

PROJECT AREA
5.646 Acres (Property), 5.973 Acres (Proposed PUD-C Zone District)

PROJECT CONTACT INFO
Owner: Lyons Properties LLC (Mike Whipp) PO Box 312 Lyons, CO 80540 (303) 823-9751
Planner: JM Associates, Inc. (Jery Moore) PO Box 18390 Boulder, CO 80308 (303) 445-1887
Surveyor: Green Mountain Surveying (Sam Knight) 1195 Edinboro Dr Boulder, CO 80305 (303) 601-8586
Civil: Cornerstone Engineering (Mike Todd) 1692 Big Thompson Ave Estes Park, CO 80517 (970) 586-2458

PROJECT INTENT
In the long term (5-15 years) Lyons Properties LLC intends on developing a boutique hotel on the subject property which would include: approximately 500 guest lodging rooms, associated residential condominiums, membership based recreation and fitness facilities, restaurant, and ancillary guest convenience retail shopping. Our first steps down this road have included discussion with consultants experienced in development and management of hospitality projects of this nature. This PUD and Zoning Amendment is the next logical step toward this goal. In addition to providing increased economic and community benefit to the Town of Lyons, our currently proposed combination of Tiny Home lodging coupled with hosting of private and community based events will allow us to gauge the viability of our ultimate plan for the River Bend property.

PUD with ZONING AMENDMENT
The Owner requests amendment of the existing R-2 zoning on the Property to PUD-C (Commercial). The PUD-C zone district would include the following permitted principal and accessory uses:

- Accessory building or use.
- Single family residence in existing residential structure on the Property
- Automobile sales use, subject to the following conditions:
 - Sales shall be strictly limited to the RV's located on the Site
 - Sales shall be incidental and accessory to the other principal uses approved herewith.
- Bed and breakfast.
- Campground use, subject to the following conditions:
 - Any recreational vehicle used for short term lodging or office use on the Site shall:
 - Be fully licensed and ready for highway use. "Ready or highway use" means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions.
 - Occupancy for any individual term of lodging shall not exceed thirty (30) days.
 - Tent camping use shall be restricted to Special Events for a total of three (3) weekend tent camping events per year, each operating on the following schedule: Thu – camper arrival and setup; Fri through Sun – festivity; and, Mon – breakdown, cleanup and camper departure.
- Event center, small use, subject to the following conditions:
 - Outdoor music performed by live entertainment shall not include amplified instruments.
 - Outdoor amplified background music, vocals and public address system announcements shall be carefully limited to the minimum functional sound level. The property owner agrees to immediately reduce or eliminate any outdoor amplified sounds subsequently found to be objectionable by the Town Administrator or designee.
- Gallery.
- Hotel or motel.
- Parking garage or lot.
- Personal and business service shop.
- Professional office.
- Recreational facility.
- Restaurant, bar or other eating and drinking place.
- Retail Establishment

The proposed PUD-C district would incorporate the following dimensional standards:

- Minimum setbacks:
 - Front yard - twenty-five (25) feet
 - Side yard - ten (10) feet
 - Rear yard - twenty-five (25) feet
- Maximum building height: forty (40) feet

The PUD would allow for construction of a maximum 4,000 sf single story enclosed Pavilion Structure along with associated site improvements which would require development review approval by the Town of Lyons Planning and Community Development Commission and subject to ratification of this approval by the Town of Lyons Board of Trustees prior to building permit submittal. Construction of the Pavilion Structure would result in removal of the Mobile Restroom Trailer from the Property. Should the Pavilion construction be delayed beyond 5 years from the approval date of this PUD, the Applicant agrees to remove the Restroom trailer and replace its functionality with a permanent Restroom Structure as noted on the accompanying Site Plan. The development approval process for construction of the Restroom Structure would require the process noted above for the Pavilion Structure.

The PUD-C zone district includes waivers from the Town of Lyons development standards as follows:

- Access roads must be designed and installed to support the fire protection apparatus equipment requirements of the International Fire Code and the Lyons Fire Protection District. A study prepared by a licensed Geotechnical Engineer must be submitted presenting the required preparation of sub-grades, pavement type and pavement thickness for any fire department and town access road. All roads must have an all weather surface and be designed for maintaining water runoff quality and quantity. It is the Applicant's intent to maintain the historic rural park-like character of the Site and to follow the Town's example in their redevelopment of Meadow Park. The Applicant requests a waiver of the Town's requirement for hard paving of roads and parking areas, subject to the Town Engineer's review and approval of the specifications and engineering design for proposed drainage, water quality control and paving on the Site.
- All existing outdoor lighting fixtures that are not cut-off / downcast shielded luminaires shall be immediately replaced with code compliant shielded fixtures, excepting light bulb strings used for minimal decorative, safety and security lighting in event production and camping areas. All new outdoor lighting fixtures shall be cut-off / downcast shielded luminaires.
- The Lyons Municipal Code requires separate sewer service lines for the different uses on the property: Single Family Residence; Tiny Homes; and, Event Production. In order to accommodate this requirement, the Applicant requests a waiver allowing construction of a private 8" sewer main to which these three separate services would connect. The proposed private sewer main would connect to the 8" public sewer main at its terminal manhole. The private sewer main would be constructed to the Town of Lyons standards but would be the responsibility of the property owner.

