

**Town of Lyons, Colorado  
Board of Trustees  
BOT Agenda Cover Sheet  
Agenda Item No: XI.3 and 4  
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 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, these items will come 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:** In response to the BOT's request for all Town Boards and Commissions to provide preliminary recommendations for 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 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.)

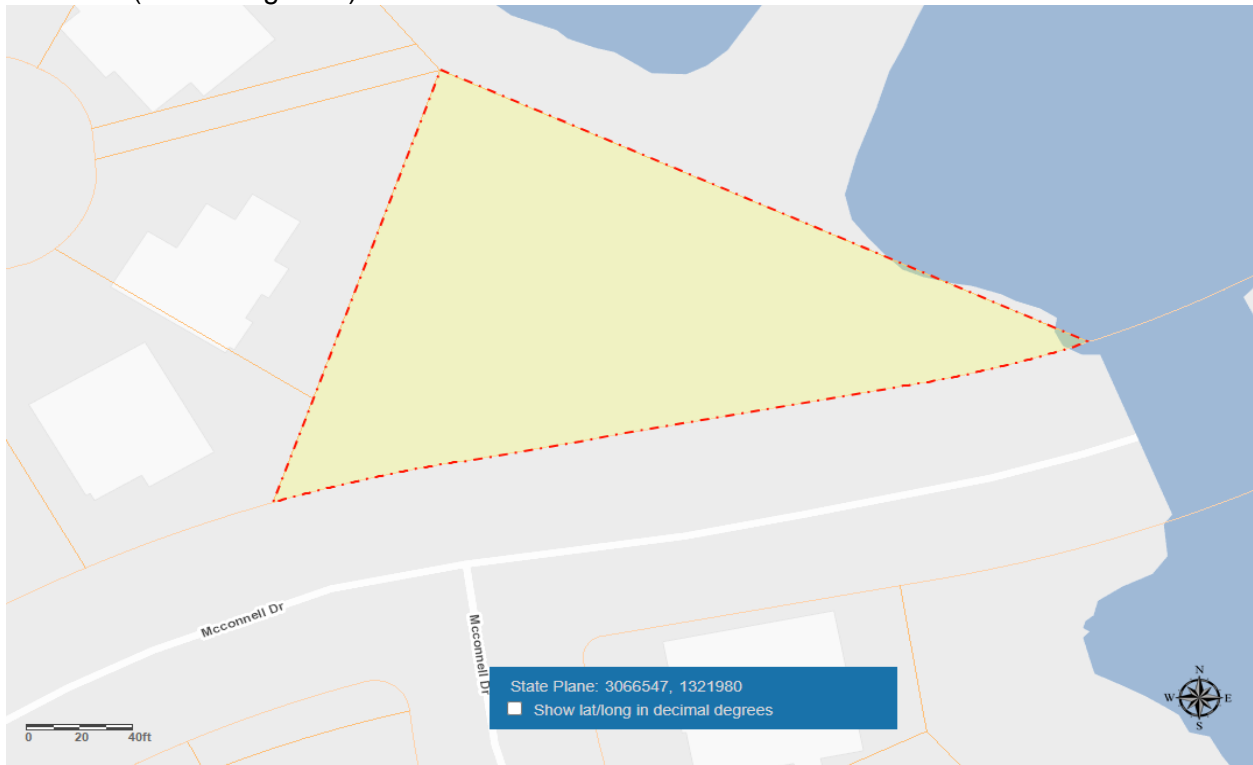
**Parcel 5.** (Carter Court Lot no. 1)  
**Parcel No:** 120320209029

