

PROJECT AREA

5.645 Acres (245,932 SF)

PROJECT CONTACT INFO

Owner: Lyons Properties LLC Chris Legh PO Box 312 Lyons, CO 80540 (720) 938-1715
Planner: JIM Associates Inc. Jerry Moore 1412 Monroe Court Longmont, CO 80501 (303) 489-1883
Surveyor: Green Mountain Surveying Sam Knight Boulder, CO 80305 (303) 601-8588
Civil: Cornerstone Engineering Mike Todd 1692 Big Thompson Ave Estes Park, CO 80517 (970) 586-2458

PROJECT INTENT

In the long term (5-15 years) Lyons Properties LLC intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. Our first steps down this road have included discussion with consultants experienced in development and management of hospitality projects of this nature. This PUD is the next logical step toward this goal. In addition to providing increased economic and community benefit to the Town of Lyons, our currently proposed combination of Tiny Home lodging coupled with hosting of private and community based events will allow us to gauge the viability of our ultimate plan for the River Bend property.

PUD

The Owner requests PUD-C zoning overlaying the Property. When approved by both PCDC and the BOT this would allow the following permitted principal and accessory uses on the Property.

- Accessory building or use.
- Single family residence or office in existing residential structure on the Property
- Automobile sales use, subject to the following conditions:
 - Sales shall be strictly limited to 42 proposed RV's located on the Site
 - Sales shall be incidental and accessory to the other principal uses approved herewith.
- Bed and breakfast.
- Campground use, subject to the following conditions:
 - Any recreational vehicle used for short term lodging or office use on the Site shall:
 - Be fully licensed and ready for highway use. "Ready for highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - Occupancy for any individual term of lodging shall not exceed thirty (30) days.
 - Tent camping use shall be allowed 52 weeks a year.
- Event center compliant with Town of Lyons municipal code.
- Indoor or outdoor music (whether recorded or live) in compliance with Town of Lyons municipal code as applied to and enforced on other businesses and event centers within the Town of Lyons.
- Gallery.
- Hotel or motel.
- Parking garage or lot.
- Personal and business service shop.
- Professional office.
- Recreational facility.
- Restaurant, bar or other eating and drinking place.
- Retail Establishment

The PUD-C district would incorporate the following dimensional standards:

- Minimum setbacks:
 - Front yard - twenty-five (25) feet
 - Side yard - ten (10) feet
 - Rear yard - twenty-five (25) feet
- Maximum building height: forty (40) feet

The PUD-C zoning would allow for construction of a maximum 6,000 sf enclosed structure principally used to host events on the Site. This structure would include: permanent rest rooms; a catering preparation area; bridal and groom preparation areas; and, an area of approximately 4,000 square feet for seated guests and associated services including bar, band, DJ and dance floor. In addition, this amendment also includes 10 additional recreational vehicles ("tiny homes") for a total of 32 on the Site. These additions along with other along with associated site improvements require development review and approval by the Town of Lyons Planning and Community Development Commission (PCDC) and the Town of Lyons Board of Trustees (BOT) prior to building permit submittal.

The PUD-C zone district includes waivers / variances from the Town of Lyons development standards as listed below. Other variances may be requested with subsequent review of final design construction documents of the Project and will be processed in accordance with the Town Code as it relates to those specific items.

