

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item X. 4.
Meeting Date: September 3, 2024

TO: Mayor Rogin and Members of the Board of Trustees

FROM: Victoria Simonsen, Town Administrator

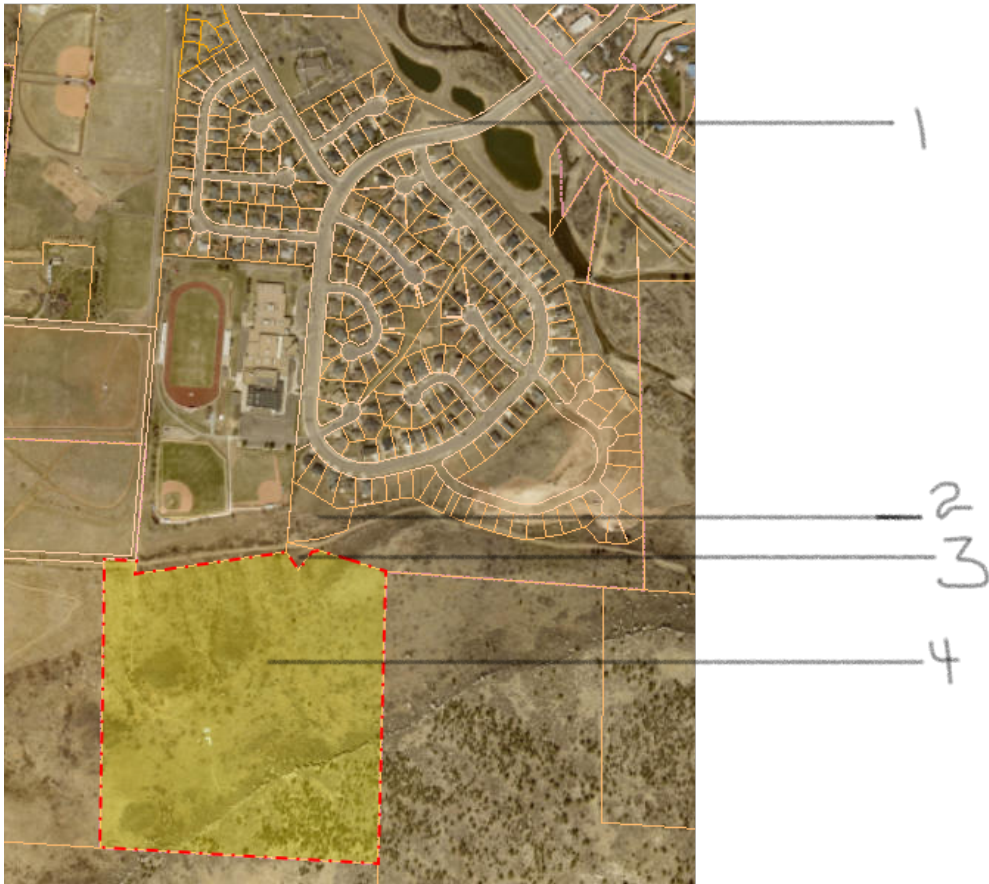
DATE: 08/29/2024

ITEM: Discussion / Direction on Lyons Valley Park Lots that were Quitclaim Deeded to the Town of Lyons by Lyons Valley Park, LLC. Per Resolution 2024-46

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

- I. **REQUEST OR ISSUE:** Staff is requesting that the Board of Trustees discuss and provide direction on whether to retain the zoning of the four lots that were quitclaimed to the town or whether the trustees would like to consider rezoning and reusing the parcels.
- II. **BACKGROUND INFORMATION:** Lyons Valley Park was annexed in 1971 and platted and zoned later in the 1970s. Lyons Valley Park, LLC recently dedicated four parcels to the Town of Lyons, which the Trustees accepted per Resolution 2024-46, following Keith Bell's death. Discussions have been held about whether the current zoning is still the most appropriate for the parcels. Staff are requesting direction from the Trustees.
- Staff is requesting direction from the Board on whether they would like to keep the current zoning on these parcels or pursue a change in zoning for any, or all, of them.
- III. **FISCAL IMPACTS:** None at this time. If it is decided to pursue rezoning, there will be costs and staff-associated time.
- IV. **RECOMMENDED ACTION / NEXT STEPS:** If the Board is interested in potential uses other than what the current zoning allows, staff suggests that a referral should be sent to each Board and Commission for their input and consideration. Public input could also be sought.

On the map below, Parcel #1 is currently zoned B – Business. Parcel #2 is zoned R-1 Low Density Residential, and parcels #3 and #4 are currently Zoned A-1 Agriculture District.



Lot #1 was originally (Filing 5 1997) to be zoned as C-Commercial. However, background of the change. Mr. Keith Bell, President of Lyons Valley Park, Inc., had indicated several times that they had hoped to put a corner convenience store at this location to serve the subdivision and neighborhood. This zoning has specific uses, and the 2009 Zoning Map shows the property zoned as B-Business. The staff does not know the setbacks that create a rather restrictive footprint. See link.
https://library.municode.com/co/lyons/codes/municipal_code?nodeId=CH16ZO_ART3ZODI_BO_DIV2DIUS_S16-3-190BBUDI

Lot #2 is zoned R-1 Low Density Residential. There is no means of egress to the parcel currently.

https://library.municode.com/co/lyons/codes/municipal_code?nodeId=CH16ZO_ART3ZODIBO_DIV2DIUS_S16-3-150LODERED

Lots #3 and #4 are currently zoned A-1 Agricultural District. The intent and uses are linked here:

https://library.municode.com/co/lyons/codes/municipal_code?nodeId=CH16ZO_ART3ZODIBO_DIV2DIUS_S16-3-110AGDI

- V. **LEGAL ISSUES:** None at this time.
- VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** Unknown at this time.
- VII. **SUMMARY AND ALTERNATIVES:** The Board could leave the parcels zoned as they are currently or pursue a zoning change for any or all of them.