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

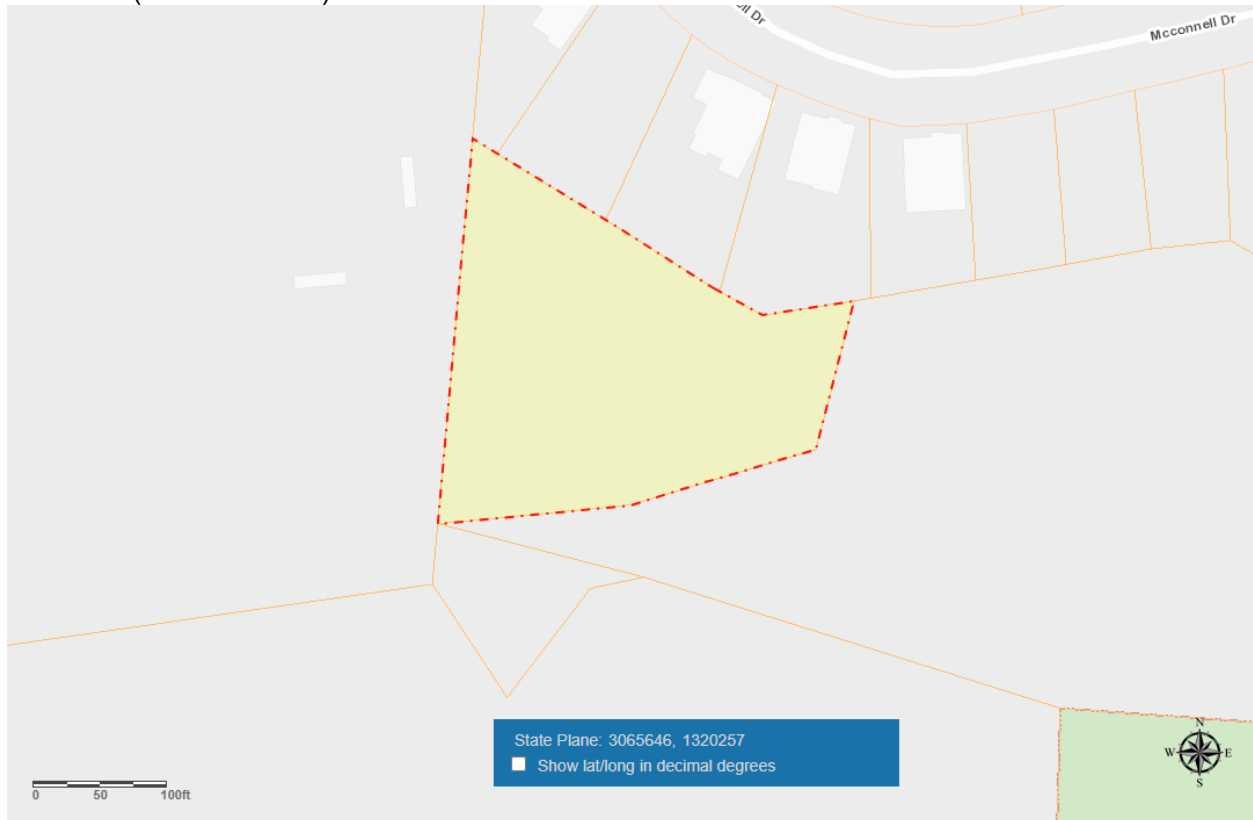
- III. **PROJECT HISTORY:** The Town owns the six lots shown above, maps have been provided to

show each lot.

