

An Amended Special Review Project Description for parcel 983400046

Summary

An approved special review (see file 97ZR1045) allows for the use of this parcel as a campground. This amended special review is meant to address changes that have been made to the property that were not envisaged by that original special review. These changes include:

1. The construction of a pergola.
2. The placement of eight pre-fabricated buildings meant for use by guests on the area designated for tent sites in the original special review.
3. The placement of two pre-fabricated buildings meant for storage and commercial use on the area designated for a pavilion in the original special review.

Review Criteria

With regard to the special review criteria:

1. The proposed changes are consistent with the existing approved special review for the property to be used as a campground and with established pre-existing use of the property. The pergola and ten pre-fabricated buildings are similar to those used by other campgrounds in Larimer County (including the Estes Park KOA) and in the state of Colorado (including the Denver East/Strasberg KOA).
2. As established by the original special review for this property, its use as a campground is consistent with the Larimer County master plan. The proposed changes in this amended special review are consistent with the property's use as a campground.
3. County engineers have expressed concern over the fact that a part of the property is in an area subject to flooding. The County Health Department expressed similar concerns during the original special review for this property, but they then "indicated that this only prohibits actual campsites from being located within the floodway and the plan proposed complies with this requirement." Additionally, the Federal Emergency Management Agency has indicated that the campground "is NOT located in the area designated by the Director of the Federal Emergency Management Agency ("FEMA") as an area having special hazards (a "SFHA")." However, Larimer County Engineer Eric Tracy is concerned that the ten pre-fabricated buildings proposed in this amended special review may be located in a flood zone, even though the area where eight of those buildings are placed were designated as tent sites in the original special review. It is not clear why the county approved the construction of tent sites in the original special review for this property if those tent sites are located in a flood zone. Even so, at the insistence of Larimer County engineers, the property owner retained the services of a surveyor who will determine what, if any, action needs to be taken to ensure compliance with county regulations.
4. The use proposed by this amended special review will have no measurable effect on the properties in this vicinity. Maximum occupancy levels for the campground will remain the same as that in the original special review.

Existing Conditions

Other than the changes proposed in this amended special review, the existing conditions on the property have not changed from those approved in the original special review. The total amount of square footage added by the ten pre-fabricated buildings proposed in this amended special review is approximately 1,544.

Operation

The existing conditions on the property as they pertain to operations have not changed from those approved in the original special review.

Infrastructure

The existing conditions on the property as they pertain to infrastructure have not changed from those approved in the original special review.

Proposed Changes and Improvements

The proposed changes and improvements are as follows:

1. A pergola ($25 \times 22 \times 12.5 = 550$ sq ft) will be added. Guests will use this structure to rest and/or picnic.
2. Eight pre-fabricated buildings for overnight use will be added to replace the tent sites that were approved under the original special review for this property. These buildings do not contain any running water, plumbing, cooking facilities, heating, or bathrooms. The number of people occupying these buildings would not be more than the number of people occupying the tent sites approved under the original special review. Seven of these structures are $11'4" \times 11'4"$ (128 sq ft). One of them is $16'4" \times 13'11"$ (228 sq ft).
3. Two pre-fabricated buildings (each $24 \times 16 = 384$ sq ft) for storage and commercial use will be added to replace the pavilion that was approved under the original special review for this property.

Traffic and Access

The existing conditions on the property as they pertain to traffic and access—including the number of people driving to and making use of the property—have not changed from those approved in the original special review.