- Access roads must be designed and installed to support traffic loads and the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department and town access road. All roads must have an all weather surface and avoid excessive dust and particulates from gravel, or other roads not paved with Portland cement concrete or asphalt concrete, or other more permanent solid surfacing. Water quality runoff from roadways shall be accomplished with standard methods and techniques that can be implemented into the Site design. The Applicant intends to maintain the historic rural park-like character of the Site and requests a waiver of the Town's requirement for hard paving of roads and parking areas, in support of this request the Applicant offers the following rationale for the proposed variance to the paving standards and requirements for this Site:
 - Currently a 20 foot wide paved drive extends from the entrance down into the property approximately 170 feet
 - Gravel is proposed for the remainder of the roads and parking areas. Proposed dust control for the roads and parking area include:
 - Gravel paving - The roads are to be surfaced with aggregate base course.
 - Reduced speed - Traffic movement within the site is typically 15 mph or less. The low speed significantly reduces the emission of dust.
 - Grading - Below the asphalt paved section of road the typical property slope is only 1%-2%. Due to the minimal site grade the road surface should be mounded to shed surface water to the sides of the road to prevent ponding and deterioration of the road.
 - Low traffic volume - The maximum daily traffic during the wedding season is 75 vehicles
 - Dust Palliative - Should dust emission become an issue, a Calcium Chloride dust palliative will be used to stabilize the surface.
 - The use of a gravel drive allows for the infiltration of storm water reducing runoff. Even though a compacted gravel would be less pervious than the adjoining lawn area it still offers more absorption than asphalt. In addition, asphalt pavement surfaces contribute significantly to the urban heat island effect. Their relatively high temperature, caused by absorption of solar energy, results in emission of heat to the surrounding air, leading to a rise in its temperature, deterioration of its quality.
- Parking lot pavement and interior landscaping (See also Waiver Item 1 above).
- Provide street frontage side walk.
- Defined separation of internal pedestrian and vehicular circulation.
- All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, except light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All of new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires and shall require submission and approval of a photometric lighting plan that depicts the distribution of lighting and fixture types and locations and show any impacts on adjacent properties.
- A 4% slope approach on the main entry road is required (Existing approach to be retained at 7.7%).

UTILITIES

501 W. Main is currently served by an 8" water line originating at a 12" municipal water transmission line located in an easement along the northwest property line of the Site. Municipal sewer service is provided to the Site via (3) private sewer lines connected to an 8" municipal sewer line which extends in an easement through the Property and below the North St. Vrain River. One of these service lines will in turn serve the proposed Pavilion building on the Site. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately accommodate the Pavilion and 10 additional Tiny Homes proposed under this PUD. The Applicant acknowledges that backflow devices may be required by the Town of Lyons upon connection these improvements to the potable water system. The existing Utility Building requires no water or sewer service connections.

ACCESSIBILITY

Most of the Site is relatively flat and manageable for patrons with disabilities. The steepest areas occur near the banks of the North St. Vrain. Ramps with ADA compliant slopes provide access to activity centers in these areas (Fire Pit, Stone Patio). There are currently no regulations in effect in Colorado for accessibility to recreational vehicles or campgrounds. In spite of the absence of standards, the Tiny Home operator, Wee Casa LLC, has done extensive research on this matter and has working with their manufacturer to develop to include accommodations suitable for their disabled guests. Prior to completion of Phase 2, newly proposed accessible parking spaces and adjacent access aiseways will be hard paved at the locations shown on Sheet A02.

GRADING & DRAINAGE

See approved Grading Plans and Drainage Report.

EMERGENCY RESPONSE

The applicant has implemented and will maintain a current numbering system for the Tiny Homes and a map of the layout showing the temporary numbers and the layout of the units to facilitate emergency response.

The applicant has implemented and will maintain a Storm Emergency Plan with a procedure to move RV's with or without tow vehicle at the ready to high ground during flooding or high water. The Plan should include:

- Enough land/space for a temporary storage area to move and park the vehicles;
- Permission to use or lease, or ownership of the land;
- Personnel and Vehicles dedicated and available (qualified drivers) to move RV's on short notice;
- A primary and secondary route to efficiently move the RV's to high ground temporary storage, both routes avoiding other flood situations;
- A method to determine the priority of vehicle movement; and,
- The monitoring of inclement weather conditions.

FIRE PROTECTION

One (1) fire hydrant currently exists on the Property in the existing public utility easement at the northwest corner of the property. The existing security gate just west of the main entry to the property includes a NOX box for emergency access. An existing 20' wide loop road around the Tiny Home Village allows for emergency vehicle turn-around without backup. A hammerhead extension of the driveway in the vicinity of the proposed fire hydrant provides backup access by emergency vehicles.

SIGNAGE

An existing single non-illuminated sign is located on the northwest side of the main entrance from Highway 36 and is located outside of the required vehicular sight triangle at this entry.

TRAFFIC

CDOT has issued an access permit based on the estimated trips associated with the same scope and intensity of uses that are requested as part of this PUD. The Applicant has previously provided the Town with a copy of an approved CDOT access permit.

