

**PROJECT AREA**  
5.646 Acres (Property), 5.973 Acres (Proposed PUD-C Zone District)

**PROJECT CONTACT INFO**

Owner: Lyons Properties LLC [Mike Whipp] PO Box 312 Lyons, CO 80540 (303) 823-9751  
Planner: JDL Associates Inc. [Jerry Moore] PO Box 18390 Boulder, CO 80308 (303) 449-1887  
Surveyor: Green Mountain Surveying [Steve Knight] 1195 Edinboro Dr 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 and Zoning Amendment 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 with ZONING AMENDMENT**  
The Owner requests amendment of the existing R-2 zoning on the Property to PUD-C (Commercial). The PUD would require an amendment approved by both the PCDC and the BOT to add a use not specifically included in the following permitted principal and accessory uses:

- Accessory building or use.
- Single family residence in existing residential structure on the Property.
- Automobile sales use, subject to the following conditions:
  - Sales shall be strictly limited to the twenty two (22) proposed RV's located on the Site.
  - Sales shall be incidental and accessory to the other principal uses approved herewith.
- Bed and breakfast.
- Camperground 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 utility and has no permanently attached additions.
    - Occupancy for any individual term of lodging shall not exceed thirty (30) days.
  - Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu – camper arrival and setup; Fri through Sun – festing; and, Mon – breakdown, cleanup and camper departure.
- Event center, small use, subject to the following conditions:
  - Outdoor music performed by live entertainment at events shall not include amplified instruments. Horns or percussion are not allowed. Woodwinds (e.g. clarinets, flutes, etc. are allowed. One vocalist may use a microphone with amplification.
  - Outdoor Disc Jockey (DJ) style performance of amplified recorded music is not allowed.
  - Outdoor weddings:
    - During wedding ceremonies, the officiant and other members of wedding parties may use a microphone with amplification for readings, vows. Low level amplified recorded music or unamplified acoustic instruments only are allowed during the ceremony with one vocalist using a microphone with amplification. Wedding ceremonies are to be conducted no later than 5:30 pm.
    - During cocktail hour and dinner: unamplified acoustic only instrumental music is allowed. The officiant and other members of wedding parties may use a microphone with amplification for toasts and announcements.
    - After dinner music: unamplified acoustic only instruments are allowed with one vocalist using a microphone with amplification.
  - All music shall end by 10:00 pm.
- Outdoor low level amplified recorded music, vocals, and public address system announcements, or any other noise generated at any wedding or other special event conducted on the property shall be carefully limited to the minimum functional sound level. All uses conducted at River Bend shall comply with the noise restrictions set forth in Sec. 10-11-10 Unreasonable Noise of the Lyons Municipal Code as it may be amended from time to time. The Applicant or any person or entity holding a function on the subject property shall immediately reduce or eliminate any amplified or other sounds when instructed to do so by a member of the Boulder County Sheriff's Office, other law enforcement or emergency services personnel or member of Town Staff.
- 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 proposed 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 would allow for construction of a maximum 4,000 sf single story enclosed Pavilion Structure along with associated site improvements which would require development review approval by the Town of Lyons Planning and Community Development Commission and subject to ratification of this approval by the Town of Lyons Board of Trustees prior to building permit submittal. Construction of the Pavilion Structure would result in removal of the Mobile Restroom Trailer from the Property. Should the Pavilion construction be delayed beyond 5 years from the approval date of this PUD, the Applicant agrees to remove the Restroom trailer and replace its functionality with a permanent Restroom Structure as noted on the accompanying Site Plan. The development approval process for construction of the Restroom Structure would require the process noted above for the Pavilion Structure.

The PUD-C zone district includes variances / 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 and safety 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 information of site 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. The development plan proposes to pave approximately 32 feet additional of the drive to extend past the entrance to the primary parking area. The proposed asphalt paved section recommended in this variance does not require a 20 foot wide paved drive.
  - 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 that 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. The reduced high temperature, caused by absorption of solar energy, results in emission of heat to the surrounding air, leading to a rise in its temperature, deteriorating 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, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All 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.
- 4% slope approach on main entry road is required (Existing approach to be retained is 7.7%).

