

**TOWN OF LYONS, COLORADO
ORDINANCE 1203**

**AN ORDINANCE OF THE TOWN OF LYONS, COLORADO,
REZONING OF LOT 1, RAILROAD SUBDIVISION AND LOTS 2 and 3, LYONS EAST
VILLAGE REPLAT A, ALSO KNOWN AS 4651 and 4652 UTE HIGHWAY, FROM
AGRICULTURAL AND COMMERCIAL EAST CORRIDOR TO PLANNED UNIT
DEVELOPMENT**

WHEREAS, pursuant to C.R.S. § 31-23-301, the Town of Lyons (the “Town”) possesses the authority to regulate land uses within the Town; and

WHEREAS, pursuant to LMC § 16-15-10 *et seq.* the Board of Trustees, the Planning and Community Development Commission (the “PCDC”), Town Staff, or a real property owner may initiate the general rezoning of a property; and

WHEREAS, the subject properties are currently within the Agricultural and Commercial East Corridor Zone District; and

WHEREAS, the Applicant has proposed that the properties, as is more particularly described below, be rezoned from Agricultural and Commercial East Corridor to Planned Unit Development; and

WHEREAS, the proposed zoning designation of parcel is consistent with the Lyon’s Thrive Comprehensive Plan, Future Land Use Plan, and meets the approval criteria of LMC § 16-15-40; and

WHEREAS, the PCDC held a public hearing on the proposed PUD on November 24, 2025 and December 22, 2025; and

WHEREAS, the PCDC determined that it is in the best interest of the Town to and recommended to the Board of Trustees that the properties be zoned as PUD pursuant to PCDC Resolution 2025-21, attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the Board of Trustees held a duly noticed public hearing on the proposed zoning of the properties; and

WHEREAS, the Board of Trustees has determined it is in the best interest of the Town to approve a request for 4651 and 4652 Ute Highway be rezoned to Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, COLORADO, AS FOLLOWS:

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Board of Trustees hereby approves the Application for zoning of the 4651 and 4652 Ute Highway, more particularly described as Lot 1, Railroad Subdivision, and Lots 2 and 3, Lyons East Village Replat A as Planned Unit Development;

Section 3. Specifically, the Town of Lyons Board of Trustees finds that the Application “rezone[s] an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally” consistent with LMC § 16-15-40(2).

Section 4. The Town Administrator, Town Planner, and other appropriate Town Staff are authorized and instructed to revise the official zoning map for the Town of Lyons so that the zoning designation described in this Ordinance is illustrated in graphic form. Failure to amend the official zoning map in accordance with this Ordinance shall not, however, have the effect of limiting, preventing or precluding the effect or effective date of this Ordinance.

Section 5. Severability. Should any one or more sections or provisions of this Ordinance enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

Section 6. Repeal. Any and all ordinances, resolutions, or codes, or parts thereof, which are in conflict or inconsistent with this ordinance are repealed, to the extent of such conflict or inconsistency exists. The repeal of any such ordinance, resolution, or code or part thereof, shall not revive any other section or part of any ordinance, resolution, or code provision. This repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance or code hereby repealed prior to this ordinance taking effect.

Section 7. Effective Date. This Ordinance shall become effective thirty (30) days after publication following final passage in accordance with Section 2-2-160 of the Lyons Municipal Code.

INTRODUCED AND PASSED ON FIRST READING THIS _____ DAY OF _____, 2026.

INTRODUCED, AMENDED, PASSED, ADOPTED, AND ORDERED PUBLISHED ON SECOND READING THIS _____ DAY OF _____ 2026.

TOWN OF LYONS, COLORADO

By: _____
Hollie Rogin, Mayor

ATTEST:

Dolores M. Vasquez, CMC Town Clerk