

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-4
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF MAJOR FINAL SUBDIVISION PLATS AND FINAL DEVELOPMENT PLANS FOR LOT 1, BLOCK 14 AND A PORTION OF LOT 1, BLOCK 26 OF THE SUPERIOR TOWN CENTER, CASE NOS. FP-2018-03, FP-2018-04 & FDP-2018-03

WHEREAS, Thrive Home Builders, LLC (the "Applicant") would like to develop certain property legally described as Lot 1, Block 14 and a portion of Lot 1, Block 26, Superior Town Center (the "Property");

WHEREAS, the Applicant has filed an application for approval of two (2) final plats (the "Final Plats") and two (2) final development plans (the "FDPs") to subdivide and develop the Property (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 Plats;

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

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

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

WHEREAS, on April 3, 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 Plats shall be recorded prior to the recording of the FDPs;

C. Certificates of occupancy shall not be issued for Block 26 until the Board of Trustees approves an FDP and required improvements are constructed within Central Park Circle to provide vehicular access from Discovery Parkway to Incline Lane; and


D. The Planning Commission recommends approval of the Applicant's request to build its proposed structures at the height of 35'2" where 32' is the maximum permitted height, but requires that prior to consideration by the Board of Trustees, Applicant shall provide a clarification or refinement concerning its method of measuring the maximum height.

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:

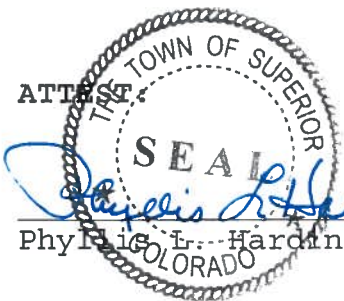

6 "yes" votes

2 "no" votes

ADOPTED this 3rd day of April, 2018.



Robert McCool, Chairperson

ATTEST



Phyllis L. Hardin, Town Clerk