PEDESTRIAN CONNECTION

Current pedestrian connection to the Site occurs via the existing driveway. The area along Colorado Highway 36 northwest of the existing entry to the Site has been rough graded to form a bench for a future sidewalk along the CDOT highway frontage to accommodate future extension of a concrete sidewalk provided by others equivalent in width to the existing sidewalk in this area

PROJECT SCHEDULE

Construction of improvements approved under this PUD will commence immediately upon approval of this PUD. We anticipate commencement of the proposed improvements on October 1, 2024 and completion by June 1, 2025. This schedule presumes final approval of this PUD no later than May 31, 2024.

PROJECT STATISTICS

		Status	Proposed Use	Fir Area		Parking				Ftprint	Ht	Setback (1)	BR	D.U.	Seats
				sf	Req	Std	HC	Van		sf	ft	ft			
501 West Main															
Tiny Homes Office	Existing	Office		1,140	[3]	5	5	1	1	1,140	20		81		
Pump House	Existing	Storage		10		0				10	5		49		
Service Bldg	Existing	Storage		562		0				562	9		46		
Pavilion	Proposed	Event Production		6,000	[2]	32	59	2	1	6,000	40		60		200
Tiny Homes (22)	Existing	Accommodations		4,400		22	22	1		4,400	13		25	22	22
Tiny Homes (10)	Proposed	Accommodations		2,000		10	10	1		2,000	13		10	10	10
Property TOTAL				14,112		69	90	5	2	14,112				32	200
				Net developable land area per potential guest room: 245,932/32 = 7,685											
Note:				[1] Setbacks are measured from point of structure nearest to an external property line.											
				[2] Required parking based on institutional, Church, Club use: 1 space per 6 seats											
				[3] Required parking based on 1 space per staff member											

