



Town of Lyons
Community Development Department
432 5th Ave.
Lyons, CO 80540
(303)823-6622
communitydevelopment@townoflyons.com

PUD PLAN REVIEW REQUEST FORM

(LMC 16-4-200 – 16-4-240)

APPLICANT NAME: Ronald Leigh Williams, Jr.	
PROJECT ADDRESS: 317 Evans Street, Lyons, CO 80540	
APPLICANT PHONE: 202-207-8744	APPLICANT EMAIL: leighwilliamjr@gmail.com
DATE: 12-7-2022	

PLANNED UNIT DEVELOPMENT (PUD) PLAN SUBMISSION REQUIREMENTS:

During your required pre-application meeting with Town staff, you discussed the requirements for your PUD Plan Application Package and areas where you might request modifications or other particularities of your PUD Plan Review. This form allows you to indicate what modifications or other considerations you would like to request for review.

INSTRUCTIONS:

- If you are requesting a modification for any of the criteria below, use the space provided to explain the reasoning behind each request for review. If you leave a box blank, the default requirements of the underlying zoning district are assumed.

LYONS MUNICIPAL CODE 16-4-200 – BONUS DENSITY	
REQUIREMENT	DESCRIBE REQUEST
<p>DENSITY:</p> <p><i>The decision-making body may increase density for any of the following entities:</i></p> <p>(1) Affordable housing. (2) Additional land dedicated, improved and developed for pedestrian trails or bikeways; or a pedestrian overpass or underpass. (3) Additional common open space and/or landscaped area; additional streetscape landscaping or additional investment in streetscape amenities (lighting, furniture, etc.); additional landscaping used instead of fences for perimeter screening, privacy or buffering purposes; public or common open space improved for active purposes; or xeric landscaping. (4) Commercial and residential buildings constructed according to green building standards or with proper solar orientation. (5) Mixed-use developments. (6) Additional accessible parking spaces for the physically disabled, shared parking in PUD-MU Districts, parking structure or underground parking. (7) Additional fire protection techniques, such as sprinkler systems for individual units in a single-family housing development.</p>	<p>Please see “PUD-R Requested Modifications”</p>



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LYONS MUNICIPAL CODE 16-4-210 – CLUSTERING

REQUIREMENT	DESCRIBE REQUEST
<p>Clustering:</p> <p>Where appropriate, clustering of dwelling units, commercial uses and industrial uses is strongly encouraged, provided that buffers, common open space and emergency access are adequate. Buffers are required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties. The size of the buffer shall be determined through the PUD review process, based on its ability to achieve appropriate separation.</p>	<p>Four separate structures are clustered, including three separate multifamily structures containing 9 individual dwelling units. Landscaping at the side yards, front and rear yards will be provided as buffers to adjacent properties. Common open space for the use of the residents is located between the detached garage and triplex structure. Landscaping is also provided between the triplex and 4-plex at the main inner courtyard.</p>

LYONS MUNICIPAL CODE 16-4-220 – PROTECTION OF SIGNIFICANT SCENIC VIEWS

REQUIREMENT	DESCRIBE REQUEST
<p>Protection of Significant Scenic Views:</p> <p>To the maximum extent feasible, the PUD District shall be sited to allow identified significant scenic views across and through the development parcel, as viewed from adjacent public rights-of-way, including trails, and from public open space or parks.</p>	<p>Not applicable to this project application.</p>

LYONS MUNICIPAL CODE 16-4-230 – SETBACKS

REQUIREMENT	DESCRIBE REQUEST
<p>Setbacks:</p> <p>In PUD Overlay Districts, setbacks shall be consistent with the underlying zoning district unless varied through the PUD review process. In all other PUD Districts, setbacks shall be consistent with comparable zoning districts unless varied through the PUD review process.</p>	<p>Please see “PUD-R Requested Modifications”</p>

LYONS MUNICIPAL CODE 16-4-240 – DEVELOPMENT STANDARDS

REQUIREMENT	DESCRIBE REQUEST
<p>Circulation and Pedestrian Linkage:</p> <p>All PUD Plans shall comply with the circulation, access and pedestrian linkage standards stated in this Code, and the decision-making body may modify or vary such provisions in any way, provided that adequate compensating mitigation measures are included in the PUD Plan.</p>	<p>All interior project circulation is connected to Lyons Town R.O.W.s including Evans Street and the alley R.O.W. that abuts the property to the south.</p>
<p>Adequate Public Facilities:</p> <p>All PUD Plans shall comply with the adequate public facilities standards stated in this Code, unless varied through the PUD review process.</p>	<p>Not applicable to this project application. No public facilities are provided.</p>



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Water Share Requirements: The PUD Plan shall meet the Town's water share requirements for additional water service.	
Design Standards: All PUD Plans shall comply with the applicable residential and nonresidential design standards stated in this Code, unless varied through the PUD review process.	Project will comply with all applicable residential design standards.
Signs: Signs are subject to the sign regulations of this Chapter unless varied through the PUD review process.	No project sign is associated with this project.
Parking: PUD Plans shall be subject to the off-street parking and loading standards of this Code unless varied through the PUD review process.	Please see "PUD-R Requested Modifications" document.
Street Standards and Modification: The design of public streets within a PUD District shall comply with all applicable Town standards. Right-of-way, pavement widths and street widths may be reduced through the PUD review process where it is found that: (1) The development plan for the PUD District provides for separation of vehicular, pedestrian and bicycle traffic; (2) Access for emergency service vehicles is not substantially impaired; (3) Adequate off-street and/or on-site parking is provided for the uses proposed; and (4) Adequate space for public utilities is provided within the right-of-way.	Please see "PUD-R Requested Modifications" document for items (2) and (3), parking.
All Other Zoning and Development Standards and Modifications: (1) Modification allowed. Unless otherwise expressly limited by this Section, the decision-making body may allow modification of all other applicable zoning district, general development and subdivision standards within a PUD District. (2) Applicability continues if no waiver. Except where this Article states a specific standard or the decision-making body modifies an otherwise applicable standard, all development in a PUD District shall comply with all applicable standards of this Code.	Not applicable.
Development Assurances: The decision-making body may require adequate assurance, in a form and manner that it approves, that the common open space, amenities and public improvements shown in the Final PUD Plan will be provided and fully developed.	Applicant is open to assurance discussion.