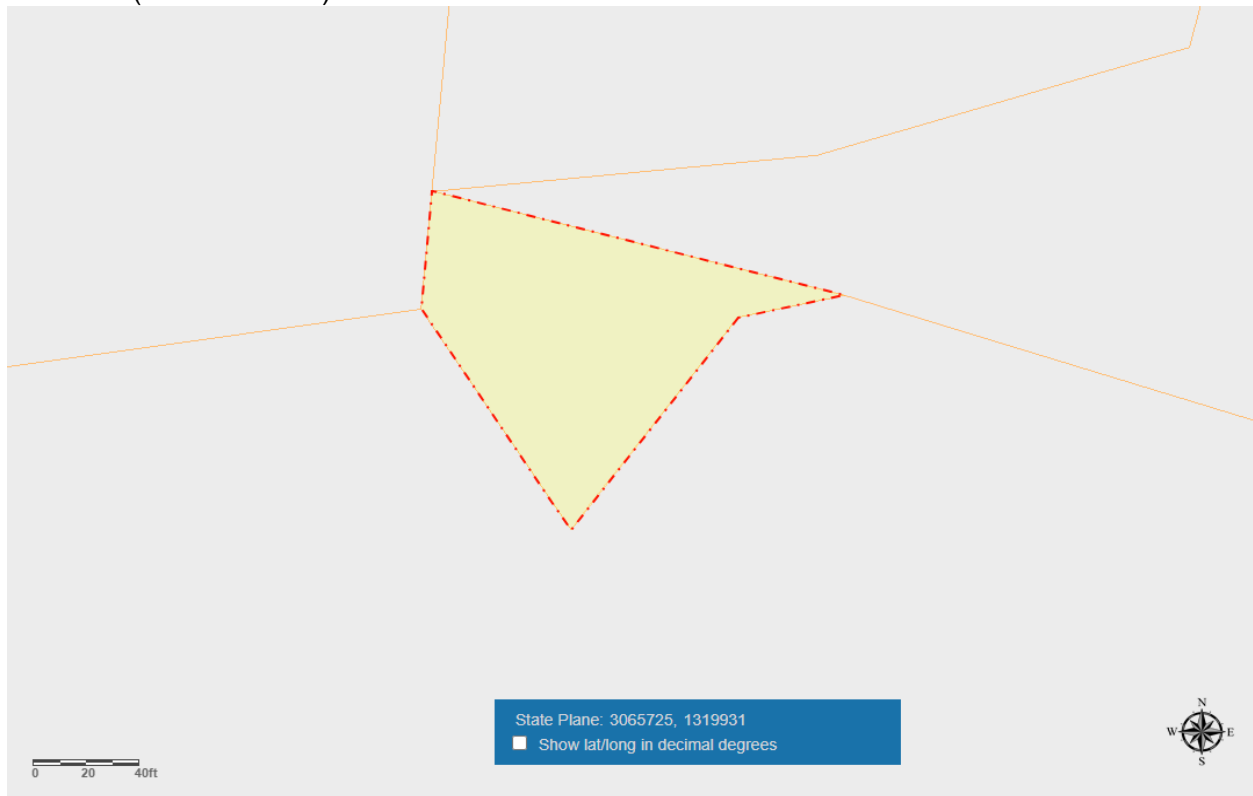
**Parcel 1. (The Triangle Lot)**



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



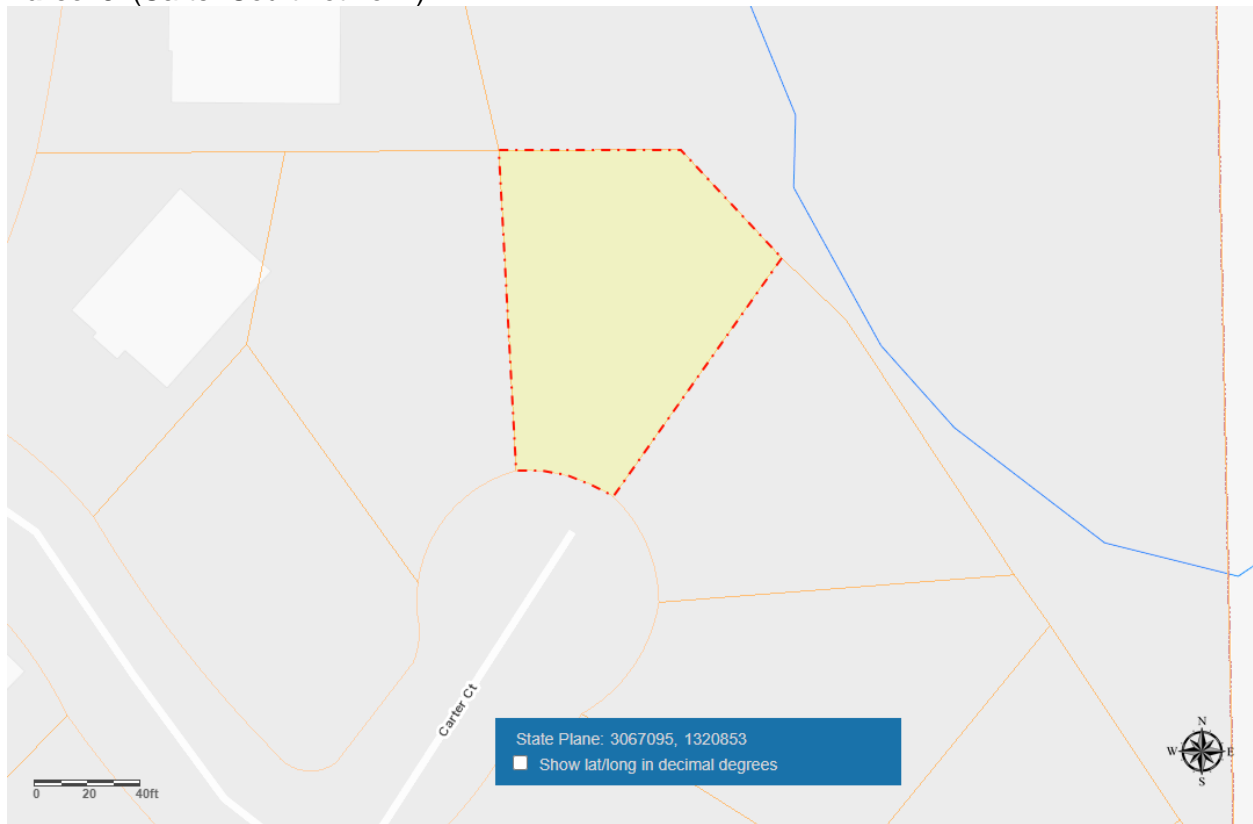
**Parcel 3. (L Hill Lot no. 2)**



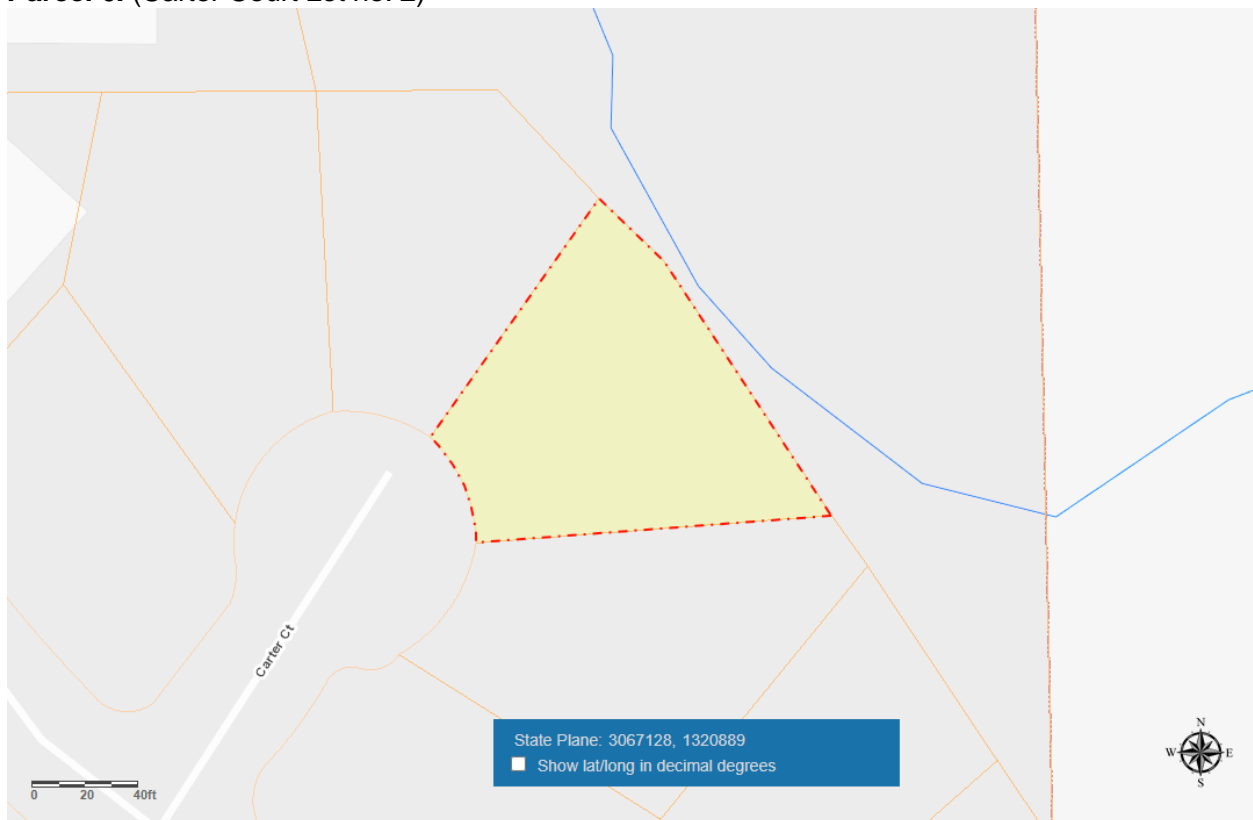
**Parcel 4. (L Hill Lot no. 3)**



**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 would 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 were supportive of housing on the lot, but thought it would be difficult 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 HHCS met to discuss what zoning designation and uses would be most appropriate. In summary, the HHSC voted for the following suggestions.