PROJECT STATISTICS														
501 West Main	Photo	Status	Proposed Use	Fir Area		Parking		Footprint		Ht	Setback [1]	BR	D.U.	Seats
				sf	ft	Req	Std	HC	Van					
Primary Dwelling	A	Existing	Single Family Res	1,140	2	3				1,423	20	103	2	1
Pump House		Existing	Storage		10	0				10	5	49		
Service Bldg	B	Existing	Storage	562	0					562	9	46		
Canopy Tent	C	Proposed	Event Production	2,056	4	30	59	2	1	2,056	24	140		[3] 180
Glamping Tent	D	Proposed	Event Production	160	0					160	12	180		
Catering Tent	E	Proposed	Event Production	320	5	5	8			320	18	5		
Restroom Trailer	F	Proposed	Event Production	167	0					167	10	25		
Pavilion (Future)		Proposed	Event Production	4,000	3					4,000	32	60		[3]
Tiny Homes (21)	G/H	Proposed	Accommodations	4,200	21	20	1			4,200	13	25	21	21
Tiny Homes Office		Proposed	Office	200	1	1				200	13	15		
<b>Property TOTAL</b>				<b>12,875</b>	<b>59</b>	<b>90</b>	<b>3</b>	<b>1</b>	<b>11,298</b>		<b>23</b>	<b>22</b>	<b>180</b>	

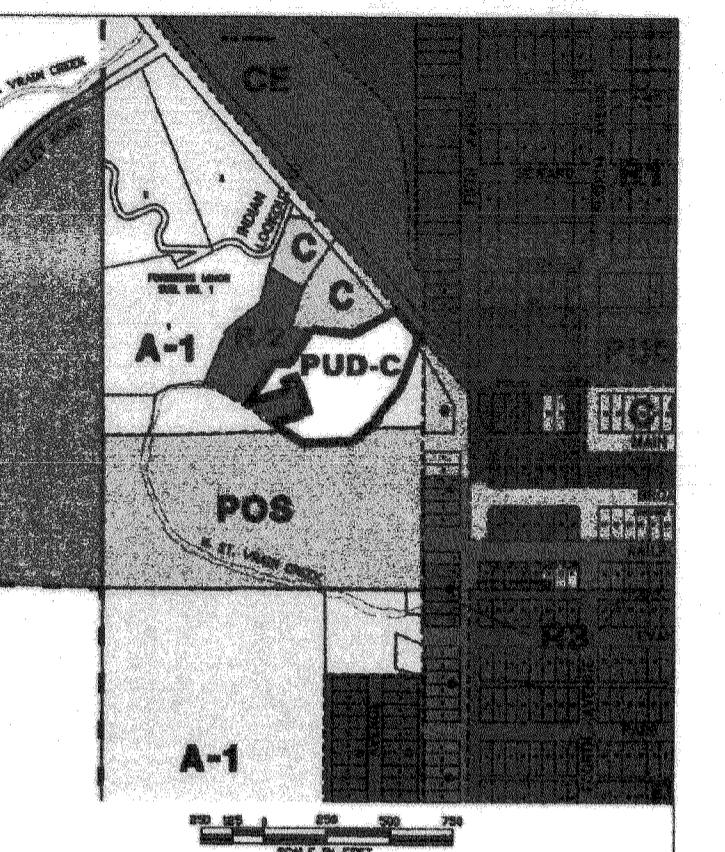
Note: [1] Setbacks are measured from point of structure nearest to an external property line.  
 [2] Our requests allowing residential use to continue in these structures until converted to lodging  
 [3] Canopy Tent and Pavilion would not be occupied simultaneously  
 [4] Required parking based on institutional, Church, Club use: 1 space per 6 seats  
 [5] Required parking based on 1 space per staff member

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RF: \$43.00

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DF: \$0.00

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# River Bend PUD with Zoning Amendment 501 West Main Street Lyons, Colorado FINAL PUD PLAN



Vicinity Map  
SHEET INDEX  
A00 Cover Sheet  
A01 Zoning Amendment Map  
A02 Site Plan  
Survey

SITE COVERAGE DATA		Footprint	Paving		Landscape		River	Lot Subtotal
			Impervious	Permeable	Turf	Native		
501 West Main		11,298	3,949	49,479	143,789	32,760	15,651	245,926
<b>SUBTOTAL</b>		<b>11,298</b>	<b>3,949</b>	<b>49,479</b>	<b>143,789</b>	<b>32,760</b>	<b>15,651</b>	<b>245,926</b>
Coverage Ratios		4.59%	1.61%	20.12%	58.47%	13.32%	6.36%	100.00%
<b>SITE TOTAL</b>								<b>5.646 Ac</b>