PROJECT STATISTICS

	Photo	Status	Proposed Use	Fir Area	Parking	Ftprint	Ht	Setback (1)	BR	D.U.	Seats			
				sf	Req	Std	HC	Van	sf	ft				
501 West Main														
Primary Dwelling	A	Existing	Single Family Res	1,140	2	3			1,423	20	103	2	1	
Pump House		Existing	Storage		10	0			10	5	49			
Service Bldg	B	Existing	Storage	562	0				562	9	46			
Canopy Tent	C	Proposed	Event Production	2,056 [4]	30	57	2	1	2,056	24	140		[3] 180	
Clamping Tent	D	Proposed	Event Production	160	0				160	12	180			
Catering Tent	E	Proposed	Event Production	320 [5]	5	8			320	18	5			
Restroom Trailer	F	Proposed	Event Production	167	0				167	10	25			
Pavilion (Future)		Proposed	Event Production	4,000 [3]					4,000	32	60		[3]	
Tiny Homes (21)	GH	Proposed	Accommodations	4,200	21	20	1		2,400	13	25	21	21	
Tiny Homes Office		Proposed	Office	200	1	1			200	13	15			
Property TOTAL				12,815	59	88	3	1	11,298			23	22	180

Note: [1] Setbacks are measured from point of structure nearest to an external property line.
[2] Owner requests allowing residential use to continue in these structures until converted to lodging
[3] Canopy Tent and Pavilion would not be occupied simultaneously
[4] Required parking based on Institutional, Church, Club use: 1 space per 6 seats
[5] Required parking based on 1 space per staff member

SITE COVERAGE DATA

	Footprint	Paving		Landscape		River	Lot Subtotal
		Impervious	Permeable	Turf	Native		
501 West Main	11,298	3,949	49,479	143,789	32,760	15,651	245,926
SUBTOTAL	11,298	3,949	49,479	143,789	32,760	15,651	245,926
Coverage Ratios	4.59%	1.61%	20.12%	58.47%	13.32%	6.36%	100.00%
SITE TOTAL							5.646 Ac

UTILITIES

501 W. Main is currently served by municipal sanitary sewer service via a private lift station that ejects via 4" lines to the pressurized main running parallel to the west side of Highway 36. As part of the proposed improvements, and in cooperation with the Town's redevelopment of Meadow Park, the Project proposes to connect to a new gravity flow sewer sanitary main extending through Meadow Park and crossing the North St. Vrain onto the 501 W. Main property. In addition to allowing abandonment of the lift station, further extension of this main could potentially serve neighboring properties that front Highway 36. At a minimum, we would request a 4" sewer service connection to this new main to serve the existing 501 W. Main residence; a 6" sewer service for the proposed 21 Tiny Homes and one Office trailer; and, a 4" sewer service for Event Production operations (Mobile Restroom Trailer and future Pavilion Structure with restroom facilities). The property currently relies on treated well water for irrigation and potable water. This was supplemented in 2015 with a private "delivered" water system with onsite tanks and pressurization that is adequate but not ideal. We're aware and supportive of the Town's interest in extending a new 12" transmission line through the property along with an associated short section of 8" water main terminating at a new fire hydrant. As part of this, we request: a 1" water service to provide potable water serving: the existing residence; (21) Tiny Homes; (1) Office trailer and the Mobile Restroom Trailer. Upon construction of the enclosed Pavilion Structure, the mobile restroom trailer will be removed and the associated water service line will be rerouted to serve the toilet facilities in the Pavilion. Irrigation will remain well fed. Natural gas currently serves the Property and no expansion is required. Onsite electrical service can adequately serve including the Phase 1 and Phase 2 additions of Tiny Homes. The Applicant acknowledges that backflow devices may be required by the Town of Lyons upon connection to the potable water system. The existing Utility Building requires no water or sewer service connections.

