

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-1
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF THE MAJOR FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN FOR THE DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER, LOT 1, BLOCK 1, CASE NOS. FP-2018-01 & FDP-2018-01

WHEREAS, Aweida Properties, Inc. ("Applicant") would like to develop certain property legally described as Lot 1, Block 1, Discovery Office Park (the "Property");

WHEREAS, Applicant has filed an application for approval of a final subdivision plat to divide the Property into 20 residential lots, 1 future developable lot, one parcel (Parcel A) and one outlot (Outlot B) (the "Final Plat") and for approval of a final development plan (the "FDP") to develop the 20 residential lots and improve Parcel A and Outlot B with the associated infrastructure (the "Application");

WHEREAS, Section 16-8-50 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the Final Plat;

WHEREAS, Section 16-10-40 of the Code also requires a public hearing and recommendation by the Planning Commission on the FDP;

WHEREAS, the specific approval criteria for the Final Plat are set forth in Section 16-8-50 of the Code;

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

WHEREAS, on January 16, 2018, 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 finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the Application subject to the following conditions:

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

B. The Final Plat shall be recorded prior to the recording of the FDP;

C. Applicant shall provide for overflow parking for the residential units, using adjacent properties or other means; and

D. Applicant shall amend the FDP to limit the amount of bedrooms per residential unit to four (4).

Section 3. 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

1 "no" votes

ADOPTED this 16th day of January, 2018.


Jim Sawtelle, Chair

ATTEST



Phyllis L. Hardin, Town Clerk