



Staff Update

Planning and Community Development Commission

Monday, January 10, 2022

Agenda Item: Planet Bluegrass Conditional Use Review

Address: 500 W. Main Street

Discussion:

Planning: 11/12/21 submission of Conditional Use Review Application to change and expand a number of uses. Application referrals sent 11/29/21. **Additional information requested received 12/15/21. Potential PCDC Special Meeting for review week of 1/11/22 or 1/12/22.**

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: Main Stage Brewing

Address: 450/446 Main Street

Discussion:

1st Phase – Brewery & Beer Garden

Planning: Complete.

Buildings/Code Enforcement: Needs Business License Inspection for outdoor area.

Business Licensing: Complete.

2nd Phase – Rear Brewery Building

Planning: Pre-App Conference completed; BOT (8/2/21) voted to waive Development Plan Review for this proposal, making it a Site Plan Review, as allowed through LMC 16-17-20(a); Site Plan Review application submitted (7/28/21), revisions & resubmission requested (8/3/21). Submission of partial items (10/27/21)

Buildings/Code Enforcement: N/A

Business Licensing: Complete.

Agenda item: Moss Rock Development

Address: 349/343 Main St

Discussion:

Planning: Partial Development Plan Review Submission 11/15/21. Meeting held 12/2/21 to discuss outstanding application items. **12/17/21 additional materials received. PCDC Public Hearing scheduled for 1/24/22.**

Buildings/Code Enforcement: **Building demolition completed 1/6/22.**

Business Licensing: Need C/O prior to issuing license.

Agenda item: Residential – Bonita Yoder

Address: 401 2nd Ave

Discussion:

Planning: N/A

Buildings/Code Enforcement: **Initial Show Cause Hearing held 12/7/21, continuing hearing into January to be scheduled.**

Business Licensing: N/A

Agenda item: REEB Cycles

Address: 339 Broadway

Discussion:

Planning: N/A

Buildings/Code Enforcement: Permit extended to 1/26/22. No progress on building permit for past year, LFPD letter sent 1/6/22 indicating progress to be shown by 2/4/22 or Stop Work Order will be issued.

Business Licensing: Need CO prior to issuing license

Agenda item: Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Drive

Planning: Complete.

Buildings/Code Enforcement: Summit closed on financing 11/23. Building Permits approved. First step is Public Improvements (road, utilities, etc.) Right-of-Way Permit, Blasting Permit, and Storm Water Management Plan required prior to starting work. BOT Special Meeting held 1/6/22, confirmed Performance Bond required prior to issuing ROW Permit to construct Public Improvements.

Business Licensing: N/A

Agenda item: Lyons Farmette

Address: 4121 Ute Hwy

Discussion:

Planning: Complete.

Buildings/Code Enforcement: Construction and inspections ongoing.

Business Licensing: Complete.

Agenda item: A-Lodge

Address: 328/338 W. Main St.

Discussion:

Planning: Complete.

Buildings/Code Enforcement: Construction and inspections ongoing for Phase 2 Beer Garden Expansion.

Business Licensing: Complete.

Agenda item: Spirit Hound Distillery

Address: 4196 Ute Hwy.

Discussion:

Planning: Pre-App Conference held 3/16/21. Awaiting Development Plan application.

Buildings/Code Enforcement: Temporary Certificate of Occupancy extended to 4/15/22.

Business Licensing: N/A

Agenda item: River Bend

Address: 501 W. Main St.

Discussion:

Planning: River Bend has hired a civil engineer to confirm the conditions of approval, specifically the Final PUD Plan meets all technical concerns by staff regarding the drainage report. Site Plan submission 10/21/21. Comments from Town Engineer provided on preliminary drainage report 11/15.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: The Cirque (Igadl)

Address: 4170 Ute Hwy.

Discussion:

Planning: Complete.

Buildings/Code Enforcement: Construction and inspections ongoing.

Business Licensing: N/A

Agenda item: Generator Development (Lyons Ute Hwy, LLC)

Address: 4651-52 Ute Hwy

Discussion:

Planning: US EDA Grant application not feasible due to lack of match funding. 1st Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2nd Reading anticipated 1/18.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda item: Lyons Mane, LLC

Address: 402 Main St

Discussion:

Planning: Pre-app conference for commercial subdivision/condominiumization held 9/9/21.

Buildings/Code Enforcement: None.

Business Licensing: No update

Agenda item: 432 Main St.

Address: 432 Main St.

Discussion:

Planning: None

Buildings/Code Enforcement: Gas line repair approved for restaurant, but need additional improvements for BLI. Code analysis of space provided by owner, additional information requested by Town.

Business Licensing: N/A

Agenda item: 348 Evans – ADU

Address: 348 Evans St.

Discussion:

Planning: Pre-app conference held 6/29/21 for conditional use process for detached ADUs 6/29. Awaiting submission.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda Item: Annexation (Bella la Crema)

Address: 19617 N St Vrain Dr

Discussion:

Planning: Pre-app for annexation 9/14.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda Item: Annexation (Tebo/Rheingold Properties)

Address: 4435, 4497, 4545 Ute Hwy, and 4617 Highland Dr

Discussion:

Planning: Pre-app for annexation held 7/26/21 with Tebo Properties. Pre-app for annexation held 10/5/21 with Rheingold properties. Awaiting submission.

Buildings/Code Enforcement: N/A

Business Licensing: N/A

Agenda Item: New Restaurant

Address: 504 Main Street

Discussion:

Planning: N/A

Buildings/Code Enforcement: Inquiry on Building Permit Application process.

