



Staff Update

Planning and Community Development Commission

Monday, April 11, 2022

Agenda Item: Annexation - 109 County Road 69 (Martin Parcel)

Address: 109 County Road 69

Status/Update: Staff is drafting annexation application, including annexation map and survey, and impact analysis to present annexation petition and resolution initiating annexation proceedings to the Board of Trustees. *No update.*

Agenda Item: 423 Reese Street – Subdivision & Variance Request

Address: 423 Reese Street

Status/Update: Land use application submitted on 3/9/22. Subdivision of property with two existing residential structures (1903 & 1940) currently under condominium ownership that would also require a variance. **Land use application finalized 4/7/22 and referrals to be circulated 4/8/22.**

Agenda Item: Conditional Use Review - Planet Bluegrass

Address: 500 W. Main Street

Status/Update: PCDC public hearing and Conditional Use Review approval recommendation 1/27/22. BOT Conditional Use Review held 2/23/22 and continued until 3/15/23. **Conditional Use Application conditionally approved 3/15/23 by BOT. Farm Amendment to the Annexation Agreement and Amendment to the Amendable Letter of Understanding approved by BOT 4/4.**

Agenda item: Site Plan Review - Main Stage Brewing New Building

Address: 450/446 Main Street

Status/Update:

1st Phase – Brewery & Beer Garden - Complete

2nd Phase – Rear Brewery Building

Planning: Pre-App Conference completed; BOT (8/2/21) voted to waive Development Plan Review for this proposal, making it a Site Plan Review, as allowed through LMC 16-17-20(a); Site Plan Review application submitted (7/28/21), revisions & resubmission requested (8/3/21). Submission of partial items (10/27/21). *No update.*

Agenda item: Development Plan Review – Lyons Hotel

Address: 343, 347, 349, & 355 Main Street

Status/Update: PCDC approval 1/24/22. BOT approval 2/7/22. **Development Plan Agreement approve by BOT 4/4/22 and anticipated execution by 4/15/22.**

Agenda item: Code Enforcement Issue - Bonita Yoder

Address: 401 2nd Ave

Status/Update: No decision on Show Cause Hearing because permit cannot be issued to repair. Floodplain Development Permit (FDP) issued by Town to repair exterior siding only. Mortgage holder (bank) scheduling inspection of home to determine repairs required. *No update.*

Agenda item: Building Permitting Issue - REEB Cycles

Address: 339 Broadway

Status/Update: LFPD letter sent 1/6/22 requesting update, progress shown on building improvements and LFPD

coordinating inspections. *No update.*

Agenda item: Building Permitting - Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Drive

Status/Update: Performance Bond provided 1/31/22 and Right-Of-Way Permit issued by Town 2/10/22. Contractor has mobilized and performing pre-blasting surveys. Blasting permit anticipated to be finalized next week and blasting beginning week of 3/21/22. **Excavation started, blasting permit application has not been submitted.**

Agenda item: Building Permitting - Lyons Farmette

Address: 4121 Ute Hwy

Status/Update: Construction and inspections ongoing. *No update.*

Agenda item: Building Permitting - A-Lodge Beer Garden Expansion

Address: 328/338 W. Main St.

Status/Update: Construction and inspections ongoing for Phase 2 Beer Garden Expansion. *No update.*

Agenda item: Site/Development Plan Review - Spirit Hound Distillery Expansion

Address: 4196 Ute Hwy.

Status/Update: Pre-App Conference held 3/16/21. Awaiting Development Plan application. Resolution of water use & water dedication required prior to Development Review Process, Spirit Hound addressing the BOT 3/21/22. **Spirit Hound's request on 3/21/22 for the BOT to waive water share dedication was denied. On 4/4/22 the BOT passed resolution requiring Spirit Hound to provide the 1.4 shares of Lake McIntosh water stock to accommodate their increased water usage withing 60 days of 3/21/22.**

Agenda item: PUD Plan Approval - River Bend

Address: 501 W. Main St.

Status/Update: River Bend has hired a civil engineer to confirm the conditions of approval, specifically the Final PUD Plan meets all technical concerns by staff regarding the drainage report. **Site Plan completed. Floodplain Development Permit Application submitted and being reviewed by Town.**

Agenda item: Building Permitting – Igadl Dispensary

Address: 4170 Ute Hwy.

Status/Update: Construction and inspections ongoing. *No update.*

Agenda item: Site/Development Plan Review - Generator Development (Lyons Ute Hwy, LLC)

Address: 4651-52 Ute Hwy

Status/Update: 1st Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2nd Reading completed 1/18 and Ordinance passed. *No update.*

Agenda item: Commercial Subdivision/Condominiumization - Lyons Mane, LLC

Address: 402 Main St

Status/Update: Pre-app conference for commercial subdivision/condominiumization held 9/9/21. Partial application submitted 2/18/22, awaiting payment & confirmation of final plan. *No update.*

Agenda item: Building Permitting – Restaurant

Address: 432 Main St.

