

DEVELOPMENT PIPELINE

Town of Lyons
Updated: July 7, 2021

New/Change

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2020		2021				2022				
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Hatrock Rezoning <small>Notes: Pre-app meeting held 6/25</small>	Rezoning Process	431 4th Ave.												
348 Evans ADU <small>Notes: Pre-app meeting held 6/29</small>	Conditional Use Process	348 Evans St.												
210 Ewald ADU <small>Notes: Pre-app meeting held 6/24</small>	Conditional Use Process	210 Ewald Ave.												
River Bend <small>Notes: Philip working with consultant for River Bend on PUD next steps</small>	PUD Finalization/Expansion	501 W. Main Street												
St. Vrain Market <small>Notes: Pre-app meeting held 3/31</small>	Expansion	455 Main Street												
Spirit Hound Distillery Expansion <small>Notes: Pre-app meeting held 3/16; meeting with civil engineer 3/26; TCO Extension granted</small>	Expansion to east of existing building	4196 Ute Highway												
MainStage Brewery & Beer Garden <small>Notes: Phase 2 anticipated soon</small>	Redevelopment & Expansion	446 Main Street												
432-436 Main	Expansion	432-436 Main St.												
Generator Development	PUD, River Restoration	4651 Ute Highway												
Main Street Project	Redevelopment & Expansion, Housing	400-402 Main Street												
Moss Rock Development	Redevelopment & Expansion	349 Main Street												
429 Main St.	Expansion	429 Main St.												
Bella La Crema	Expansion	405 Main Street												
U Pump It	Redevelopment & Expansion	4065 Ute Highway												
Planet Bluegrass Expansion	Redevelopment & Expansion	304 2nd Avenue												
Lyons Valley Park	Housing (new local partnership)	344-354 McConnell Drive												
Farmette	Improvements	4121 Ute Highway	9/9/2020											
Summit Housing	Housing Development	0 Carter Drive												
Igadi/Cirque LLC	Retail Marijuana Development	4170 Ute Hwy.												
Denver Rec	Improvements	4071 Ute Highway	10/28/2020											
Solhawk	Change of Use/No Work Permit	401 Main St.												
A-Lodge Hotel	Redevelopment & Expansion	338/328 Main Street	2/11/2021											
Prickly Pear Tavern	Minor Building Permit/Tenant Improvement	160 E Main St.												
Solace	Minor Building Permit/Change of Use	437 Main St.												
Moxie Bread	Minor Building Permit/Change of Use	347 Main St.												

*This document is for general reference only; the projected timing is based on best information available to staff.
 **Developments above the red line have commenced; below the red line are "conceptual" with no development process started with a either a pre-application conference or land use app submission
 ***The beginning of the gray bars indicates the timing of an actual or anticipated submission, and the end of a gray bar indicates a projected end of construction.

Current Development Tracking

Address	Development	Project Type	Decision-Maker	First Contact (if known)	Pre-App Conference Date(s)	App Submitted	Completeness Check	Review/Referrals Due	Revised App Submitted	PCDC Public Hearing	BOT Public Hearing	Final Action	Final Action Date
4121 Ute Highway	Farmette Pole Barn	PDP/Minor Building Permit(s)	Administrative										1/29/2021
338 and 328 Main St.	A-Lodge Hotel	Minor Building Permit(s)	Administrative										5/26/2021
4196 Ute Highway	Spirit Hound Distillery Expansion	Development Plan Review	BOT	UNK	3/16/2021; 3/26/2021								
0 Carter Drive - Summit	Summit Housing	PDP/Minor Building Permit(s)	Administrative	UNK									
4651 Ute Highway	Generator Development	PUD; Development Plan Review	PCDC and BOT; BOT	UNK	UNK; 1/21/2020								
349 Main Street	Moss Rock Development	Development Plan Review	BOT	UNK									1/27/2021
4170 Ute Highway	Igadi/Cirque LLC	PDP/Minor Building Permit(s)	Administrative		2/16/2021								5/12/2021
160 E. Main St.	Prickly Pear Tavern	Minor Building Permit(s)	Administrative		3/5/2021								5/12/2021
501 W. Main Street	River Bend	PUD	PCDC and BOT	UNK									
4065 Ute Highway	U-Pump-It	Lot Consolidation; Conditional Use Process; Development Plan Review	Admin; BOT; BOT		10/22/2020								
429 Main St.	2nd Story Residential Addition	Site or Development plan Review	Admin or BOT	UNK									4/2/2021
455 Main St.	St. Vrain Market Expansion	Site Plan Review	Admin	UNK									3/31/2021
355 Main St.	Moxie	Minor Building Permit(s)	Administrative	UNK									6/23/2021
437 Main St.	Solace	Minor Building Permit(s)	Administrative										5/5/2021
210 Ewald Ave.	210 Ewald ADU	Conditional Use Process	BOT	8/?/2020									6/24/2021
348 Evans St.	348 Evans ADU	Conditional Use Process	BOT		6/28/2021								6/29/2021
431 4th Ave.	Hatrock Rezoning	Rezoning Process	BOT	UNK									6/25/2021

*PDP = Post-Development Plan

COMPLETED PROJECTS

Address	Development	Project Type	Decision-Maker	App Submitted	Final Action	Action Date
0 Carter Drive - Summit	Summit Housing	Development Plan Review	BOT	UNK	Conditionally Approved	12/3/2020
4121 Ute Highway	Farmette	Development Plan Review	BOT	9/9/2020	Conditionally Approved	12/7/2020
4071 Ute Highway	Denver Rec	Minor Building Permit(s)	Administrative	10/28/2020; 1/11/2021	Finaled	1/11/2021
4196 Ute Highway	Spirit Hound Distillery Temporary Roxbox Expansion	Minor Building Permit(s); C/O	Administrative	12/1/2020	Approved	2/24/2021
4170 Ute Highway	Retail Marijuana Development	Development Plan Review	PCDC/BOT	UNK	Conditionally Approved	8/12/2019
401 Main Street	Solhawk	Change of Use/No Work Permit	Administrative	3/4/2021	Finaled	3/17/2021
328 and 338 Main St.	A-Lodge Beer Garden	Site Plan Review	Administrative	2/11/2021; 3/14/2021	Conditionally Approved	4/15/2021
450 and 446 Main St.	MainStage Brewery & Beer Garden	Minor Building Permit(s)	Administrative	2/25/2021	Finaled	5/5/2021