Business Licensing: N/A

Infrastructure:	Item	Details
	GRANT (DOLA) – Broadway Improvements	TIP grant from DRCOG through CDOT: <ul style="list-style-type: none"> - 2023 deadline to complete grant - Multi-modal improvements Hwy 7 to St Vrain Corridor trail <ul style="list-style-type: none"> o Improve Broadway 3rd to 5th o New multi-modal trail o Parallel parking stalls o Delivery lane Initial survey and borings underway.
	GRANT (DOLA) – St. Vrain Corridor Trail	Grant for new trail from McConnell to US 36: Designer and Right-of-Way Consultant proposals to RFQ due 12/9/21. Contract award anticipated early 2022.
	Longmont Pump Station (346 Evans)	Town of Lyons has IGA with City of Longmont, approved at 1/4/2021 BOT meeting, to allow City of Longmont to install at their own expense a pump station to transfer water from the South St. Vrain pipeline to the North St. Vrain pipeline to help ensure the resiliency of their raw water supply. Longmont working on lining water line going through town, and they will be using the parking lot on RR for a staging area, so the parking lot will be closed for about 6 months.
	Longs Peak Dr.	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc.
	GRANT (GOCO) – Black Bear Hole	2 nd Avenue and parking improvements, contract being awarded to construction contractor.
	GRANT (SRTS) – 4 th Ave.	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements. Construction bids due 12/15/21. Contract being awarded to Mountain Constructors.

OTHER ITEMS: None

DEVELOPMENT PIPELINE

Town of Lyons
Updated: January 6, 2022

New/Change

DEVELOPMENT	DESCRIPTION	ADDRESS	LAND USE APPLICATION	2021		2022				
				Q3	Q4	Q1	Q2	Q3	Q4	
Planet Bluegrass	Conditional Use Review	500 W. Main Street	11/12/2021		[Gray Bar]					
Notes: Additional information requested received 12/15/21. Potential PCDC Special Meeting for review week of 1/11/22 or 1/12/22.										
Moss Rock Development	Development Plan Review & Lot Consolidation	349 Main Street	11/15/2021		[Gray Bar]					
Notes: 12/17/21 additional materials received. PCDC Public Hearing scheduled for 1/24/22.										
Lyons Mane LLC Condos	Minor Subdivision (Condos)	402 Main St.				[Gray Bar]				
Notes: Pre-app 9/9/2021										
Bella la Crema Annexation	Annexation	19617 N St Vrain Dr				[Gray Bar]				
Notes: Pre-app 9/14/2021										
Tebo/Rheingold Property Annexation	Annexation	4435, 4497, 4545 Ute Hwy, and 4617 Highland Dr			[Gray Bar]					
Notes: Rebo Pre-app meeting held 7/26; Rheingold Pre-app Meeting held 10/5										
348 Evans ADU	Conditional Use Process	348 Evans St.			[Gray Bar]					
Notes: Pre-app meeting held 6/29										
River Bend	PUD Finalization/Expansion	501 W. Main Street		[Gray Bar]						
Notes: Comments from Town Engineer provided on preliminary drainage report 11/15.										
St. Vrain Market	Expansion	455 Main Street				[Gray Bar]				
Notes: Pre-app meeting held 3/31										
Spirit Hound Distillery Expansion	Expansion to east of existing building	4196 Ute Highway				[Gray Bar]				
Notes: Pre-app meeting held 3/16/21; TCO Extension for Emergency Seating until 4/15/22										
MainStage Brewery & Beer Garden	Site Plan Review	446 Main Street	7/28/2021		[Gray Bar]					
Notes: Site Plan Review App submitted 7/28; Revisions requested 8/3; Partial Resubmission 10/27/21										
429 Main St.	Expansion , Housing	429 Main St.								
Generator Development	Amend Contract to Buy & Sell	4651 & 4652 Ute Highway								
Notes: 1st Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2nd Reading anticipated 1/18.										
Hawkins Annexation	Annexation	113 Stone Canyon Road								
Farmette	Improvements	4121 Ute Highway	9/9/2020		[Green Bar: Planning Review Complete]					
Summit Housing	Housing Development	0 Carter Drive			[Green Bar: Planning Review Complete]					
Igadi/Cirque LLC	Retail Marijuana Development	4170 Ute Hwy.		[Green Bar: Planning Review Complete]						
A-Lodge Hotel	Redevelopment & Expansion	338/328 Main Street	2/11/2021	[Green Bar: Planning Review Complete]						
Prickly Pear Tavern	Minor Building Permit/Tenant Improvement	160 E Main St.		[Green Bar: Planning Review Complete]						
Solace	Minor Building Permit/Change of Use	437 Main St.		[Green Bar: Planning Review Complete]						
210 Ewald ADU	Conditional Use Process	210 Ewald Ave.	7/23/2021		[Green Bar: Planning Review Complete]					
Hatrock Rezoning	Rezoning Process	431 4th Ave.	7/13/2021	[Green Bar: Planning Review Complete]						

**Developments above the red line have commenced; below the red line are "conceptual" with no official development process started
 ***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.

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
347 Main St.	Moxie Mercantile	Minor Building Permit(s)	Administrative	7/9/2021	Finaled	7/12/2021
437 Main St.	Solace	Minor Building Permit(s)	Administrative	5/26/2021	Finaled	8/3/2021
210 Ewald Ave.	210 Ewald ADU	Conditional Use Process	BOT	7/23/2021	Conditionally Approved	8/16/2021
160 E. Main St.	Prickly Pear Tavern	Minor Building Permit(s)	Administrative	5/12/2021	Finaled	8/18/2021
338 and 328 Main St.	A-Lodge Beer Garden Phase 1	Minor Building Permit(s)	Administrative	5/26/2021	Finaled	8/18/2021
431 4th Ave.	Hatrock Rezoning	Rezoning Process	BOT	7/13/2021	Conditionally Approved	9/7/2021