**UTILITIES**  
501 W. Main is currently served by municipal sanitary sewer service via a private lift station that ejects via 4" lines to the pressurized main running parallel to the west side of Highway 36. As part of the proposed improvements, and in cooperation with the Town's reconstruction of Meadow Park, the Project proposes to connect to a new gravity flow sewer sanitary main extending through Meadow Park and crossing the North St. Vrain onto the 501 W. Main property. In addition to allowing abandonment of the lift station, further extension of this main could potentially serve other properties neighboring 501 W. Main. The property currently relies on treated well water for irrigation and potable water. This was supplemented in 2015 with a private "delivered" water system with onsite tanks and pressurization which will be removed upon connection to the Town's potable water system. The Applicant and the Town of Lyons have reached a Memorandum of Agreement regarding, in part, installation of a new 12" transmission line through the property along with an associated short section of 8" pipe main terminating at a new fire hydrant located on 501 W. Main. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately serve including the Phase 1 and Phase 2 additions of Tiny Homes. The Applicant acknowledges that backflow devices may be required by the Town of Lyons upon connection 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). The Restroom Trailer is accessibility compliant. 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 is working with their manufacturer to develop to include accommodations suitable for their disabled guests. Prior to completion of Phase 2, we will hard pave accessible parking spaces and adjacent access aisleways 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 RVs 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;
- Permitting to use or lease, or ownership of the land;
- Procedures for Vehicles dedicated to available (qualified drivers) to move RVs on short notice;
- A primary and secondary route to efficiently move the RVs 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**  
No fire hydrants currently exist on the Property. As a part of the installation of a municipal water transmission line through the site, a new fire hydrant will be installed in the new public utility easement in the northwest corner of the Site adjacent to the proposed alignment of the new 12" water transmission line (see Sheet A02). A new proposed security gate just west of the main entry to the property will include a NOX box for emergency access. Upon completion of work in Phase 2 a 20' wide loop road around the Tiny Home Village will allow 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**  
A single non-illuminated sign with an approximately 4' wide x 3' high face is located on the south side of the main entrance from Highway 36. Prior to completion of Phase 2, we plan on moving it to the north side of the entry, outside of the required sight triangle.

