

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XI. 4. and 5.  
Meeting Date: October 21, 2024**

**TO:** Mayor Rogin and Members of the Board of Trustees

**FROM:** Andrew Bowen, Lead Planner

**DATE:** 10/15/2024

**ITEM:** Discussion and Direction to Staff and the BOT Regarding Rezoning of Lyons Valley Park Lots  
and,  
Discussion and Direction to Staff and the BOT Regarding the Use and Rezoning of Vacant Lots on Carter Court

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ORDINANCE  
 MOTION / RESOLUTION  
 INFORMATION

**Note:** If these lots are considered to be rezoned, they will be brought back before the PCDC and BOT for discussion, public hearing, deliberation, and decision.

**Note:** This staff report and its recommendations were presented to the PCDC, as Planning staff always provides recommendations for PCDC deliberations and decisions.

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**I. REQUEST OR ISSUE:** On October 3, 2024, the BOT requested that all the town's Boards and Commissions be consulted to provide preliminary recommendations on the future zoning and land use decisions for the lots listed below. Staff requests that the BOT provide discussion/direction to staff on how to proceed.

**Parcel 1.** (The Triangle Lot)  
**Parcel No:** 120320201014

**Parcel 4.** (L Hill Lot no. 3)  
**Parcel No:** 120319000031  
(Same as Parcel 3.)

**Parcel 2.** (L Hill Lot no. 1)  
**Parcel No:** 120319134006

**Parcel 5.** (Carter Court Lot no. 1)  
**Parcel No:** 120320209029

**Parcel 3.** (L Hill Lot no. 2)  
**Parcel No:** 120319100031

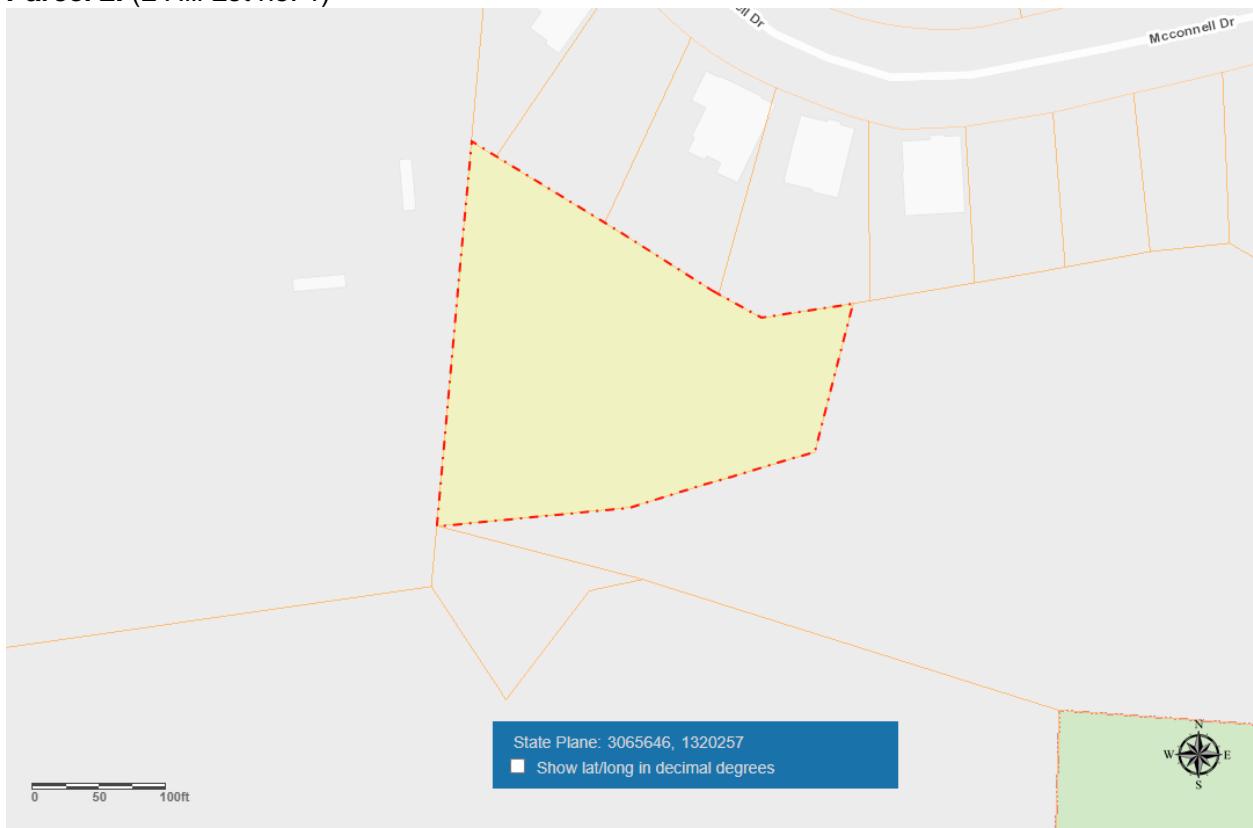
**Parcel 6.** (Carter Court Lot no. 2)  
**Parcel No:** 120320209028

