

**TOWN OF LYONS, COLORADO**

**PLANNING AND COMMUNITY DEVELOPMENT COMMISSION  
PCDC RESOLUTION # 2022-12**

**A RESOLUTION OF THE TOWN OF LYONS PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION RECOMMENDING THE OVERLAY ZONING  
DESIGNATION OF PUD-R TO 317 EVANS STREET**

**WHEREAS**, pursuant to C.R.S. § 31-23-301, the Town of Lyons (the “Town”) possesses the authority to regulate land uses within the Town; and

**WHEREAS**, 317 Evans Street in the Town is currently within the R-1 Zoning District, which allows single family detached housing only, but since a June 20, 1983 Board of Trustees (“Board”) decision has been permitted to contain 6 housing units; and

**WHEREAS**, 317 Evans Street at various times had more than 6 allowed housing units; and

**WHEREAS**, 317 Evans Street is under contract for sale, and the anticipated owner plans to redevelop the property with a sound and affordable housing plan to be considered under a forthcoming Major Development Review; and

**WHEREAS**, it is an expressed verbal and 2010 & 2022 Comprehensive Plan objective to promote affordable and workforce housing opportunities; and

**WHEREAS**, pursuant to Lyons Municipal Code (“LMC”) § 16-15-30(f), the Planning and Community Development Commission (“PCDC”) for the Town has the authority to recommend to the Board the Rezoning of an underlying Zoning District of R-1 to receive a Planned Unit Development (“PUD-R”) Overlay Zoning designation; and

**WHEREAS**, the PCDC finds the application asking for a PUD-R Overlay Zoning designation of 317 Evans Street meets the Review Criteria under LMC § 16-15-40; and

**WHEREAS**, the PCDC conducted a public hearing following the provision of lawfully required notice to the public and the Applicant provided sufficient and competent evidence at the hearing as is necessary to recommend the Rezoning of a PUD-R Overlay Zoning designation to 317 Evans Street.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION OF THE TOWN OF LYONS, COLORADO, THAT:**

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The PCDC hereby recommends approval of the Rezoning of the Subject Property, as follows:

A PUD-R Overlay Zoning designation.

Section 3. The PCDC finds that the Applicant established the need for such Rezoning as an appropriate measure, that the Applicant satisfies the spirit of Article 15 of the LMC regarding zoning amendments, and that public safety and welfare are secured and substantial justice is done by recommending to the Board of Trustees that the PUD-R Overlay Zoning designation be approved.

**INTRODUCED AND APPROVED BY A VOTE OF NOT LESS THAN FOUR (4) MEMBERS OF THE PLANNING AND COMMUNITY DEVELOPMENT COMMISSION AT A PUBLIC HEARING DULY CONDUCTED IN ACCORDANCE WITH APPLICABLE LAW THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

**PLANNING AND COMMUNITY  
DEVELOPMENT COMMISSION FOR THE  
TOWN OF LYONS, COLORADO**

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David Hamrick, Chairperson

ATTEST:

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Marissa Davis  
Deputy Town Clerk