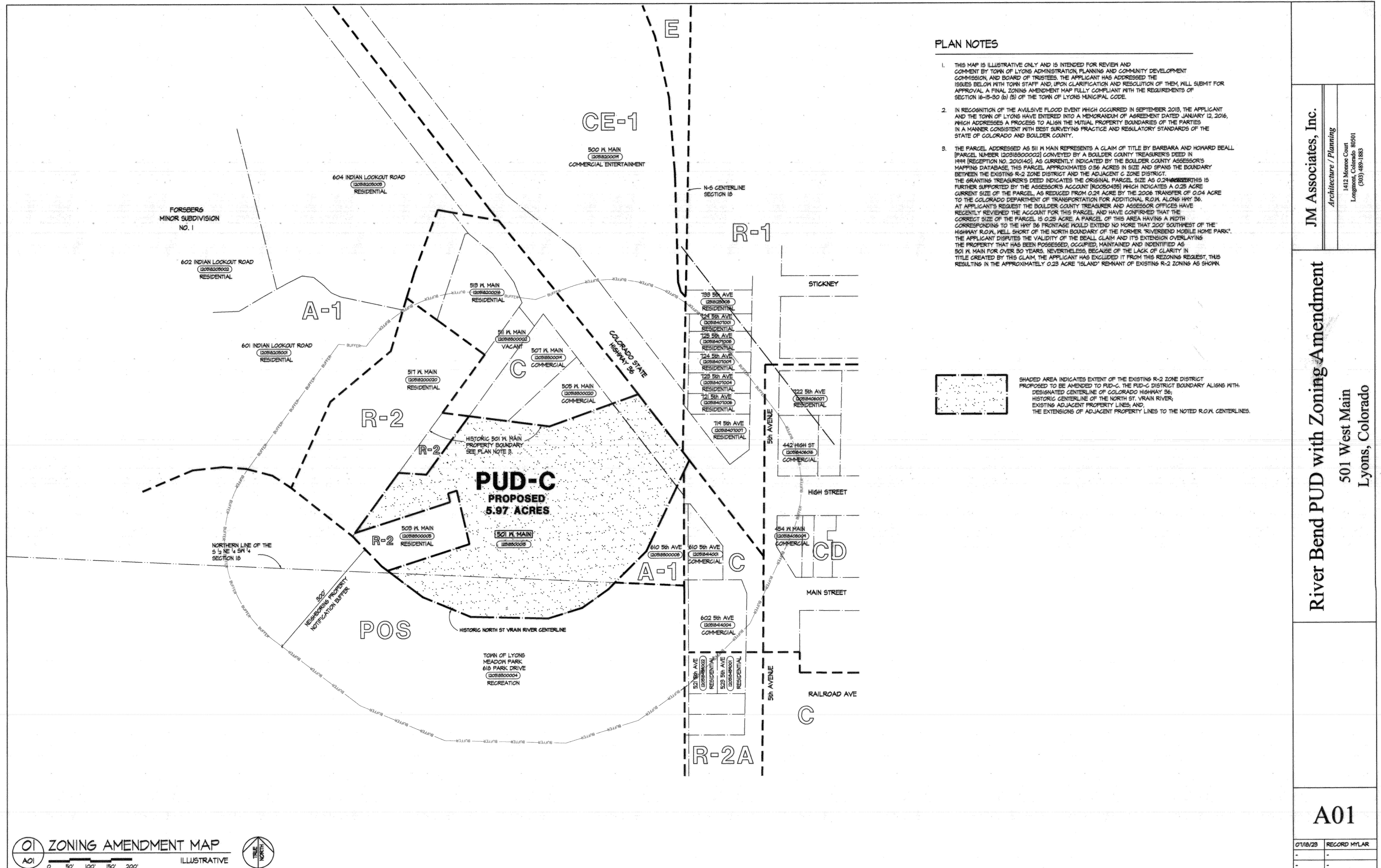
**TRAFFIC**  
Included as an attachment to this submittal is a copy of the documentation which we submitted to CDOT for issuance of an access permit which the Town required before approving the Temporary Special Use Permit under which we've been operating since June 2014. CDOT issued the access permit based on the estimated trips associated with the same scope and intensity of uses that are requested as part of this PUD with Zoning Amendment. The Applicant must provide a copy of a CDOT access permit prior to recordation of the PUD.