**III. PROJECT HISTORY:** The Town owns the six lots shown above; maps have been provided for each lot.

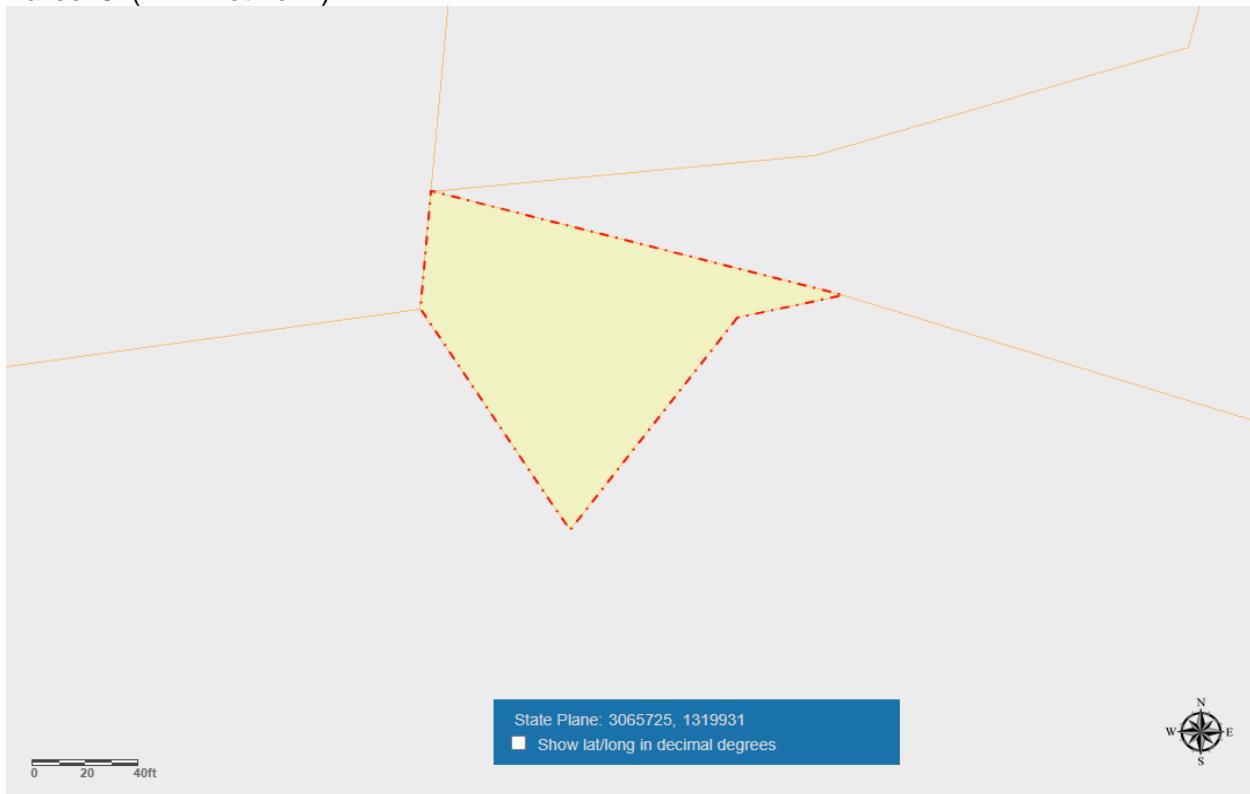
**Parcel 1. (The Triangle Lot)**



**Parcel 2. (L Hill Lot no. 1)**



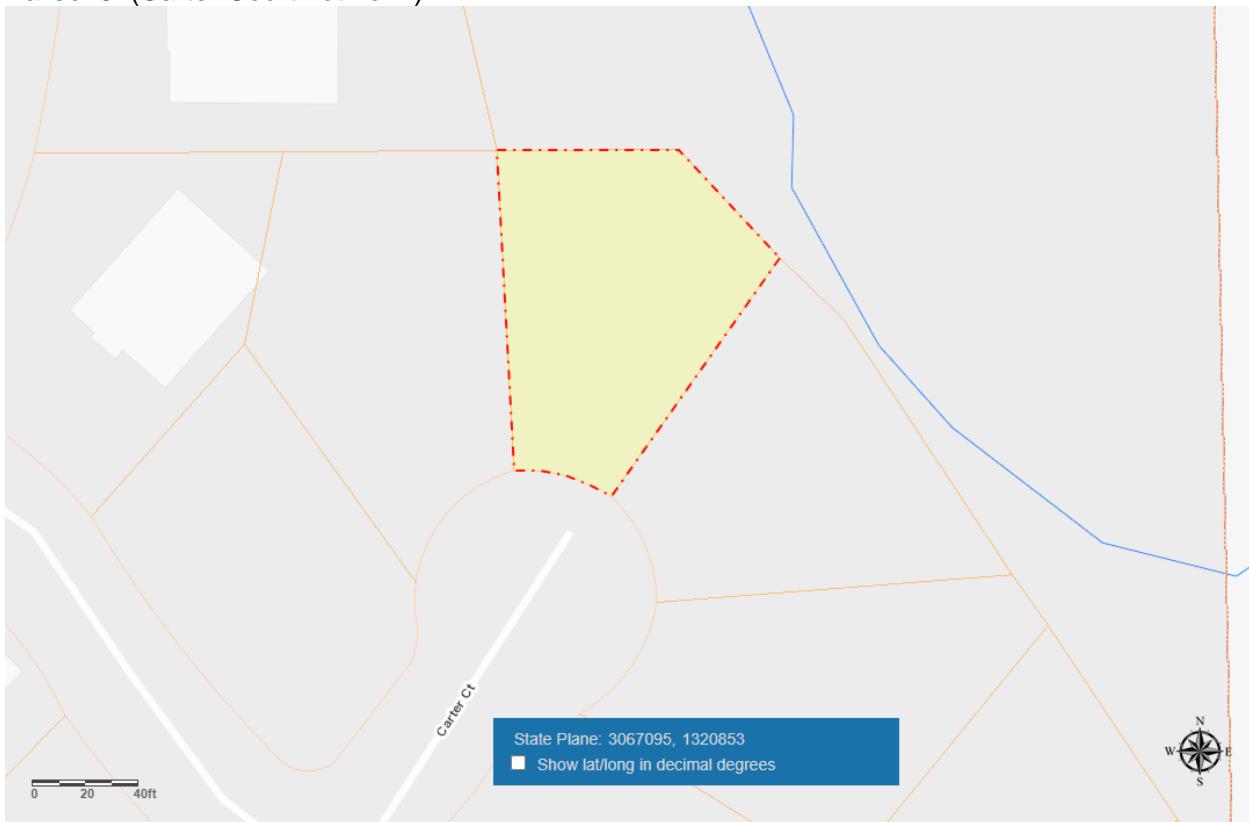
**Parcel 3. (L Hill Lot no. 2)**



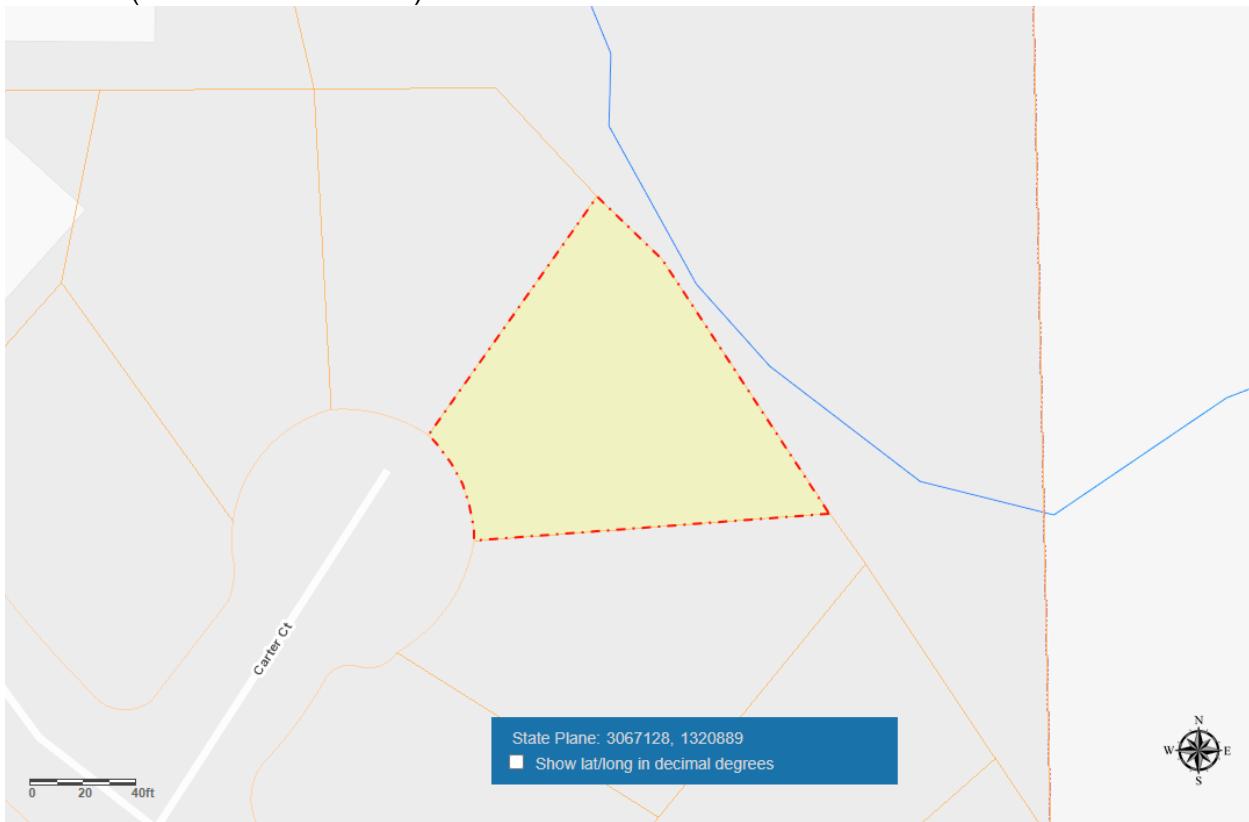
**Parcel 4. (L Hill Lot no. 3)**



**Parcel 5. (Carter Court Lot no. 1)**



**Parcel 6. (Carter Court Lot no. 2)**



#### **IV. BOARD AND COMMISSION RECOMMENDATIONS**

All Town Boards and Commissions received a request to provide input on this matter (all input received has been placed in the packet). Planning staff presented this request to the PCDC and HHSC. Their input is provided below:

- *PCDC Recommendation.* At a regularly scheduled workshop on 10.14.24, the PCDC met to discuss what zoning designation and uses may be most appropriate for each lot. In summary, the PCDC voted 4-3 in a “straw poll” to recommend rezoning each lot in a manner consistent with this memo. The single cause for this non-consensus vote was what zoning designation should be considered for Parcel 1.

##### **Parcel 1. (The Triangle Lot) Parcel No: 120320201014**

The PCDC was split (4-3), with four members recommending R3 and three for POS. One dissenting vote noted that they supported housing on the lot but thought it would be challenging to develop.

