRANSFER(S) OF RESIDENTIAL/RECREATION UNITS FROM PLANNING AREA TO PLANNING AREA (MAXIMUM OF 20% PER PARCEL) IS PERMITTED BY DEVELOPER WITHOUT REQUIRING ADDITIONAL COUNTY APPROVALS. UNIT TRANSFERS SHALL BE TRACKED BY THE DEVELOPER WITH EACH SUCH TRANSFER AT THE PRELIMINARY PLAT STAGE. ONCE A PLANNING AREA HAS BEEN FULLY PLATTED THROUGH THE SUBDIVISION PROCESS, ANY REMAINING/UNPLATTED RESIDENTIAL UNITS DESIGNATED ON THE GENERAL DEVELOPMENT PLAN WITHIN SAID PLANNING AREA SHALL REMAIN AVAILABLE FOR TRANSFER TO OTHER UNPLATTED PLANNING AREAS WITHOUT REQUIRING ADDITIONAL COUNTY APPROVALS. II. OVERALL DENSITY INCREASE ANY REQUEST FOR TOTAL DENSITY OVER AND ABOVE PERMITTED DENSITY SHOWN ON THE LAND USE SCHEDULE WILL BE CONSIDERED A MAJOR AMENDMENT TO THIS GDP AND MUST FOLLOW THE PROCEDURES OUTLINED IN THE LAND DEVELOPMENT CODE (LDC). III. PLANNING AREA BOUNDARIES PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. RESIDENTIAL PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS GENERAL DEVELOPMENT PLAN. CHANGES WILL RESULT IN CORRESPONDING CHANGES IN THE PLANNING AREA YIELDS SHOWN ON THE LAND USE SCHEDULE FOR TOTAL ACRES, DENSITY, AND TOTAL UNITS. IV. ALLOCATION OF DENSITY BY OWNER WITHIN EACH PLANNING AREA, OWNER WILL HAVE THE RIGHT TO ALLOCATE THE ALLOWED CAMPSITES, LODGING UNITS WITHIN A PERMANENT STRUCTURE AND/OR NON_RESIDENTIAL SQUARE FOOTAGE TO PARCELS OF LAND THEREIN. SUCH ALLOCATIONS MAY BE SET FORTH IN A DEED, DEED OF TRUST, PLAT OR OTHER DOCUMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. ONCE SO ALLOCATED, SUCH DENSITIES MAY BE REALLOCATED BY OWNER (IN THE SAME MANNER AS SET FORTH IN THE PREVIOUS SENTENCE) ONLY WITH THE CONSENT OF THE OWNER OF THE LAND TO WHICH THE DENSITIES HAVE BEEN ALLOCATED, OR, IN THE CASE OF AN ALLOCATION SET FORTH IN AN UNRELEASED DEED OF TRUST SIGNED BY OWNER, THE CONSENT OF THE BENEFICIARY OF SUCH DEED OF TRUST. OWNER MAY, FROM TIME TO TIME, ASSIGN THE RIGHT TO ALLOCATE THE DENSITIES WITHIN ANY PLANNING AREA TO ANY OWNER OF LAND WITHIN THE PROPERTY, OR TO A LENDER, BY A WRITTEN ASSIGNMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. THE ASSIGNEE WILL HAVE ALL OF THE RIGHTS OF OWNER UNDER THIS SECTION WITH RESPECT TO SUCH PLANNING AREA. WHEN ANY ALLOCATIONS OR ASSIGNMENTS ARE MADE BY OWNER IT WILL PROVIDE THE TOWN WITH A TABLE, SIGNED BY OWNER, ESTABLISHING THE THEN STATUS OF ALL SUCH ALLOCATIONS AND ASSIGNMENTS WITHIN THE PARTICULAR PLANNING AREA AND, UPON REQUEST OF THE TOWN, WILL PROVIDE THE TOWN WITH COPIES OF THE RECORDED DOCUMENTS, WHICH ESTABLISH SAME. IV. GENERAL NOTES i. ALL RESIDENTIAL DEVELOPMENT WILL CONFORM TO THE STANDARDS SET FORTH IN THIS GENERAL DEVELOPMENT PLAN. SPECIFIC BULK STANDARDS NOT ADDRESSED BY THIS GDP SHALL BE GOVERNED BY THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE AS THOSE STANDARDS MAY BE ADOPTED OR AMENDED AT THE TIME OF LAND USE APPLICATION SUBMITTAL. j. ACCESS SHOWN IN THIS GENERAL DEVELOPMENT PLAN IS PRELIMINARY AND SUBJECT TO APPROVAL WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN FOR DEVELOPMENT BY THE COUNTY'S PUBLIC WORKS DEPARTMENT. k. DRAINAGE IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY PUBLIC WORKS WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN. l. PARKS, AMENITY / RECREATION AREAS, AND DETENTION AREA LOCATIONS ARE SUBJECT TO CHANGE. FINAL LOCATIONS TO BE REVIEWED AND APPROVED WITH FINAL PLAT AND ADMINISTRATIVE SITE PLAN. m. NO HABITABLE BUILDING OR STRUCTURES SHALL BE PLACED