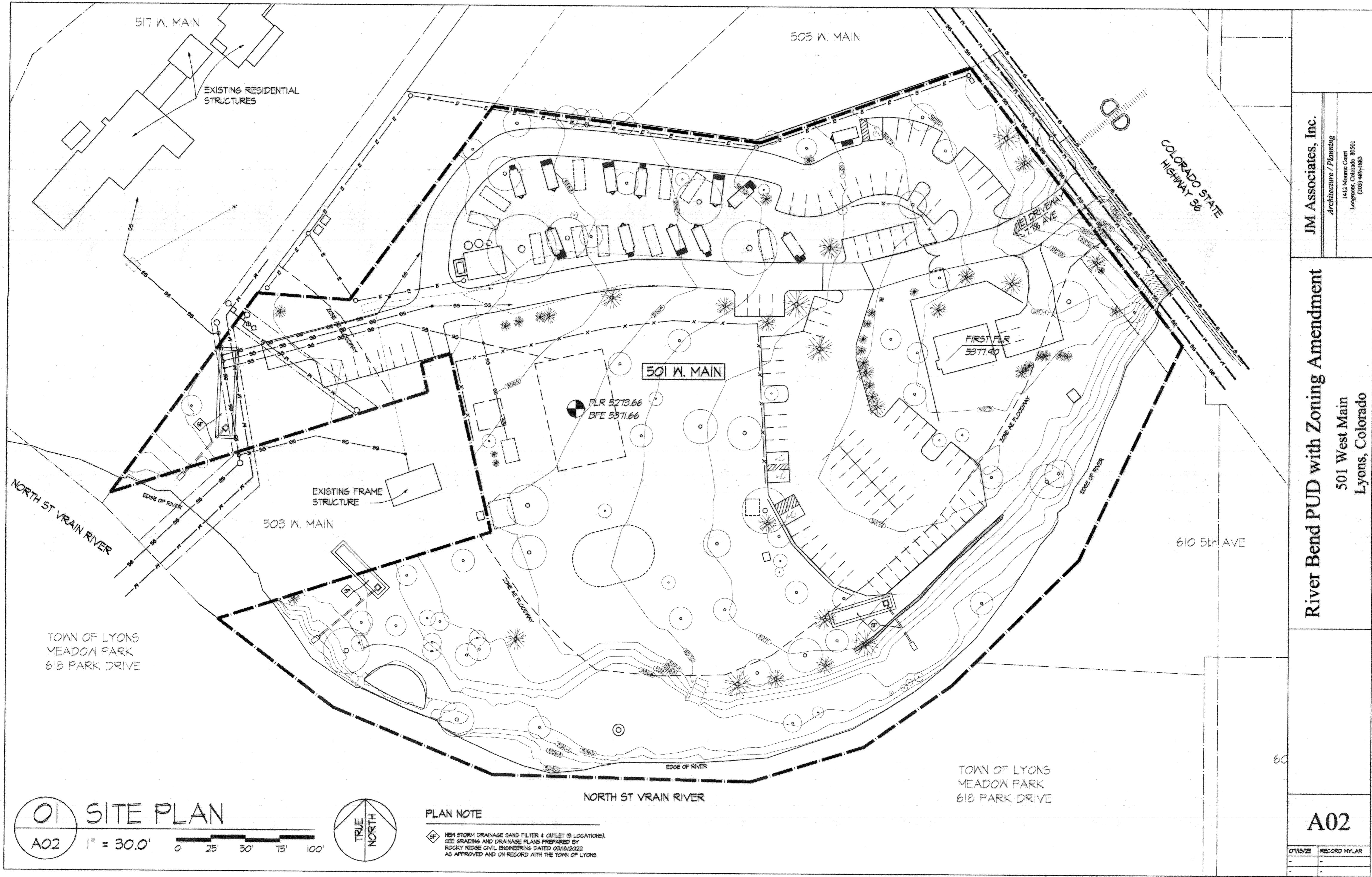
**PEDESTRIAN CONNECTION**  
The area along Colorado Highway 36 northwest of the existing entry to the Site will be rough graded to form a bench for a future sidewalk along the CDOT highway frontage. The platform will accommodate future extension of a concrete sidewalk equivalent in width to the existing sidewalk in this area. This grading will require vertical extension of an existing utility manhole and water valve in the vicinity. The current pedestrian connection to the Site occurs via the existing driveway.

**PROJECT PHASING**  
Construction of Phase 1 of the Project will commence immediately upon approval of this PUD with Zoning Amendment. We anticipate completion of Phase 1 improvements by mid May 2016, however, if the final approval of the PUD occurs after May 1, 2016, completion of Phase 1 improvements may be delayed until November 30, 2016. We anticipate completion of Phase 2 improvements by mid May 2017, however, completion of Phase 2 is subject to availability of water and sewer service from the Town of Lyons (see UTILITIES below). Phase 3 (Pavilion or Restroom Structure) timing would be based on necessity but would occur no sooner than mid May 2018. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