##### **Parcel 2. (L Hill Lot no. 1) Parcel No: 120319134006**

There was consensus about rezoning this lot to POS

##### **Parcel 3. (L Hill Lot no. 2) Parcel No: 120319100031**

There was consensus about rezoning this lot to POS

##### **Parcel 4. (L Hill Lot no. 3) Parcel No: 120319000031 (Same as Parcel 3.)**

There was consensus about rezoning this lot to POS

##### **Parcel 5. (Carter Court Lot no. 1) Parcel No: 120320209029**

There was consensus about rezoning this lot to R3

##### **Parcel 6. (Carter Court Lot no. 2) Parcel No: 120320209028**

There was consensus about rezoning this lot to R3

- *HHSC Recommendation.* At a special meeting on 10.17.24, the HHSC met to discuss the most appropriate zoning designation and uses. In summary, the HHSC voted **FILL**

##### **Parcel 1. (The Triangle Lot) Parcel No: 120320201014**

##### **Parcel 2. (L Hill Lot no. 1) Parcel No: 120319134006**

##### **Parcel 3. (L Hill Lot no. 2) Parcel No: 120319100031**

##### **Parcel 4. (L Hill Lot no. 3) Parcel No: 120319000031 (Same as Parcel 3.)**

##### **Parcel 5. (Carter Court Lot no. 1) Parcel No: 120320209029**

##### **Parcel 6. (Carter Court Lot no. 2) Parcel No: 120320209028**

#### **V. STAFF ANALYSIS.** Planning staff have visited each site and weighed each parcel's development capability against the Lyons Thrive Comprehensive Plan and recent community conversations/input.

In summary of this analysis, Staff proposes that the PCDC consider the following proposed Zoning Designations for each parcel:

**Parcel 1. (The Triangle Lot)**

*Rezone to R3 from B*

**Justification:** This lot is surrounded on three sides (west, south, and east) by residential development. The surrounding home sizes are as follows (1,959 sf, 3,208 sf, 2,051 sf, and 3,897 sf), which average to 2,779 sf. For this reason, the Town could consider developing housing (at the same bulk and scale) on this lot to help meet the community's Proposition 123 commitment goals.

Further, residential development of this lot would be infill and would not require land outside of the Town's infrastructure network. This characteristic has been important in recent community discussions. These parcels are also close to the town's core and transportation network and lie below the Town's "Blue Line." Conceptual site plans have been provided below to show how development could work on this lot.

**Note:** To achieve this development schematic efficiently and economically, the Town should consider a public/private partnership.





This “Conceptual” site plan provides six dwellings within two Triplexes that could be for sale or rental units. A for-sale scenario for these units could result in the bottom 1'000 sf unit being sold as a stand-alone unit, while the second and third floor could be sold as a single 1,800 unit with an ADU (800 sf).

If this development scenario were achieved, this lot alone could fulfill sixty (60) percent of the Town’s Proposition 123 commitment for this cycle.





This “Conceptual” site plan provides 2-3 dwellings within one triplex/duplex structure, which could be for sale or rental units.

If this development scenario were achieved, this lot alone could fulfill sixty (60) percent of the Town’s Proposition 123 commitment for this cycle.

#### **Parcels 2-5. (L Hill Lots)**

*Rezone to POS from Agriculture and Residential*

**Justification:** Staff recommends that all “L Hill” lots be rezoned to Parks and Open Space instead of Ag and Residential zoning and be added to the Town’s parks and open space network.

