

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-3
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF SUPERIOR TOWN CENTER FILING 1B, REPLAT NO. 6, AND THE FINAL DEVELOPMENT PLAN FOR AN ELECTRONIC VEHICLE SALES AND SERVICE CENTER, NOS. FDP-2018-02 AND FP-2018-02

WHEREAS, Game Creek Holdings, LLC and the Town (collectively, the "Applicants") wish to develop a portion of certain property located in the Town of Superior that is generally described as Tract A within the Downtown Superior (the "Property");

WHEREAS, Applicants have filed an application seeking a replat of the Property to create a new Block 4, Lot 1, and seeking approval of a final development plan for the Property to build an electronic vehicle sales and service station (the "Application");

WHEREAS, Section 16-8-60(a) 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 (6) 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 March 20, 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 the Application meets all applicable Code provisions and 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 Planned Development Amendment #4 (PDA-2018-01) and Superior Town Center Filing 1B, Replat No. 6 shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2018-02 and FD-2018-02). The Final Development Plan shall not be effective until after adoption of the Planned Development Amendment;

C. Game Creek Holdings shall submit a deed showing ownership of Lot 4 for staff review prior to the Town Board meeting on April 9, 2018;

D. After obtaining the deed to Lot 4, all utility, access or other easements required for the development of Lot 4 shall be recorded before the FDP is recorded;

E. Prior to consideration by the Town Board, Applicant shall revise the building plans west elevation to include additional architectural enhancements consistent with the Superior Town Center's Design Guidelines; and

F. Applicant shall present to the Town Board a detailed explanation of the need for and anticipated use of the 172 proposed parking spaces.

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:

5 "yes" votes


2 "no" votes

ADOPTED this 20th day of March, 2018.



Bob McCool, Chairperson

ATTEST:



Phyllis Seaman, Town Clerk

