

March 3, 2016

Neighbor Notification: Zoning Amendment and Planned Unit Development (PUD) application at River Bend.

Dear Resident of Lyons,

The Town of Lyons has received an application to re-zone land to provide for a Planned Unit Development (PUD) at the River Bend property located at 501 W. Main. This is an application to rezone this property from R2 Residential to C-Commercial/PUD-C for establishment of permanent facilities to host weddings and other special events along with "Tiny Homes" short term commercial accommodations and special event campground use. The permanent establishment of these uses are subject to a PUD Development Plan review and approval.

The Planning and Community Development Commission will hold a public hearing commencing at 7:00 p.m., on Monday, March 14, 2016, at the Shirley F. Johnson Council Chambers at the Lyons Town Hall, 432 5th Ave., Lyons, CO.

Notice is further given that the Lyons Planning and Community Development Commission will hold a second Public Hearing commencing at 7:00 p.m., on Monday, April 11, 2016 at the Council Chambers to consider the Final PUD Plan.

The Lyons Board of Trustees will hold the first reading on April 18, 2016 regarding the rezoning and the Final PUD Plan. (this is first reading and there will not be public comment until the BOT Public Hearing on May 2, 2016).

The Lyons Board of Trustees will hold a public hearing on Monday, May 2, 2016 at 7:00 p.m. at the Council Chambers regarding the rezoning and the Final PUD Plan.

Members of the Public and other interested parties are hereby invited to attend the public hearings and may be heard at that time or may submit written comments regarding the matter under consideration, to the Town Clerk at Town Hall, 432 5th Ave, Lyons, CO. Details regarding the application are available upon request at the Town Hall located at 432 5th Ave.

The purpose of the Public Hearings is to consider rezoning land to provide for a Planned Unit Development (PUD) at the River Bend property located at 501 W. Main. This is an application to rezone this property from R2 Residential to C-Commercial/PUD-C for establishment of permanent facilities to host weddings and other special events along with "Tiny Homes" short term commercial accommodations and special event campground use. The permanent establishment of these uses are subject to a PUD Development Plan review and approval.

Please note that this is a new application and land use review at this location. This is not a continuation of the prior 2015 Riverbend application and review. As such, the PCDC and BOT will only hear and consider public comment and other evidence pertaining to the new 2016 application.

If you have questions about this application you may phone Bob Joseph, Lyons Town Planner, at 970-231-4242, or email rjoseph@estesvalley.net. The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no later than 72 hours before the scheduled event.

Sincerely,

Bob Joseph, ASLA/AICP
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NEIGHBORHOOD NOTICE – PROJECT SUMMARY

River Bend PUD with Zoning Amendment 501 W. Main, Lyons CO

A. Background

1. For over 30 years the 501 W. Main property has been identified as "River Bend Mobile Home Park" and provided housing for as many as 33 residents of mobile homes and manufactured housing. Lyons Properties LLC acquired "River Bend" in 2006 and managed the mobile home park until it was destroyed in the September 2013 flooding of the North St. Vrain River. The original residential dwelling on 501 W. Main survived the flooding with no substantial damage. Other accessory structures and improvements (well house, pump house, etc.) remain useable following the post-flood cleanup of the property and partial restoration of the grounds. In 2014 the Town of Lyons issued a temporary special use permit to allow for use of these properties as a venue for hosted events including weddings, community gatherings, fund raising efforts, etc. This special use permit has been extended and currently expires in September of 2016. The Town Administrator has committed to extending the current temporary use permit through 2017.

2. Effective January 12, 2016, The Town of Lyons and Lyons Properties LLC entered into a Memorandum of Agreement (MOA) which addresses: construction of municipal water and sanitary sewer service improvements through to and through the Subject Property including corresponding easements; construction of improvements in the North St. Vrain channel along including corresponding easements; coordination and correction of property boundaries shared by the Parties; and, clarification of Town of Lyons water and sewer taps related to properties owned by Lyons Properties LLC.

B. Proposed Use and Development

1. Current and Near Term (0-5 years)

Please refer to accompanying Drawing Sheet A02 – Site Plan for identification and location of existing and proposed new improvements on the subject property.

(a) Event hosting on the Subject Property is supervised and produced by Lyons Farmette LLC, an experienced and active local business, which, along with their approved subcontractors, practice and promote "green" business operations for all hosted events. The existing and proposed onsite event hosting facilities are as follows:

- i. The seasonally erected Canopy Tent provides shelter from sun and rain for hosted event ceremonial seating and catered dining;
- ii. The Glamping Tent provides a private dressing and lounge area for bridal parties;
- iii. The Mobile Toilet Trailer currently provides sanitation facilities in support of all hosted events.
- iv. The Stone Patio provides a hard surfaced gathering area for entertainment and dancing associated with hosted events.
- v. The Fire Pit area is turf surfaced and available for casual recreation and gathering;
- vi. The proposed Pavilion is covered and enclosed 4,000 sf structure for use in inclement weather and as an indoor venue for amplified music performance. The necessity of this facility will be

determined during the 2016 and 2017 seasons based on success of booking weddings and other events subject to limitations on amplified outdoor music. The exact location and exterior character of the structure will be reviewed and approved by PCDC prior to building permit submittal.

vii. The following list of hosted events is representative of recent activity in 2014 and 2015 and anticipated activity in 2016 and beyond:

(1) Approximately 60 weddings with an average attendance of 150 guests and 80 vehicles are scheduled from mid May through mid October on Thursday (infrequently), Friday, Saturday and Sunday;

(2) Charitable fundraising events including: the Lyons Community Foundation Dinner and Fundraiser, Art Show benefiting the Lyons Arts and Humanities Commission (LAHC) and the Boulder County Arts Alliance (BCAA), "CAN' Aid" event sponsored by Oskar Blues; Colorado Haiti Project; and, Earthquake Recovery Benefit for Sengma, Nepal;

(3) The Boulder Community Foundation "Founders" appreciation and cocktail party event;

(4) "Luna Fest" women's bike ride and dinner; and,

(5) Several mid-week corporate retreats for local and regional businesses.

