



Rezoning Request for 109 County Rd 69

ITEM NAME

Rezoning for 109 County Rd 69 Annexation

STAFF

Planner II Alexander Painter

Rezoning Report

Sec. 16-15-30. - Zoning amendment application process.

(b)(2) A written description of the proposed change and the rationale for the proposed change, with particular attention given to the approval criteria specified in [Section 16-15-50](#) below.

- The Town of Lyons is requesting that the address 109 County Rd. 69 be rezoned from RR Rural Residential to POS Parks and Open Space. This property became a Deed Restricted Buy Out Property due to the 2013 Flood. Due to the flood, the previous owners lost everything on the property, and the Town of Lyons was granted the property from Boulder County in 2019. The Town of Lyons is currently in the process of annexing this property into the Town limits and would like to have it rezoned to Parks and Open Space. The residents of Lyons already use this property as a social trail and the Town plans to keep that use. Since the property is deed restricted due to the 2013 flood, it is not allowed to have any permanent structures except for benches and a gazebo.

Sec. 16-15-30. - Zoning amendment application process.

(b)(3) A legal description for all property to be considered for rezoning.

- LOT 1 LESS TRI TR NW COR & LOT 2 LESS SMALL TR SOLD TO BO CO BLK 1 MEADOW PARK FRUIT FARMS 6.60 ACS M/L

Sec. 16-15-30. - Zoning amendment application process.

(b)(6) A written statement describing the proposal and addressing the following points:

(a).Need for the proposed rezoning.

-The Town of Lyons is in the middle of the annexation process for this property and need it to be properly rezoned from RR- Rural Residential to Parks and Open Space. The property is deed restricted and cannot allow any, permanent structures such as houses, apartments, sheds, and garages.

(b.) Potential impacts on the existing adjacent properties and zone districts, uses and physical character of the surrounding area:

-There will be no impacts on the existing adjacent properties and zoning districts, and there will be no change to the physical character of the surrounding area.

(c.) Impact of the proposed zone on area accesses and traffic patterns:

- There will be no impact nor a change to traffic patterns.

(d.) Availability of utilities for any potential development:

- There are no available utilities, nor should there be in the future.



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(e.) *Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools, and transit:*

- Presently, fire mitigation has taken place on the proposed property with the fire department and in the future, there will be no seen impacts to public facilities, fire, police, water, sanitation, roadways, parks, schools, and transit.

(f.) *Fiscal impact analysis:*

- Currently, there are no proposed changes to this property at this time, potentially if the town looks to seek improvements it would then be a positive fiscal impact due to the Town not needing to pay and apply for changes from Boulder County.

(g.) *Environmental impact analysis:*

- There will be little to no improvements taking place on this property and will not create a negative environmental impact. Any future changes to this property would be de minimis.

(h.) *The relationship between the proposal and the Comprehensive Plan:*

- It is stated in the 2023 Lyons Thrive Comprehensive Plan on page 67 and 110:

FUTURE LAND USE PLAN

PURPOSE

The Future Land Use Plan establishes a vision for the types, intensity, and location of future development in and around Lyons. The Future Land Use Plan will be applied through day-to-day decision-making as a means to help implement a shared vision for the physical growth of the Town of Lyons and portions of Boulder County that are located within the Lyons Planning Area. The Future Land Use Plan is intended to be used by Town staff, the PCDC, and the Board of Trustees to:

- Help guide future rezoning and annexation requests

Circulation and Access Considerations (South St. Vrain)

The South St. Vrain Area is a popular destination for hikers and bikers, with easy access to the Hall Ranch Bitterbrush and Heil Valley Ranch Picture Rock trailheads. Recent plans and studies have identified a range of recommendations to enhance safety and connectivity to and from Downtown Lyons. Implementation of these recommendations is ongoing and involves coordination with Boulder County, CDOT, and local property owners.

- St. Vrain Corridor Trail to Old South St. Vrain Road connector trail. Martin Parcel to CR69 or other opportunities

Policy PR-1.5: Buy-out properties.

Support ongoing efforts to weave buy-out properties in the Confluence area into the existing parks and open space system or convert them to other uses through the implementation of recommendations contained in DRBOP. Ensure future uses or activities proposed for buy-out properties outside of the Confluence area are compatible with open space lands and the functions of the floodplain.

(i.) *Public benefits arising from the proposal:*

- The public and the Town residents use the proposed property as a social trail that connects to Bohn



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Park. The Town would like to keep the property as it is but with minor upgrades to the social trail in the future. Kids also play and make forts on the property year-round and the Towns well know labyrinth on the St. Vrain River is located on the proposed property and used by its residents year-round.