

TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-3  
SERIES 2017

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2 AND SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 4, CREATING TRACT H, SUPERIOR TOWN CENTER, AND APPROVING A FINAL DEVELOPMENT PLAN FOR IRRIGATION, LANDSCAPE AND TRAIL IMPROVEMENTS ON TRACT H

WHEREAS, RC Superior, LLC, and the Town (collectively, the "Applicants") own and are jointly improving certain property within the Superior Town Center (the "Property");

WHEREAS, the Applicants have filed an application seeking resubdivision, also known as replat, of two existing subdivisions to create a new Town-owned Tract H within Superior Town Center and seeking approval of a final development plan for the new Tract H to address irrigation, landscaping and trail improvements (the "Application");

WHEREAS, Section 16-8-60 of the Superior Municipal Code (the "Code") requires resubdivision, or replat, to be treated as a new subdivision;

WHEREAS, Section 16-1-70 of the Code specifies that, as applicable here, the division of a lot or parcel into six or fewer lots is a "minor subdivision";

WHEREAS, Section 16-8-40 of the Code controls minor subdivisions and requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

WHEREAS, Section 16-8-10 of the Code contains general subdivision requirements that apply to both major and minor subdivisions;

WHEREAS, approval of a final development plan ("FDP") also requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

WHEREAS, the specific approval criteria for an FDP are set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on May 2, 2017, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby recommends that the Board of Trustees approve the Application, subject to the following conditions:

A. Prior to consideration by the Town Board, Applicants shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Planning Commission requests Applicants and the Board consider making the following changes to the FDP plans:

i. Incorporating larger, taller, or more mature trees for placement according to Town staff's discretion;

ii. Eliminating trail details at this time and until connectivity with surrounding developments or otherwise directed.

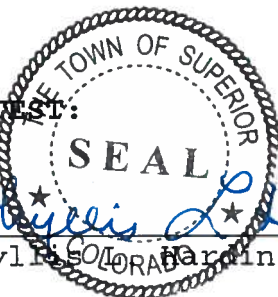

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

0 "no" votes

ADOPTED this 2nd day of May, 2017.

  
Jim Sawtelle, Chairperson

ATTEST:  
  
  
Phyllis L. Gordin, Town Clerk