River Bend PUD

501 West Main Street

Lyons, Colorado

PCDC/BOT REVIEW

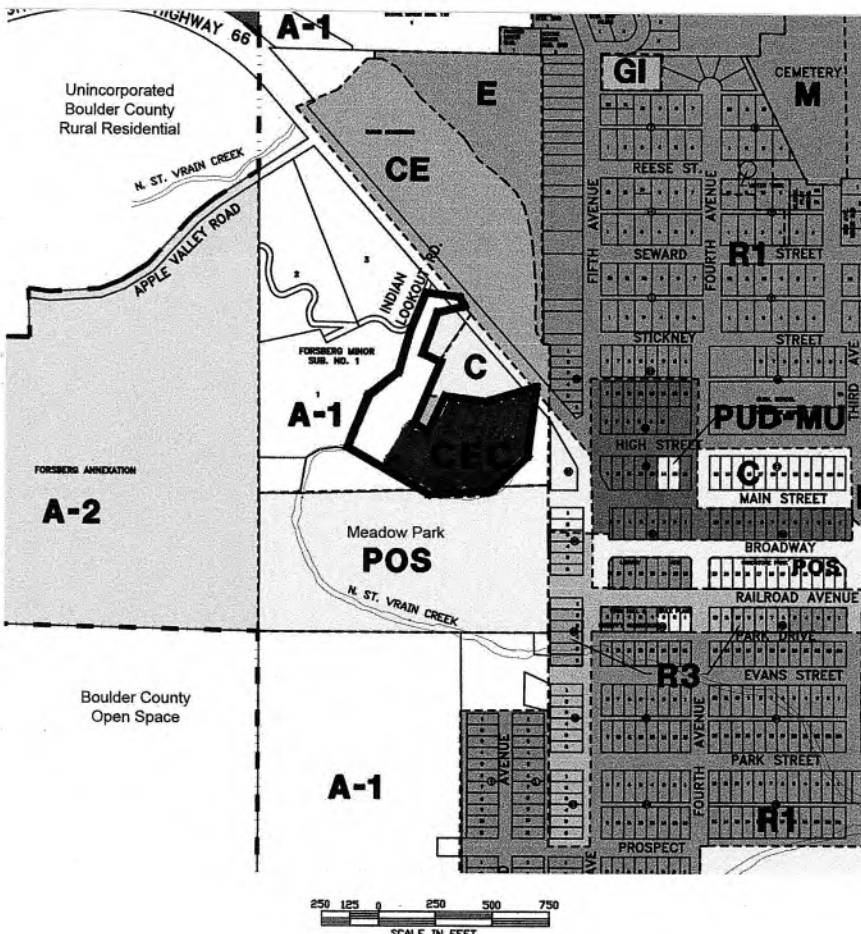
SHEET INDEX

A00 Cover Sheet

A01 Zoning Map

A02 Site Plan

Survey



PROPOSED PUD

SITE COVERAGE

	Footprint	Paving Impervious	Permeable	Landscape Turf	Native	River	Total
Existing	11,298	3,959	38,530	143,734	32,760	15,651	245,932
New Construction							
New Pavilion	6,000			-6,000			
10 Tiny Homes	2,000			-2,000			
SUBTOTAL	19,298	3,959	38,530	135,734	32,760	15,651	245,932
Coverage Ratios	7.85%	1.61%	15.67%	55.19%	13.32%	6.36%	100.00%

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS,
OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7, CALLS:
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.58 FEET;
S71°42'55"W, 88.06 FEET;
N89°39'29"W, 187.06 FEET;
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;
THENCE N14°15'45"W, 132.83 FEET;
THENCE S71°07'35"W, 22.00 FEET;
THENCE S14°15'45"E, 21.50 FEET;
THENCE S71°07'35"W, 241.31 FEET;
THENCE N35°00'46"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.68 FEET;
THENCE S83°32'00"E, 195.62 FEET;
THENCE N69°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 233.91 FEET TO THE POINT OF BEGINNING A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.

BOARD OF TRUSTEES APPROVAL:

The Board of Trustees of the Town of Lyons, by Ordinance No. _____ approved this PUD for 501 West Main Street, Lyons, Colorado,

on the _____ day of _____, 2024.

Hollie Rogin, Mayor

ATTEST:

Town Clerk

(Town Seal)

OWNERSHIP SIGNATURE BLOCK:

By signature below, the owner acknowledges and accepts all the requirements and intent set forth in this PUD for 501 West Main Street, Lyons, Colorado.

Chris Legh - Manager, Lyons Properties LLC

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

LIENHOLDER SUBORDINATION CERTIFICATE:

As a mortgagee or lienholder of certain real property addressed as 501 West Main, Lyons, Colorado, and recorded by the Boulder County Clerk

at Reception No. _____, the undersigned hereby subordinates said lien to the terms, conditions and restrictions of this PUD.

Mortgagee/Lienholder: Chris Legh

Mortgagee/Lienholder: Steve Beck

Mortgagee/Lienholder: Sarah Legh

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)

) ss.

COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day _____, 2024 and

is duly recorded in Plan File _____.

County Clerk or Deputy County Clerk

JM Associates, Inc.

