



Annexation Concept Plan Report

109 County Rd 69

ITEM NAME

Concept Plan Report for 109 County Rd 69 Annexation

STAFF

Planner II Alexander Painter

Annexation Impact Report

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(a) (3) *The date of preparation, the scale and a symbol designating true north.*

- The Concept Plan and Map was prepared by Alexander Painter, Planner II on 05/31/2023. The scale and the true north symbol is located on the bottom right of the concept map.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(b) *The name of the annexation.*

- Annexation of 109 County Rd. 69 aka The Martin Parcel.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(c) *The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the concept plan.*

- The applicant is the Town of Lyons and the person responsible for preparing the concept plan and application is Alexander Painter, Planner II. Alexander Painter's contact information is 303-823-6622 x 22 and his email address is apainter@townoflyons.com.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(d) *The boundary of the property.*

- The total perimeter of 109 County Rd 69 is 2,718'.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(e) *Existing and proposed easements and rights-of-way.*

- The proposed property's right-of-way is located at the SE border of the property on County Road 69. This entrance to the property will remain the main access point for now.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(f) *Block numbers and lot numbers with approximate dimensions (if known).*

- The block number and lot number for 109 County Rd. 69 are Block 1 of Lot 1 and Lot 2.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(g) *Location and approximate acreage of proposed land uses, including open space and public sites to be dedicated.*

- The location of the proposed property is at 109 County Rd. 69 in Unincorporated Boulder County; the property is located at the southwest portion of the Town of Lyons and directly west of Bohn Park. The approximate acreage is 8.79 acres, and the proposed land use will be Parks and Open Space.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(h) *Existing watercourses with adequate easements for flood control.*

- The meadow ditch cuts directly from the northeast of the property through the southeast of



Annexation Concept Plan Report

109 County Rd 69

the property.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(i) *Land use table that includes land uses, approximate acreage of each land use, percentage of each land use, proposed density or floor area ratio and proposed number of dwelling units.*

- The proposed property is a total of 8.79 acres. 100% of the land use will be used as Parks and Open Space. There will not be any dwelling units on this property.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(j) *Significant natural or manmade features on the site, such as bluffs, trees, ditches and wetlands.*

- Most of the trees were planted by the former owners, the Martins. The meadow ditch cuts from the northeast portion of the property through the southeast.

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(k) *USGS topographic contours.*

- Please refer to the USGS Topographic Map

Sec. 15-1-120. - Step 2, Annexation application submittal:

(8)(l) *Proposed zoning.*

- The proposed zoning will be Parks and Open Space for the entire property.