#### **Parcel 6-7. (Carter Court Lots)**

*Rezone to R3 from R1*

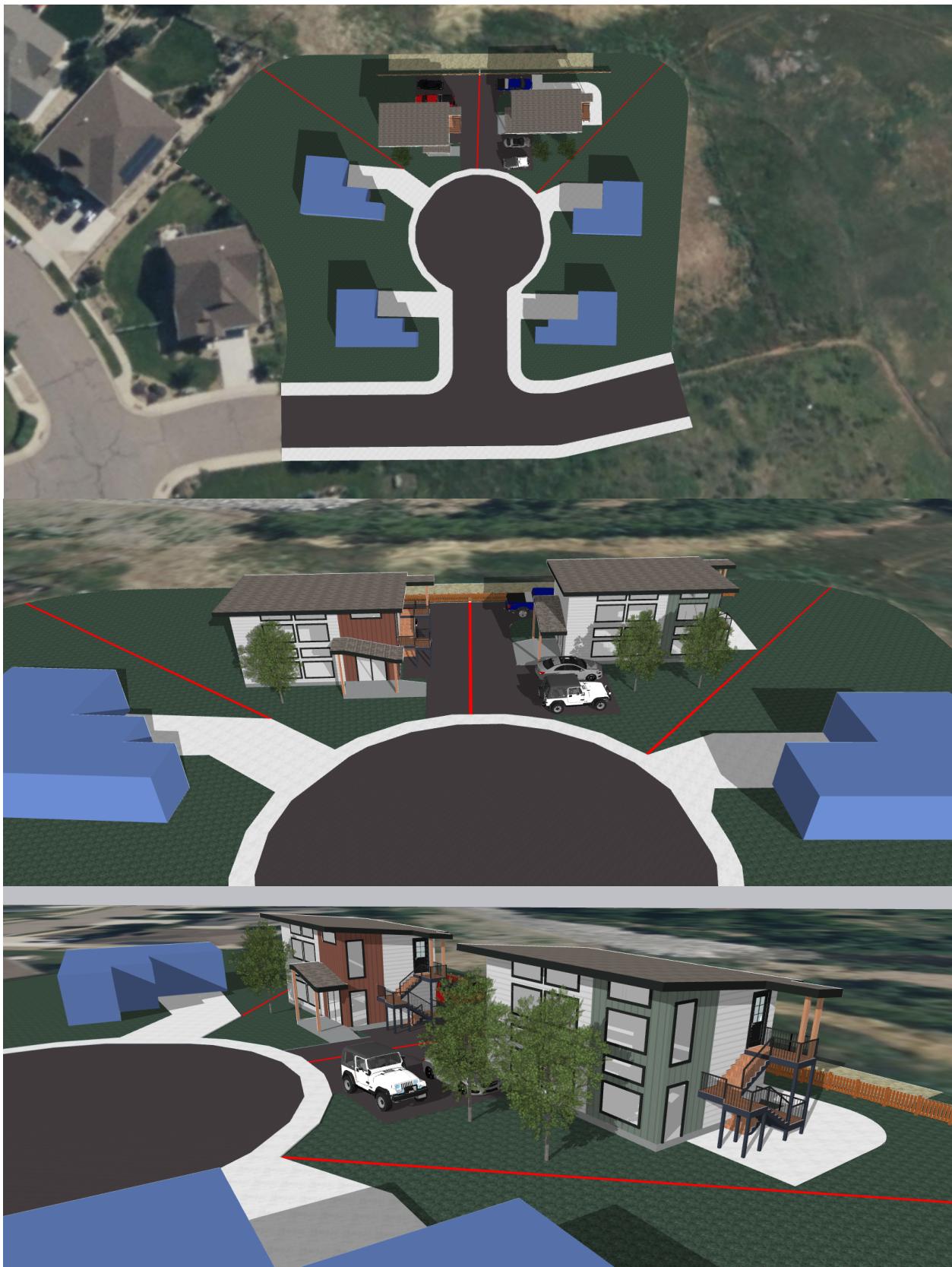
**Justification:** Like the Triangle Lot, these two lots lie within a residential development and are further surrounded by workforce housing.

Further, residential development of this lot would be infill and would not require lands outside of the Town’s infrastructure network to be developed. This characteristic has been important in recent community discussions. These parcels are also close to the town’s core and transportation network and lie below the Town’s “Blue Line.” These parcels also lie outside of the regulatory floodway. A “Conceptual” site plan has been provided to show how development could work on these lots.

It is important to note that a current streambank restoration project is being planned on both lots, so this plan would need to be adjusted to allow for this development.