Architecture / Planning

1412 Monroe Court
Longmont, Colorado 80501
(303) 489-1883

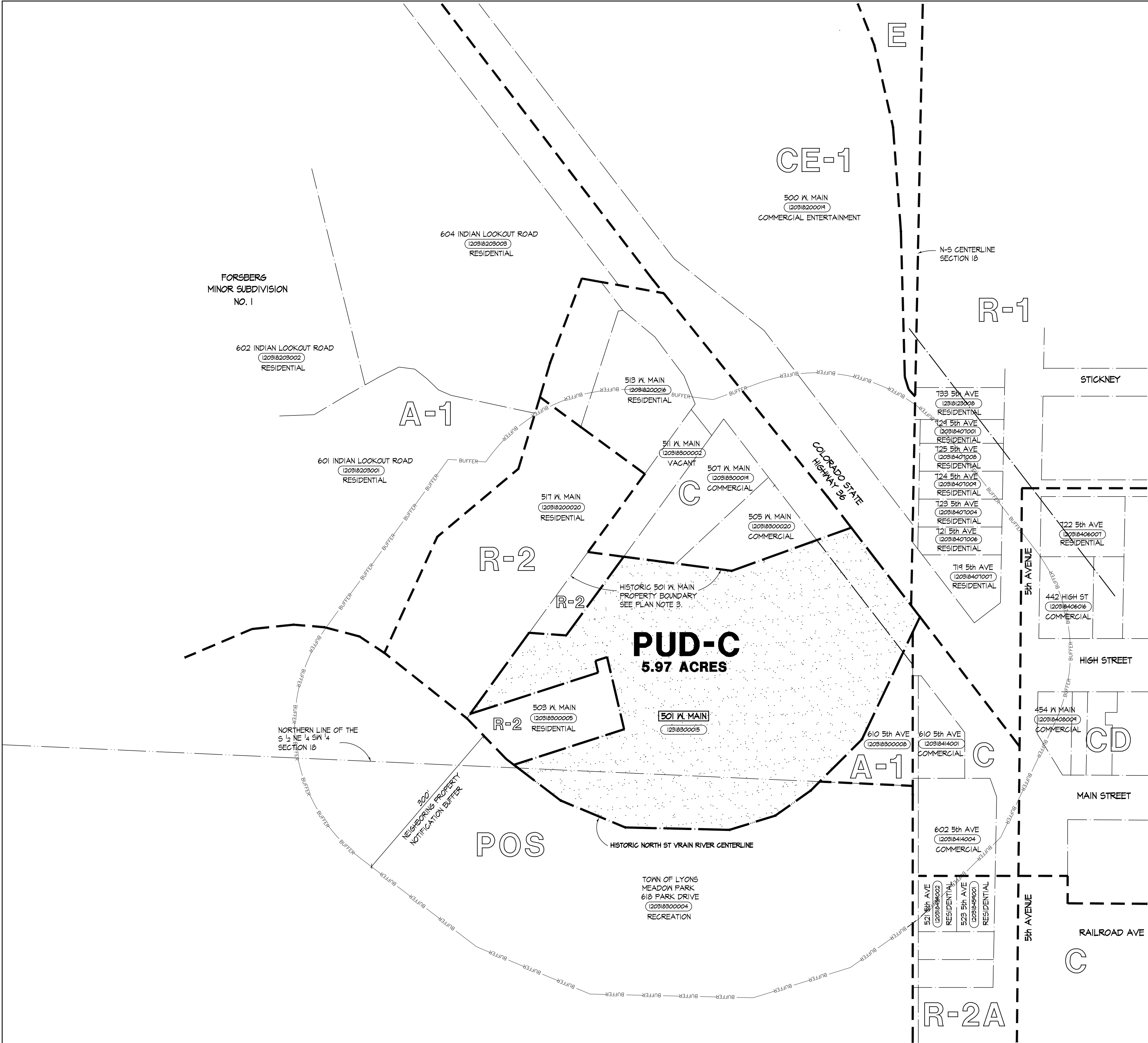
Riverbend PUD

501 West Main
Lyons, Colorado

A00

08/29/24

PCDC/BOT REVIEW



PLAN NOTES

- THIS MAP IS ILLUSTRATIVE ONLY AND IS INTENDED FOR REVIEW AND COMMENT BY TOWN OF LYONS ADMINISTRATION, PLANNING AND COMMUNITY DEVELOPMENT COMMISSION, AND BOARD OF TRUSTEES. THE APPLICANT HAS ADDRESSED THE ISSUES BELOW WITH TOWN STAFF AND, UPON CLARIFICATION AND RESOLUTION OF THEM, WILL SUBMIT FOR APPROVAL A FINAL ZONING AMENDMENT MAP FULLY COMPLIANT WITH THE REQUIREMENTS OF SECTION 16-15-30 (b) (5) OF THE TOWN OF LYONS MUNICIPAL CODE.
- IN RECOGNITION OF THE AVULSIVE FLOOD EVENT WHICH OCCURRED IN SEPTEMBER 2019, THE APPLICANT AND THE TOWN OF LYONS HAVE ENTERED INTO A MEMORANDUM OF AGREEMENT DATED JANUARY 12, 2019, WHICH ADDRESSES A PROCESS TO ALIGN THE MUTUAL PROPERTY BOUNDARIES OF THE PARTIES IN A MANNER CONSISTENT WITH BEST SURVEYING PRACTICE AND REGULATORY STANDARDS OF THE STATE OF COLORADO AND BOULDER COUNTY.
- THE PARCEL ADDRESSED AS 511 N MAIN REPRESENTS A CLAIM OF TITLE BY BARBARA AND HOWARD BEALL [PARCEL NUMBER 120918300002] CONVEYED BY A BOULDER COUNTY TREASURER'S DEED IN 1999 [RECEPTION NO. 2010140]. AS CURRENTLY INDICATED BY THE BOULDER COUNTY ASSESSOR'S MAPPING DATABASE, THIS PARCEL APPROXIMATES 0.56 ACRES IN SIZE AND SPANS THE BOUNDARY BETWEEN THE EXISTING R-2 ZONE DISTRICT AND THE ADJACENT C ZONE DISTRICT. THE GRANTING TREASURER'S DEED INDICATES