ACCESSIBILITY

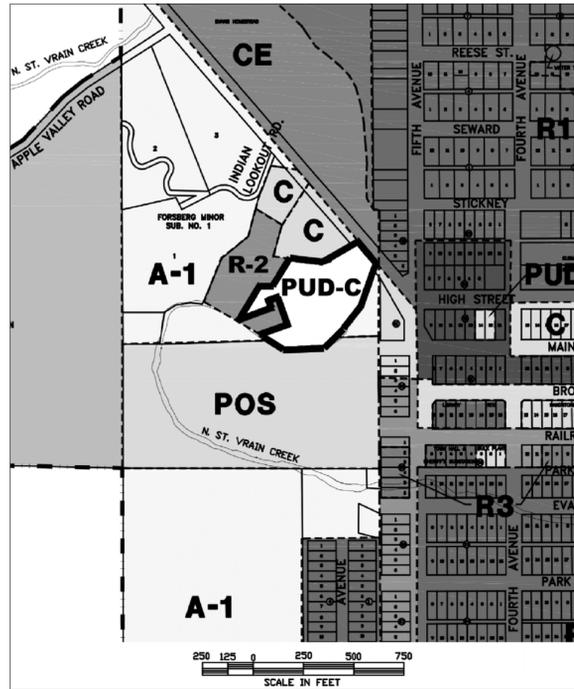
Most of the Site is relatively flat and manageable for patrons with disabilities. The steepest areas occur near the banks of the North St. Vrain. Ramps with ADA compliant slopes provide access to activity centers in these areas (Fire Pit, Stone Patio). The Restroom Trailer is accessibility compliant. There are currently no regulations in effect in Colorado for accessibility to recreational vehicles or campgrounds. In spite of the absence of standards, the Tiny Home operator, Vee Casa LLC, has done extensive research on this matter and is working with their manufacturer to develop to include accommodations suitable for their disabled guests. Prior to completion of Phase 2, we will hand pave accessible parking spaces and adjacent access aiseways at the locations shown on Sheet A02.

River Bend PUD with Zoning Amendment

501 West Main Street

Lyons, Colorado

PRELIMINARY PUD PLAN



Vicinity Map

SHEET INDEX

- A00 Cover Sheet
- A01 Zoning Amendment Map
- A02 Site Plan Survey

GRADING & DRAINAGE

In the aftermath of the 2013 flood, substantial effort was expended on restoring the topography and landscape of the Property to a much better condition than it was pre-flood. The current Project does not propose any additional grading. In addition, the loss of 30+ mobile homes and gain of 20 tiny homes coupled with addition of more turf area results in a substantially large ratio of permeable paving and landscaping (78%). A Drainage Report for this Site is required prior to final PCDC action on the PUD. The drainage report to be provided by the applicant to the Town should assume an undeveloped site as the baseline condition for calculation of developed flows, etc. The report should identify flow patterns and splits with related calculated volumes with the basic objective of adequately addressing water quality concerns for drainage discharge into the river or to adjacent properties, (but possibly not detention to control the rate of discharge, depending on the outcome of the study calculations). No damage to neighboring private properties must also be demonstrated. This report should directly address erosion control and water quality management for drainage off of the unpaved roads and parking. It is expected this can be accomplished without any fill in the floodway or flood plain or proper studies will be needed to demonstrate this would be acceptable.

FIRE PROTECTION

No fire hydrants currently exist on the Property. As a part of the installation of a municipal water transmission line through the site, a new fire hydrant will be installed in the new public utility easement in the northwest corner of the Site adjacent to the proposed alignment of the water line (see Sheet A02). A new proposed security gate west of the main entry to the property will include a NOX box for emergency access. Upon completion of work in Phase 2 a 20' wide loop road around the Tiny Home Village will allow for emergency vehicle turn around without backup. A hammerhead extension of the driveway in the vicinity of the proposed fire hydrant provides backup access by emergency vehicles.

SIGNAGE

A single non-illuminated sign with an approximately 4' wide x 3' high face is located on the south side of the main entrance from Highway 36. Prior to completion of Phase 2, we plan on moving it to the north side of the entry (outside of the sight triangle).

TRAFFIC

Included as an attachment to this submittal is a copy of the documentation which we submitted to CDOT for issuance of an access permit which the Town required before approving the Temporary Special Use Permit under which we've been operating since June 2014. CDOT issued the access permit based on the estimated trips associated with the same scope and intensity of uses that are requested as part of this PUD with Zoning Amendment. The Applicant must provide a copy of a CDOT access permit prior to reconnection of the PUD.