Also, the program (Trimble Sketch Up) used for this design does not show the current/actual development of the existing neighborhood. Thus, staff had to recreate the road sections and existing home footprints (“blue” structures”). Therefore, this “Conceptual” site plan approximates based on a developable footprint of 50’x110’ spanning both lots. This developable footprint assumes a depth from the curb of 50’ to the northern side of the lots, where the bank falls towards the Saint Vrain River.

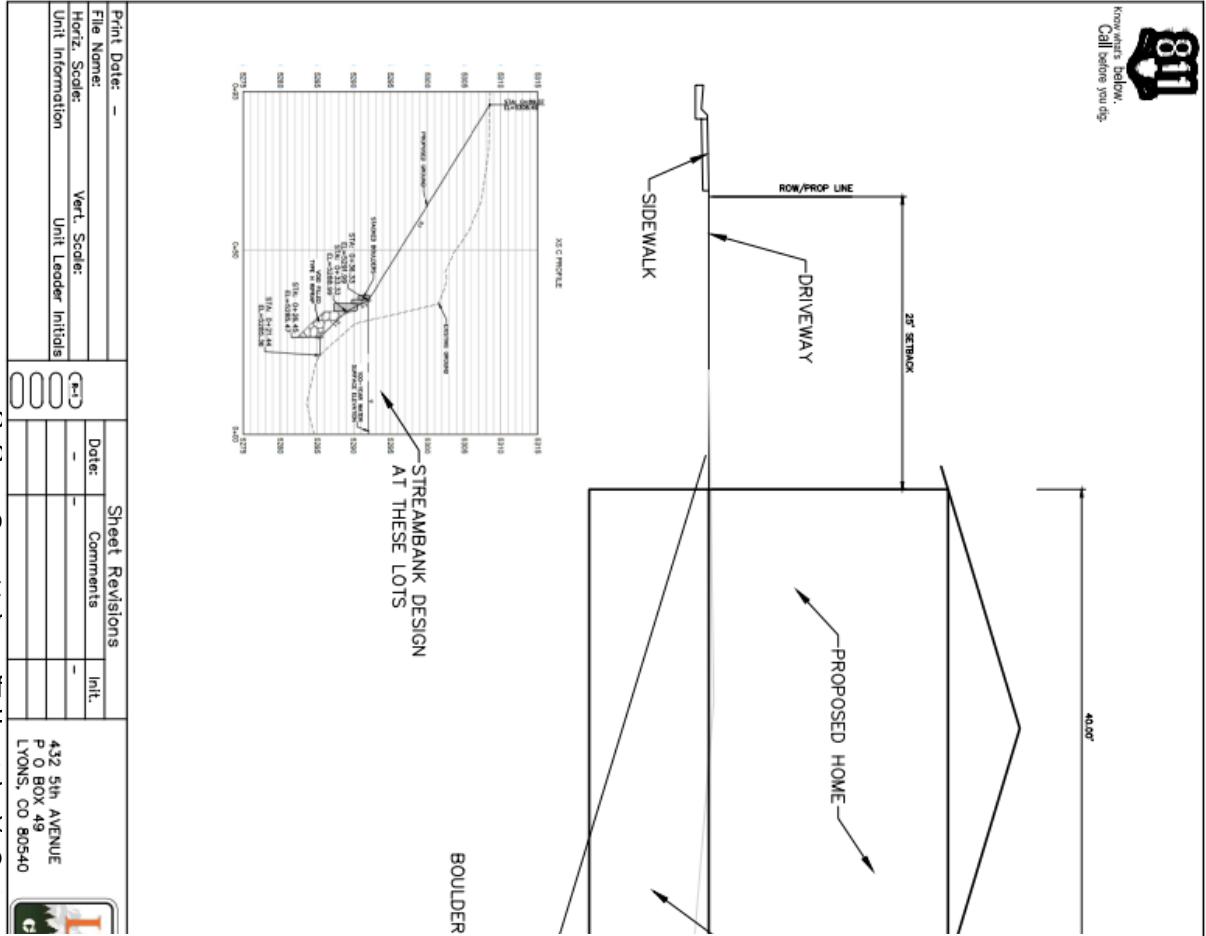
**Note:** To achieve this development schematic efficiently and economically, the Town should consider a public/private partnership.