THE ORIGINAL PARCEL SIZE AS 0.24 ACRES. THIS IS FURTHER SUPPORTED BY THE ASSESSOR'S ACCOUNT [R0950435] WHICH INDICATES A 0.25 ACRE CURRENT SIZE OF THE PARCEL, AS REDUCED FROM 0.29 ACRE BY THE 2006 TRANSFER OF 0.04 ACRE TO THE COLORADO DEPARTMENT OF TRANSPORTATION FOR ADDITIONAL R.O.W. ALONG HWY 36. AT APPLICANT'S REQUEST THE BOULDER COUNTY TREASURER AND ASSESSOR OFFICES HAVE RECENTLY REVIEWED THE ACCOUNT FOR THIS PARCEL AND HAVE CONFIRMED THAT THE CORRECT SIZE OF THE PARCEL IS 0.25 ACRE. A PARCEL OF THIS AREA HAVING A WIDTH CORRESPONDING TO THE HWY 36 FRONTAGE WOULD EXTEND NO MORE THAN 200' SOUTHWEST OF THE HIGHWAY R.O.W. WELL SHORT OF THE NORTH BOUNDARY OF THE FORMER 'RIVERBEND MOBILE HOME PARK'. THE APPLICANT DISPUTES THE VALIDITY OF THE BEALL CLAIM AND ITS EXTENSION OVERLAYING THE PROPERTY THAT HAS BEEN POSSESSED, OCCUPIED, MAINTAINED AND IDENTIFIED AS 501 N MAIN FOR OVER 30 YEARS. NEVERTHELESS, BECAUSE OF THE LACK OF CLARITY IN TITLE CREATED BY THIS CLAIM, THE APPLICANT HAS EXCLUDED IT FROM THIS REZONING REQUEST, THIS RESULTING IN THE APPROXIMATELY 0.23 ACRE 'ISLAND' REMNANT OF EXISTING R-2 ZONING AS SHOWN.

SHADED AREA INDICATES EXTENT OF THE EXISTING R-2 ZONE DISTRICT PROPOSED TO BE AMENDED TO PUD-C. THE PUD-C DISTRICT BOUNDARY ALIGNS WITH: DESIGNATED CENTERLINE OF COLORADO HIGHWAY 36; HISTORIC CENTERLINE OF THE NORTH ST. VRAIN RIVER; EXISTING ADJACENT PROPERTY LINES; AND, THE EXTENSIONS OF ADJACENT PROPERTY LINES TO THE NOTED R.O.W. CENTERLINES.

JM Associates, Inc.