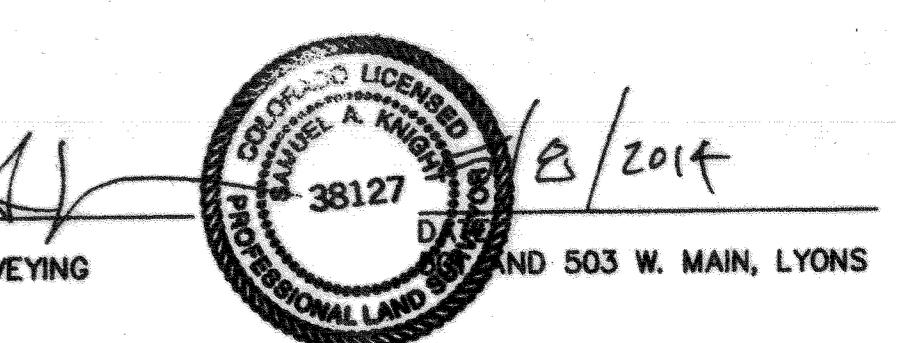
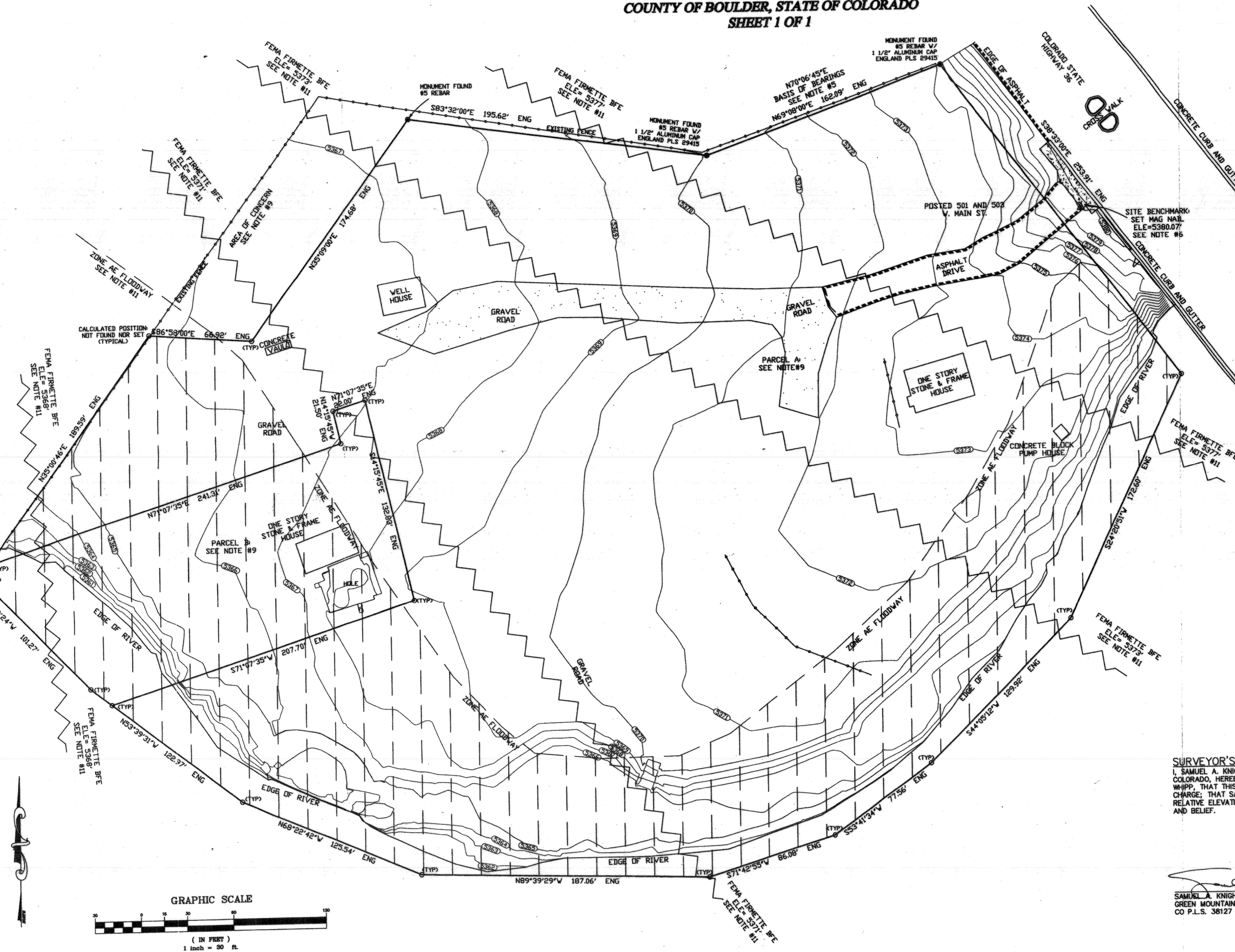
## LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SW 1/4 OF SECTION 18, T3N, R70W OF THE 6<sup>th</sup> 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 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





**TOPOGRAPHIC EXHIBIT**  
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,**  
**TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.,**  
**COUNTY OF BOULDER, STATE OF COLORADO**  
**SHEET 1 OF 1**



SAMUEL A. KNIGHT  
 GREEN MOUNTAIN SURVEYING  
 CO. P.L.S. 38127