**Parcel 1** (the Triangle Lot - Two commissioners preferred zoning open space/park and recreation, but if re-zoned residential, that it be deed-restricted housing. Three commissioners recommended deed-restricted residential

**Parcels 2, 3 and 4** – Commission unanimously recommended rezoning to open space/parks and recreation

**Parcel 5 and 6** (Carter Court) – Four commissioners recommended upgrading from R-1 to deed-restricted R-2 or R-3. One Commissioner recommended rezoning to agricultural for use as a community garden for Lyons Valley Townhome residents.

#### V. STAFF ANALYSIS. Planning staff has visited each site and weighed each parcel's development capability in balance with 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, 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/should 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 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." A "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.

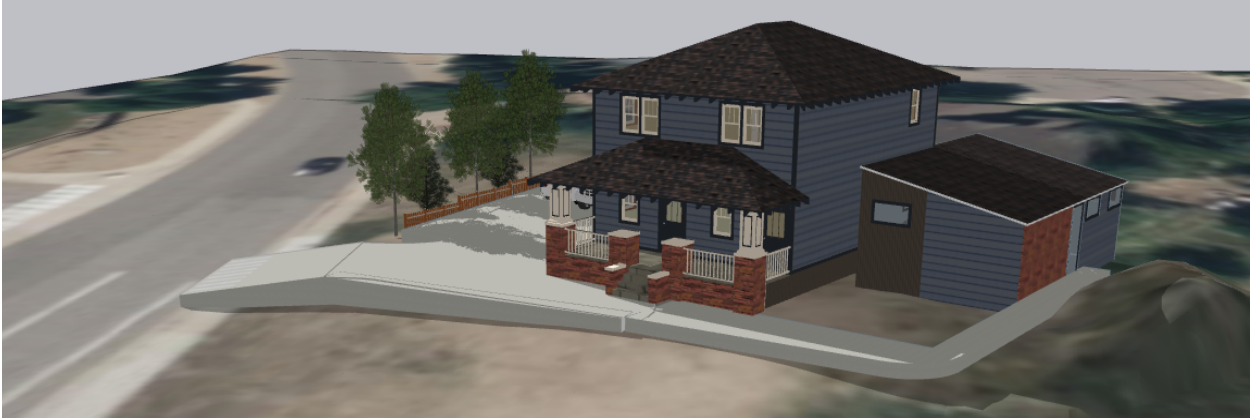




This “Conceptual” site plan provides six dwellings within two Triplexes that could be for-sale or rental units. A for-sale scenario for these units could result in the bottom 1’000 sf unit being sold as a stand-alone unit, while the second and third floor could be sold as a single 1,800 unit with an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

**Justification:** Staff recommends that all “L Hill” lots be rezoned to Parks and Open Space 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.

