
CUP Request Memorandum

TO: Planning Commission Board Members
City of Ramsey, MN

FROM: Matt Pavek, PE
Civil Site Group

DATE: 07/09/18

RE: LazyDays RV Expansion

Dear Board Members,

Below is a summary of the CUP request by LazyDays RV for the expansion of an existing facility along Highway 10. As a consultant to the applicant, feel free to contact me with any questions.

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Civil Site Group
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Lazydays RV (Lazydays) operates Recreation Vehicle (“RV”) dealerships and has a comprehensive portfolio of products and services for RV owners and outdoor enthusiasts. We provide RV owners and outdoor enthusiasts a full spectrum of products: RV sales, RV-repair and services, financing products, protection plans, after-market parts and accessories, RV rentals and RV camping. We provide these offerings through our Lazydays branded dealerships. Lazydays is known nationally as the RV Authority.

Currently, Lazydays operates the world’s largest dealership located on 126 acres outside Tampa, FL and dealerships in Tucson, AZ and Loveland, Denver and Longmont, CO. Lazydays has the largest selection of RV brands in the nation featuring more than 2,500 new and pre-owned RVs. The Company has over 300 service bays and has RV parts and accessories stores at all locations. Lazydays also has RV rental fleets in all three markets. Lazydays welcomes over 500,000 visitors to our dealership locations annually and employs over 700 people at the five facilities. Our dealership locations are staffed with knowledgeable local team members, providing customers access to extensive RV expertise. Our dealership locations are strategically located in key RV markets.

Lazydays has announced its intention to acquire Shorewood RV Center located in Anoka, Minnesota. The acquisition of Shorewood RV Center fits well with Lazydays’ geographic expansion strategy. With the finalization of the acquisition, the Shorewood dealership will be rebranded as Lazydays RV, and Lazydays will then operate six dealerships located in Florida, Colorado, Arizona and Minnesota.

As part of this acquisition, Lazydays will expand the service center from 10 bays (current capacity) to 30 bays. The expansion will be constructed on the parcel of land directly south of the existing dealership. It will consist of 20 service bays, customer service and waiting area, part warehousing, receiving dock and additional office space. We expect the zoning on the expansion to be similar to the current dealership (legal, non-conforming B-2 Business District). With the growth of the RV industry and Lazydays position as a market leader, this expansion fits well with our overall growth strategy.