(b) Wee Casa LLC is a Lyons based business which offers "Tiny Homes" available for short term lodging at River Bend. The Tiny Homes are registered with the State of Colorado as recreational vehicles (RVs) and arranged as a campground village. In 2015, Wee Casa put 11 Tiny Homes into service on the Site (10 as lodging units and 1 as an office unit). Wee Casa is currently working to extend the "Lyons Days" of wedding participants and attendees of other Lyons based events scheduled in 2016 with the addition of 10 lodging units. Wee Casa also plans to support local manufacture and sale of Tiny Homes and provide a showcase for Tiny House lifestyles, cutting edge building design and construction techniques. As an active participant in the Tiny Home Movement, Wee Casa will encourage and attract enthusiasts of Tiny Homes to experience all that the Lyons community has to offer.

(c) During Rockygrass and Folks Festival the River Bend grounds are supervised and managed by Planet Bluegrass to provide tent camping (up to 700 people) and temporary car parking (up to 300 vehicles) as an adjunct to offsite camping and parking provided elsewhere in the Town. This was undertaken for the first time in 2014 and welcomed since with rave reviews from participants who appreciated the convenient proximity of River Bend to both the Planet Bluegrass festival grounds and Downtown Lyons. Patrons also appreciated the convenient (and safe) crossing of Highway 36 afforded by the existing supervised pedestrian walkway near the River Bend entrance. Additional temporary toilet facilities are provided by Planet Bluegrass at River Bend during the festivals. Shower facilities for River Bend campers remain available on the Planet Bluegrass festival grounds.

(d) The existing Residence on 501 W. Main will remain in use as an accessory residence.

(e) The Utility Building houses the primary irrigation system pump and controls along with providing storage for facility maintenance tools and materials.

2. Longer Term (5-15 years)

The Applicant intends on developing a boutique hotel on the subject property which would include: approximately 50 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. We've begun positive discussion with consultants experienced in development and management of hospitality projects of this nature. The ultimate scope and timing of this development would be dependent on the success of our initial offering of Tiny Home lodging on the property and the future economic climate. Any development of this

scale would occur in coordination and compliance with the community development process and standards of the Town of Lyons.

C. Need for PUD with Zoning Amendment

Both the close proximity of the subject property to Downtown and the commercial zoning of adjacent properties also fronting the Highway 36 corridor provide a unique opportunity for additional commercial redevelopment within walking distance of Downtown Lyons. In 2015 the Lyons Board of Trustees supported the concept of this development and recommended that the Project be presented for their consideration and approval as a Planned Unit Development (PUD) with Zoning Amendment. The requested PUD-C zone designation and associated uses would provide the diversity and flexibility necessary to meet the Town's goals of expanding a commercial based economy and providing much needed lodging.

D. Impact on Neighboring Properties

1. Adjacent commercial zoned neighbors (505 W. Main, 507 W. Main, 513 W. Main):

The primary impact of approval of the proposed PUD with Zoning Amendment on these adjacent C zoned properties would be positive, i.e. access to Town of Lyons municipal water and sewer services.

2. Adjacent R-2 zoned neighbors (503 and 517 W. Main)

These properties are owned by Lyons Properties LLC. The primary impact of approval of the proposed PUD with Zoning Amendment on these properties would be positive, i.e. access to Town of Lyons municipal water and sewer services.

3. Adjacent A-1 zoned neighbors and other residential zoned neighbors-at-large:

As a result of the 2014 and 2015 event hosting operations at River Bend, the primary concern expressed by these neighbors involved timing and impact of sound (both recorded and live music) associated with these events, especially weddings. Lyons Properties LLC (and our tenant businesses operating on the property) appreciate the support of the Lyons community and are fully committed to being good neighbors. The Applicant has worked diligently with neighboring property owners in an attempt to control sound associated with event production on the Site. Based on the recommendation of a majority of these neighbors (and effective 11/01/2015) the Applicant has committed to the following :

- (a) Outdoor live entertainment is limited to non-amplified instruments;
- (b) Outdoor amplified background music, vocals and public address system announcements are carefully limited to the minimum functional sound level. The Applicant agrees to immediately reduce or eliminate any amplified sounds subsequently found to be objectionable by the Town Administrator or designee.

4. Adjacent POS zoned neighbor (Town of Lyons Meadow Park)

The mixture of traditional uses at Meadow Park and those proposed at River Bend are similar and supportive of one another: recreation, event hosting, camping and lodging. The redevelopment of River Bend will positively impact the experience of Meadow Park patrons by expanding and preserving the visual and riparian nature of the opposite bank of the North St. Vrain River.

NEIGHBORHOOD NOTICE - VICINITY MAP

River Bend PUD with Zoning Amendment
501 W. Main, Lyons CO

