

Intended Use

Planet Bluegrass Farm, 19680 St. Vrain Drive, is an agricultural property currently located in unincorporated Boulder County. It is contiguous to the Town of Lyons on its southeast, southern and northeast boundaries, which exceeds the statutory requirement of 1/6 of the size of the territory to be annexed.

The current zoning for 19680 N. St. Vrain Drive in Boulder County is Rural Residential. This property is used as a residence with an organic farm and hobby livestock.

The proposed Town of Lyons zoning is Commercial Entertainment-1. The proposed use in the Town of Lyons, if annexed, will continue to be residential, with the added commercial use of seasonal Planet Bluegrass festival support, including event parking and camping. CE-1 at 500 W. Main, through an approved amendable letter of agreement, allows for 6 Major Events, 5 Minor Events, and any number of small events with fewer than 500 people in attendance. The intended use of the Planet Bluegrass Farm will be very similar to Planet Bluegrass Ranch. Additionally, the property could be used by other Town entities for large or special events while Bohn Park remains part of the uncertain flood recovery process. There are no plans to subdivide or develop this property for increased commercial or industrial density.

There is one family living in the residence at this address. The child currently attends Lyons Elementary School, and will continue to do so. There is no plan to increase residential density on this site.

A driveway provides access to the residence from Highway 36/N. St. Vrain Drive. This access will remain in place. There are existing electric and gas utilities to the resi-

dence. There is a 20' water line easement for the Town of Lyons distribution line crossing the property, with an adjacent 30' construction easement. There a .75" lateral water line that serves the residence. There is a septic system on site that serves the residence. There are no water rights associated with this property.

Future development plans would be to create a pedestrian underpass connecting Planet Bluegrass Farm (19680 St. Vrain Drive) with Planet Bluegrass Ranch (500 W. Main Street), beneath the CDOT bridge. Additionally, construction of a pedestrian bridge crossing the creek on 19680 St. Vrain Drive will be pursued in the future. As part of the annexation, the property owner desires to improve the Evans Ditch that runs from the Farm site to the Ranch site. Currently, the ditch runs along the south entrance to Apple Valley Road. This entrance is flanked by a steep grade where the ditch is located on the south side, and the N. St. Vrain Creek on the north side, which creates a dangerous intersection for automobile drivers and pedestrians/bicyclists. If approved, the property owner has plans to improve this location by covering the ditch and creating a multi-modal pathway along the south entrance of Apple Valley Road.