PEDESTRIAN CONNECTION

The area along Colorado Highway 36 northwest of the existing entry to the Site will be rough graded to form a bench for a future sidewalk along the CDOT highway frontage. The platform will accommodate future extension of a concrete sidewalk equivalent in width to the existing sidewalk in this area. The grading will require vertical extension of an existing utility manhole and water valve in the vicinity. The current pedestrian connection to the Site occurs via the existing driveway.

PROJECT PHASING

Construction of Phase 1 of the Project will commence immediately upon approval of this PUD with Zoning Amendment. We anticipate completion of Phase 1 improvements by mid May 2016, however if the final approval of the PUD occurs after May 1, 2016, completion of Phase 1 improvements may be delayed until November 30, 2016. We anticipate completion of Phase 2 improvements by mid May 2017; however, completion of this phase is subject to availability of water and sewer service from the Town of Lyons (see UTILITIES below). Phase 3 (Pavilion or Restroom Structure) timing would be based on necessity but would occur no sooner than mid May 2018. Please refer to Sheet A02 of this submittal for an outline of proposed improvements by Phase.

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SW ¼ OF SECTION 18, T3N, R70W OF THE 6TH P.M., TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO, BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18 AND ASSUMED AS BEARING N00°00'45"E, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C. 1/4 OF SAID SECTION 18;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, S00°00'45"W, 431.90 FEET TO A POINT ON THE SOUTH LINE OF THE R.O.W. OF STATE HIGHWAY NO. 66 (AKA HIGHWAY 36);
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID SOUTH R.O.W., N38°33'00"W, 28.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF NORTH ST. VRAIN RIVER;
THENCE ALONG THE CENTERLINE OF SAID NORTH ST. VRAIN RIVER, THE FOLLOWING 7, CALLS:
S24°20'51"W, 172.60 FEET;
S44°05'12"W, 129.92 FEET;
S53°41'34"W, 77.56 FEET;
S71°42'55"W, 86.06 FEET;
N89°39'29"W, 187.06 FEET;
N68°22'42"W, 125.54 FEET;
N53°39'31"W, 122.97 FEET;
THENCE LEAVING SAID CENTERLINE, N71°07'35"E, 207.70 FEET;
THENCE N14°15'45"W, 132.83 FEET;
THENCE S71°07'35"W, 22.00 FEET;
THENCE S14°15'45"E, 21.50 FEET;
THENCE S71°07'35"W, 241.31 FEET;
THENCE N35°00'45"E, 189.59 FEET;
THENCE S86°58'00"E, 66.92 FEET;
THENCE N35°09'00"E, 174.88 FEET;
THENCE S83°32'00"E, 195.82 FEET;
THENCE N69°08'00"E, 162.09 FEET TO A POINT ON SAID SOUTH R.O.W. OF STATE HIGHWAY NO. 66 (AKA: HIGHWAY 36);
THENCE ALONG SAID SOUTH R.O.W., S38°33'00"E, 253.91 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 5.646 ACRES, MORE OR LESS.

BOARD OF TRUSTEES APPROVAL:

The Board of Trustees of the Town of Lyons, by Ordinance No. _____ approved this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado, on the _____ day of _____, 2016.

Mayor or Mayor Pro Tem _____

ATTEST:

Town Clerk _____ (Town Seal)

OWNERSHIP SIGNATURE BLOCK:

By signature below, the owner acknowledges and accepts all the requirements and intent set forth in this PUD with Zoning Amendment for 501 West Main Street, Lyons, Colorado.

Manager, Lyons Properties LLC

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

LIENHOLDER SUBORDINATION CERTIFICATE:

As a mortgagor or lienholder of certain real property addressed as 501 West Main, Lyons, Colorado, and recorded by the Boulder

County Clerk at Reception No. _____, the undersigned hereby subordinates said lien to the terms, conditions and restrictions of this PUD with Zoning Amendment.

Mortgagee/Lienholder: _____

State of Colorado
County of Boulder

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

SURVEYOR'S CERTIFICATE:

I, _____, do hereby certify that the survey of the boundary of 501 West Main Street, Lyons, Colorado was made under my supervision and the accompanying Zoning Amendment Map accurately represents said survey.

(Land Surveyor's Seal)

Registered Land Surveyor

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)
) ss.

COUNTY OF BOULDER)

I hereby certify that this instrument was filed in my office at _____ o'clock, _____ M., this _____ day _____, 2015 and

is duly recorded in Plan File _____.

County Clerk or Deputy County Clerk _____

JM Associates, Inc.
Architecture / Planning

PO Box 18390
Boulder, Colorado 80308
(303) 449-1887

River Bend PUD with Zoning Amendment

501 West Main
Lyons, Colorado

A00

03/03/16 SUBMITTAL

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