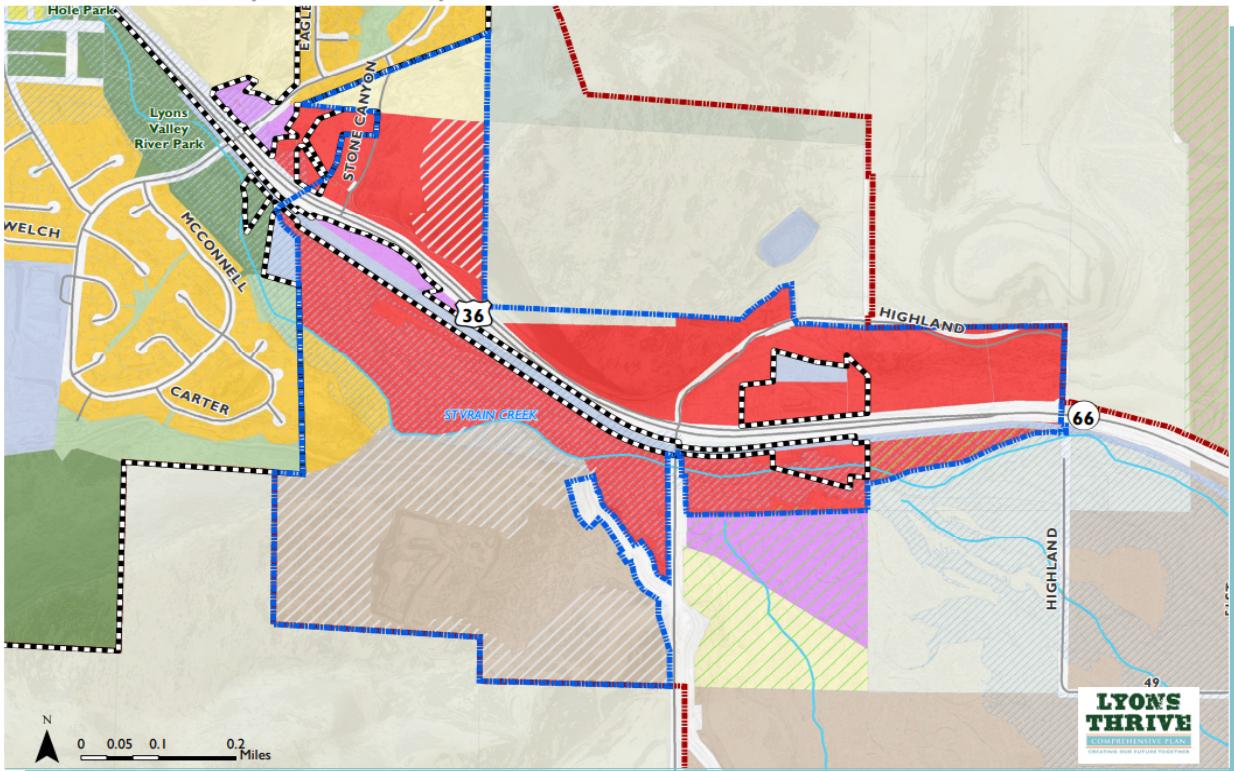


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### Future Land Use (East St.Vrain)



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VIII. **RECOMMENDED ACTION / NEXT STEPS:** Staff recommends that BOT provide direction on how to move forward with each lot.

IX. **FISCAL IMPACTS:** No fiscal impacts outside of staff time are foreseen at this time for the rezoning of these lots. If the Triangle and Carter Court Lots were to be developed using a public/private partnership, the Town would most likely incur costs to develop the lots.

X. **LEGAL ISSUES:** No legal issues are foreseen at this time.

XI. **CONFLICTS OR ENVIRONMENTAL ISSUES:** No conflicts or environmental issues are foreseen for the rezoning of all lots. If the Triangle and Carter Court Lots were to be developed, further environmental study would be required for their Major Development Review.

XII. **SUMMARY AND ALTERNATIVES:** The BOT could propose different zoning designations for each lot.