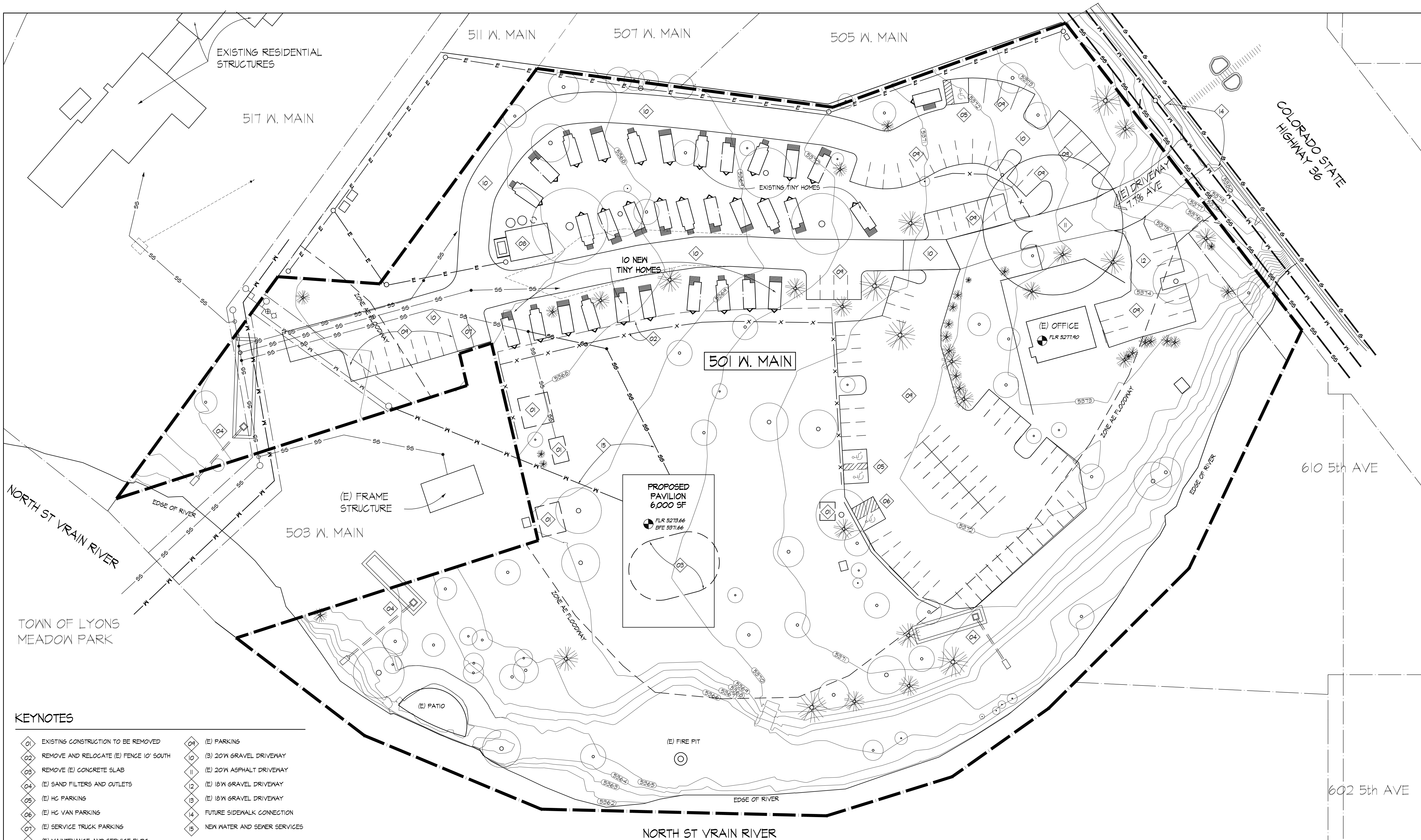
Architecture / Planning

1412 Monroe Court
Longmont, Colorado 80501
(303) 489-1883

Riverbend PUD
501 West Main
Lyons, Colorado

A01

03/24/24 PCD/CBOT REVIEW



- KEYNOTES
- | | | | |
|----|---|----|------------------------------|
| 01 | EXISTING CONSTRUCTION TO BE REMOVED | 04 | (E) PARKING |
| 02 | REMOVE AND RELOCATE (E) FENCE 10' SOUTH | 10 | (B) 20'W GRAVEL DRIVEWAY |
| 03 | REMOVE (E) CONCRETE SLAB | 11 | (E) 20'W ASPHALT DRIVEWAY |
| 04 | (E) SAND FILTERS AND OUTLETS | 12 | (E) 18'W GRAVEL DRIVEWAY |
| 05 | (E) HC PARKING | 13 | (E) 18'W GRAVEL DRIVEWAY |
| 06 | (E) HC VAN PARKING | 14 | FUTURE SIDEWALK CONNECTION |
| 07 | (E) SERVICE TRUCK PARKING | 15 | NEW WATER AND SEWER SERVICES |
| 08 | (E) MAINTENANCE AND SERVICE BLDG | | |