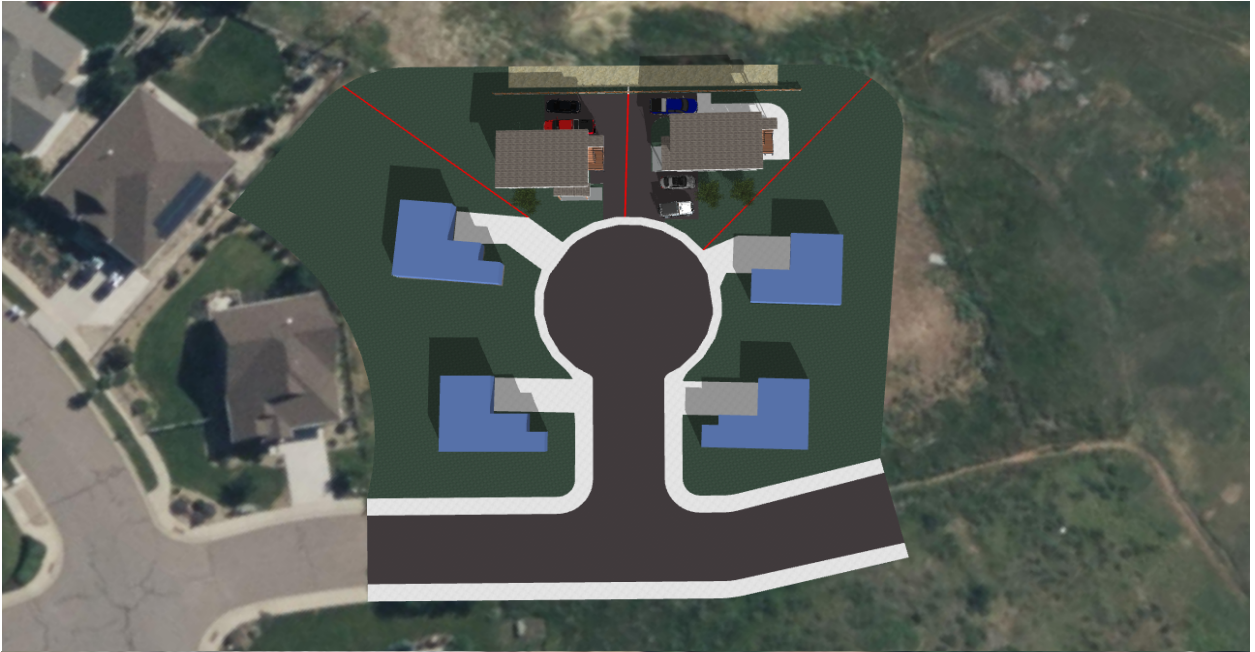
Further, residential development of this lot would be infill and would not require lands outside of the Town’s infrastructure network to be developed. This characteristic has been important in recent community discussions. These parcels are also close to the town’s core and transportation network and 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 will 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 is an approximation but is 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.

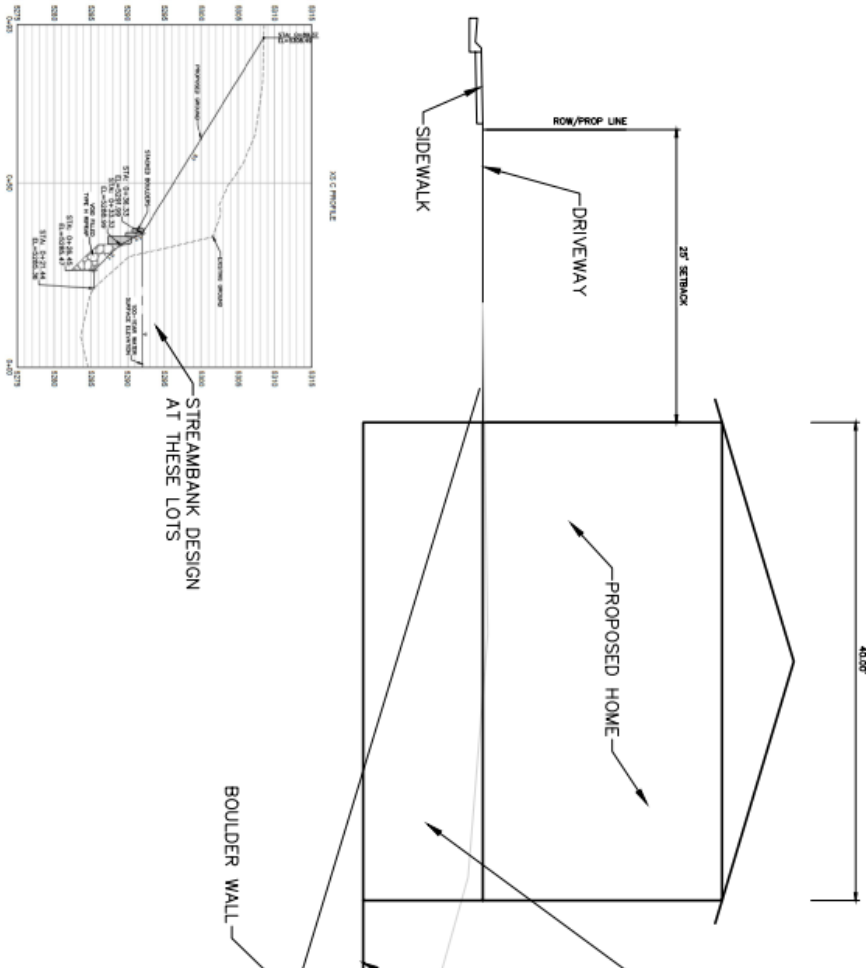
**Note:** To achieve this development schematic efficiently and economically, the Town should consider a public/private partnership.







