

**Letter of Explanation
Derby Park RV Resort
2900 South 7th Street Road (the “Property”)**

This Conditional Use Permit (CUP) Application is to allow a camping on the property located at 2900 South 7th Street Road. The Property is approximately 58.04 acres, and is located in the Traditional Workplace Form District and zoned EZ-1. The Property is currently used as an exposition center and hosts concerts, sporting events, and fundraisers, among other events. Additionally, the Property hosts retail businesses including flea markets and food vendors.

The Property fronts South 7th Street Road and is adjoined by a mix of commercial and industrial properties to its south and west; a mixture of commercial and residential properties to its north; and residential properties to its east across 7th Street Road.

The request is for a CUP pursuant to Land Development Code (LDC) Section 4.2.12 to allow a campground on approximately 12.77 acres of the Property located in an area zoned EZ-1. As detailed in the attached plan drafted by Bowman Consulting Group Ltd., the proposed campground area would be located in the western portion of the Property as seen from the right-of-way. No new construction is proposed in connection with this CUP Application.