WITHIN 50 FT OF ANY PLUGGED AND ABANDONED OIL AND GAS WELL. SETBACK AS APPLICABLE SHALL BE DELINEATED ON ALL FUTURE PLATS. n. ANY PROPOSED USE NOT CLASSIFIED IN THIS GENERAL DEVELOPMENT PLAN SHALL BE PROHIBITED UNLESS THE COUNTY DETERMINES THE USE IS CONSISTENT WITH ONE OF THE CATEGORIES INCLUDED IN THIS TABLE. SIMILAR USES MAY BE APPROVED BY THE DIRECTOR WHEN COMPATIBLE WITH SURROUNDING USES AND STRUCTURES. v. TRAFFIC A TRAFFIC STUDY WILL BE PROVIDED TO MEET ARAPAHOE COUNTY GUIDELINES SUBSEQUENT TO THE REZONING AND GENERAL DEVELOPMENT PLAN APPROVAL. A TRIP BUDGET IS DEFINED BY THE TRIP GENERATION WITHIN THE TRAFFIC IMPACT STUDY. THIS TRIP BUDGET WILL BE ESTABLISHED DURING A SUBSEQUENT STUDY PRIOR TO PRELIMINARY AND FINAL SITE PLAN SUBMISSIONS. TRAFFIC LETTERS WILL BE PROVIDED WITH THE PRELIMINARY AND FINAL SITE PLANS TO TRACK THE TRIPS (DAILY AND/OR PEA HOUR) AND MONITOR THE AMOUNT OF THE TRIP BUDGET WILL BE UTILIZED AND HOW MANY TRIPS REMAIN AVAILABLE. IN THE CASE THAT AN INDIVIDUAL PARCEL GENERATES TRIPS IN EXCESS OF ITS TRIP BUDGET, THE OVERALL PROJECT WILL BE IN COMPLIANCE SO LONG AS THE ADDITIONAL GENERATED TRIPS IN THE INDIVIDUAL PARCEL CREATE NO NEGATIVE IMPACTS TO THE EXISTING INFRASTRUCTURE SUCH AS THE ROADWAYS AND THE STORM DRAINAGE SYSTEMS, AND THE PROJECT AS A WHOLE IS BELOW THE APPLICABLE TOTAL TRIP BUDGET FOR MAY FARMS RV RESORT AND SANCTUARY. IN THE CASE THAT AN INDIVIDUAL PARCEL GENERATES TRIPS IN EXCESS OF ITS TRIP BUDGET, THE OVERALL PROJECT WILL BE IN COMPLIANCE SO LONG AS THE ADDITIONAL GENERATED TRIPS IN THE INDIVIDUAL PARCEL CREATE NO NEGATIVE IMPACTS TO THE EXISTING INFRASTRUCTURES SUCH AS THE ROADWAYS AND THE STORM DRAINAGE SYSTEMS, AND THE PROJECT AS A WHOLE IS BELOW THE APPLICABLE TOTAL TRIP BUDGET FOR MAY FARMS RESORT AND SANCTUARY. THE APPLICANT WILL BE REQUIRED TO PREPARE A TRANSPORTATION DEMAND MANAGEMENT PLAN FOR REVIEW AND APPROVAL WITH THE SPECIFIC DEVELOPMENT PLAN. 02 OF 05 ARAPAHOE COUNTY CASE NUMBER: GDPQ24-089 MAY FARMS RV RESORT AND SANCTUARY- GENERAL DEVELOPMENT PLAN THE PARCELS LOCATED IN SECTION 4, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO PLANNING AREA 1: PLANNING AREA 1 IS ORGANIZED AROUND A RECREATIONAL VEHICLE CAMPGROUND MODEL, WITH GUESTS ARRIVING FROM THE SOUTH TO A CENTRALIZED CHECK-IN AND WELCOME CENTER. SUPPORTING ACCESSORY USES SUCH AS A GENERAL STORE ARE ANTICIPATED IN THIS AREA. TRANSITIONING TO THE NORTH, THE PLANNING AREA WILL BE COMPRISED OF RECREATIONAL VEHICLE CAMPGROUND SPOTS AND GLAMPING ACCOMMODATIONS WITH UNIFORM DENSITIES AND LAYOUTS DESIGNED TO CONSIDER VIEW CORRIDORS AND CONNECTIVITY TO THE BIJOU CREEK OPEN SPACE. THE PLANNING AREA WILL PROVIDE OPPORTUNITIES FOR AGRITOURISM, LOCAL RETAIL, RECREATION AND RECREATION VEHICLE USES. A CENTRAL AMENITY CORE WILL ALSO BE PROVIDED IN THIS PLANNING AREA TO PROVIDE RECREATION AND ENTERTAINMENT OPTIONS INCLUDING AN ANTICIPATED CLUBHOUSE AND WATER FOCUS AMENITY. PLANNING AREA 2: PLANNING AREA 2 IS INTENDED TO BE AGE-TARGETED RESIDENTIAL INCLUDING SINGLE FAMILY AND/OR DUPLEX STYLE RESIDENCES. LOCATED NORTH OF THE PLANNING AREA 1, THE PLANNING AREA IS ACCESSED FROM THE EAST FROM THE NEW PROPOSED COLLECTOR ROAD. THE PLANNING AREA WILL BE ARRANGED TO TAKE ADVANTAGE OF AN AMENITY CORE FOR THE RESIDENTS TO PROMOTE AN ACTIVE LIFESTYLE AND TAKE ADVANTAGE OF THE PROXIMITY TO BIJOU CREEK OPEN SPACE. TRAILS AND PATHS WILL BE PROVIDED TO PROMOTE A WALKABLE COMMUNITY