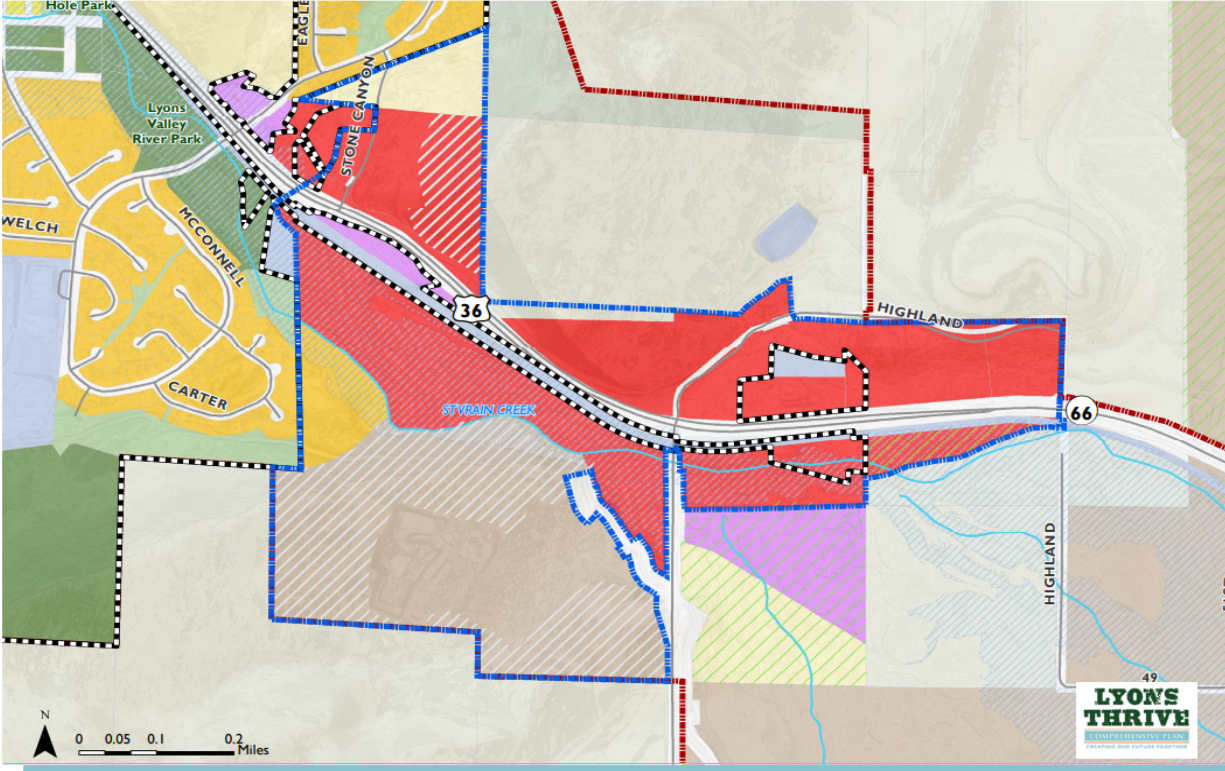
Know what's below.  
Call before you dig.



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File Name:	Vert. Scale:
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432 5th Avenue P.O. Box 49 Lyons, CO 80540	

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Future Land Use (East St.Vrain)



**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 by using a public/private partnership, the Town would incur cost 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 at this time 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 decide to propose different zoning designations for each lot.