Status/Update: Gas line repair approved for restaurant, but need additional improvements for BLI. Code analysis of space provided by owner, additional information requested by Town. Permit issued for emergency repair of heater only. *No update.*

Agenda item: Conditional Use Review - ADU

Address: 348 Evans St.

Status/Update: Pre-app conference held 6/29/21 for conditional use process for detached ADUs 6/29. Awaiting submission. *No update.*

Agenda Item: Annexation - Bella la Crema

Address: 19617 N St Vrain Dr

Status/Update: Pre-app for annexation held 9/14/21. *No update.*

Agenda Item: Annexation – Tebo Properties

Address: 4545/4559 Ute Hwy

Status/Update: Pre-app for annexation held 7/26/21. **Pre-app for annexation held again 3/31/22.**

Agenda Item Annexation - Rheingold Properties

Address: 4435/4497 Ute Highway & 4617 Highland Dr

Status/Update: Pre-app for annexation held 10/5/21. **Inquiry email sent on 4/5/22 regarding re-start with annexation.**

Agenda Item: Site Plan Review – St. Vrain Market Addition

Address: 455 Main Street

Status/Update: Final Administrative approval of Site Plan issued 2/18/22. Building permit application submitted. **Due to increased anticipated costs of project, owner re-evaluating project and potential phasing.**

Agenda Item: Building Permitting – Marigold Lyons Restaurant

Address: 405 Main Street

Status/Update: Submitting Building Permit Application; No planning processes required. **Liquor License approved by Town Liquor Licensing Authority.**

Related Infrastructure Projects:

Details

US36 Multimodal Improvements	TIP grant from DRCOG through CDOT for Broadway improvements and parking spaces from 3 rd to 5 th . Concept Design presented to Public and Board of Trustees.
St. Vrain Corridor Trail	Grant for new trail from McConnell to US 36: Negotiating contract with Designer and Right-of-Way Consultant, concern with Budget shortfall. Working with CDOT on the potential to move forward with only ROW acquisition/agreements and enviro clearance.
Longmont Pump Station (346 Evans)	City of Longmont to install at their own expense a pump station to transfer water from the South St. Vrain pipeline to the North St. Vrain pipeline to help ensure the resiliency of their raw water supply. Longmont using the parking lot on RR for installation of pump station.
Longs Peak Dr. Improvements	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc. Project complete.
Black Bear Hole Improvements	2 nd Avenue and parking improvements, construction work ongoing. <i>No update.</i>
4 th Ave. Ped Bridge & Safe Routes to School	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements. Construction ongoing. Anticipate completion in June 2022. <i>No update.</i>

OTHER ITEMS: None

DEVELOPMENT PIPELINE

Town of Lyons
Updated: April 7, 2022

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2021	2022				2023		
				Q4	Q1	Q2	Q3	Q4	Q1	Q2	
109 County Road 69 (Martin Parcel) Annexation	Annexation of Town Owned Property	109 County Road 69									
423 Reese St - Subdivision	Subdivision & Variance Request	423 Reese Street	3/9/2022								
MainStage Brewery & Beer Garden	Site Plan Review	446 Main Street	7/28/2021								
Lyons Mane LLC Commercial Condominiumization	Major Subdivision (Condominiumization)	402 Main St.									
348 Evans ADU	Conditional Use Process	348 Evans St.									
River Bend	PUD Finalization	501 W. Main Street									
Spirit Hound Distillery Expansion	Site or Development Plan Review	4196 Ute Highway									
429 Main St.	Preliminary - Development Plan Review	429 Main St.									
Generator Development	Zoning Amendment & Development Review	4651 & 4652 Ute Highway									
Hawkins Annexation	Annexation	113 Stone Canyon Road									
Bella la Crema Annexation	Annexation	19617 N St Vrain Dr									
Tebo Property Annexation	Annexation	4545/4559 Ute Hwy									
Rheingold Property Annexation	Annexation	4435/4497 Ute Hwy and 4617 Highland Dr									
Moss Rock Development	Development Plan Review & Lot Consolidation	349 Main Street	11/15/2021								
Planet Bluegrass	Conditional Use Review	500 W. Main Street	11/12/2021								
St. Vrain Market Addition	Site Plan Review	455 Main Street	1/11/2022								
Farmette	Improvements	4121 Ute Highway	9/9/2020								
Summit Housing	Housing Development	0 Carter Drive									
Igadi/Cirque LLC	Retail Marijuana Development	4170 Ute Hwy.									
A-Lodge Hotel	Redevelopment & Expansion	338/328 Main Street	2/11/2021								
210 Ewald ADU	Conditional Use Process	210 Ewald Ave.	7/23/2021								

**Developments above the red line have commenced; below the red line are "conceptual" with no official development process started

- New or Change in project duration
- Anticipated duration of Planning Process, start based actual or anticipated Land Use Application
- Anticipated duration of Building Permitting and Construction; Post Planning Approval