

TOWN OF SUPERIOR
RESOLUTION NO. R-25
SERIES 2017

A RESOLUTION OF BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT NO. 2 AND SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 4, FORMALIZING 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, "Applicants") own and are jointly improving certain property within the Superior Town Center (the "Property");

WHEREAS, Applicants have filed an application seeking resubdivision, also known as replat, of two existing subdivisions to formally plat Tract H within the Superior Town Center (the "Application"), which tract had been previously identified as Tract H in the Superior Town Center Planned Development;

WHEREAS, the Application also seeks approval of a final development plan ("FDP") for Tract H to address irrigation, landscaping and trail improvements;

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 an 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;

WHEREAS, on May 2, 2017, the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Board of Trustees approve the Application, subject to conditions; and

WHEREAS, on May 8, 2017, the Board of Trustees 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 Board of Trustees hereby finds and determines that the Application meets all of the subdivision requirements set forth in Sections 16-8-10 and 16-8-40 of the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby finds and determines that the Application meets all of the FDP approval criteria set forth in Section 16-10-40 of the Code and is consistent with the Town of Superior Comprehensive Plan.

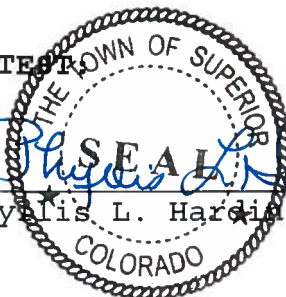

Section 3. The Board of Trustees hereby approves the Application, subject to the following conditions, all of which shall be fully satisfied within 60 days of approval of this Resolution:

A. Applicant shall make minor technical and redline corrections to plans as identified by Town staff.

ADOPTED this 8th day of May, 2017.



Clint Folsom, Mayor

ATTEST



Phyllis L. Hardin, Town Clerk