



Staff Update

Planning and Community Development Commission

Monday, February 15, 2021

Agenda Item: Conditional Use Review - Planet Bluegrass

Address: 500 W. Main Street

Status/Update: PCDC public hearing and Conditional Use Review approval recommendation 1/27/22. BOT Conditional Use Review scheduled for 2/23/22.

Agenda item: Site Plan Review - Main Stage Brewing New Building

Address: 450/446 Main Street

Status/Update:

1st Phase – Brewery & Beer Garden - 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)

Agenda item: Development Plan Review – Lyons Hotel

Address: 343, 347, 349, & 355 Main Street

Status/Update: Partial Development Plan Review Submission 11/15/21. Meeting held 12/2/21 to discuss outstanding application items. PCDC Public Hearing held 1/24/22 with recommendation of approval. BOT Public Hearing held 2/7/22 conditionally approving Development Plan. BOT executive session scheduled 2/22/22 to discuss Development Plan Agreement. Anticipating final Development Plan Agreement approval at 3/7/22 BOT Meeting.

Agenda item: Code Enforcement Issue - Bonita Yoder

Address: 401 2nd Ave

Status/Update: No decision on Show Cause Hearing because permit cannot be issued to repair. Town continuing to coordinate with owner and mortgage holder is now involved.

Agenda item: Building Permitting Issue - REEB Cycles

Address: 339 Broadway

Status/Update: 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. Progress completed on building improvements and LFPD coordinating inspections.

Agenda item: Building Permitting - Lyons Valley Park Housing (Summit)

Address: Carter Ct, Lively Ct, Carter Drive

Status/Update: 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. Performance Bond provided 1/31/22 and Right-Of-Way Permit issued by Town 2/10/22. Anticipate construction beginning next week.

Agenda item: Building Permitting - Lyons Farnette

Address: 4121 Ute Hwy

Status/Update: Construction and inspections ongoing.

Agenda item: Building Permitting - A-Lodge Beer Garden Expansion

Address: 328/338 W. Main St.

Status/Update: Construction and inspections ongoing for Phase 2 Beer Garden Expansion.

Agenda item: Site/Development Plan Review - Spirit Hound Distillery Expansion

Address: 4196 Ute Hwy.

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

Agenda item: PUD Plan Approval - River Bend

Address: 501 W. Main St.

Status/Update: 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 11/15/21.

Agenda item: Building Permitting – Igadl Dispensary

Address: 4170 Ute Hwy.

Status/Update: Construction and inspections ongoing.

Agenda item: Site/Development Plan Review - Generator Development (Lyons Ute Hwy, LLC)

Address: 4651-52 Ute Hwy

Status/Update: 1st Reading of Ordinance to remove PUD Zoning Application deadline requirement from Contract to Buy & Sell Real Estate. 2nd Reading completed 1/18 and Ordinance passed.

Agenda item: Commercial Subdivision/Condominiumization - Lyons Mane, LLC

Address: 402 Main St

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

Agenda item: Building Permitting – Restaurant

Address: 432 Main St.

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

Agenda item: Conditional Use Review - ADU

Address: 348 Evans St.

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

Agenda Item: Annexation - Bella la Crema

Address: 19617 N St Vrain Dr

Status/Update: Pre-app for annexation held 9/14/21.

Agenda Item: Annexation - Tebo/Rheingold Properties

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

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

Agenda Item: Site Plan Review – St. Vrain Market Addition

Address: 455 Main Street

Status/Update: Site Plan Application received 1/11/22. Application Certified Complete 1/25/22. Referral Period end 2/9/22. Anticipate approval (Administrative required) by 2/18/22.

Agenda Item: Building Permitting – Marigold Lyons Restaurant

Address: 405 Main Street

Status/Update: Submitting Building Permit Application; No planning processes required.

Related Infrastructure Projects:	Details
US36 Multimodal Improvements	TIP grant from DRCOG through CDOT for Broadway improvements and parking spaces from 3 rd to 5 th . Initial design concepts being developed.
St. Vrain Corridor Trail	Grant for new trail from McConnell to US 36: Negotiating contract with Designer and Right-of-Way Consultant, concern with Budget shortfall on a number of grant funded projects.
Longmont Pump Station (346 Evans)	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. Improvements	Infrastructure improvements – roadway, water, stormwater, curbs, gutters, etc. Anticipate completion in early April.
Black Bear Hole Improvements	2 nd Avenue and parking improvements, construction contractor mobilizing.
4 th Ave. Ped Bridge & Safe Routes to School	Safe Routes to Schools 4 th Ave. sidewalk/pedestrian improvements. Contractor mobilized 2/7/22. Anticipate completion in June 2022.

OTHER ITEMS: None

DEVELOPMENT PIPELINE

Town of Lyons

Updated: February 11, 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: PCDC public hearing and Conditional Use Review approval recommendation 1/27/22. BOT Conditional Use Review scheduled for 2/23/22.										
Moss Rock Development	Development Plan Review & Lot Consolidation	349 Main Street	11/15/2021		[Gray Bar]					
Notes: PCDC Public Hearing held 1/24/22 with recommendation of approval. BOT Public Hearing held 2/7/22 conditionally approving Development Plan. BOT executive session scheduled 2/22/22 to discuss Development Plan Agreement. Anticipating final Development Plan Agreement approval at 3/7/22 BOT Meeting.										
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: Site Plan Application received 1/11/22. Application Certified Complete 1/25/22. Referral Period end 2/9/22. Anticipate approval (Administrative required) by 2/18/22.										
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 completed 1/18 and Ordinance passed.										
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]						
Solace	Minor Building Permit/Change of Use	437 Main St.		[Green Bar: Planning Review]						
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.