

TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-5  
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ROCK CREEK RANCH PLANNED DEVELOPMENT TO REZONE PORTIONS OF TRACTS E, H, I AND K, ROCK CREEK RANCH FILING NO. 12 FROM REGIONAL ACTIVITY CENTER (RAC) ZONING TO RESIDENTIAL (R-1B) ZONING (CASE # RZN-2018-01)

WHEREAS, Superior Rock Creek, LLC (the "Applicant") has filed an application to rezone portions of tracts E, H, I and K, Rock Creek Ranch Filing No. 12 (the "Property");

WHEREAS, Applicant seeks to amend the Rock Creek Ranch Planned Development by rezoning the Property from Regional Activity Center (RAC) to Residential (R-1B);

WHEREAS, an amendment to a planned development is treated as a new plan, and the criteria for approval of a new planned development are set forth in Section 16-10-30 of the Superior Municipal Code (the "Code");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Code;

WHEREAS, Sections 16-7-30(a) and 16-10-30(c) of the Code require a public hearing and recommendation by the Planning Commission regarding approval of a rezoning and a planned development, respectively; and

WHEREAS, on July 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 recommends that the Board of Trustees approve the application to amend the Rock Creek Ranch Planned Development to rezone portions of tracts E, H, I and K, Rock Creek Ranch Filing No. 12, Case # RZN 2018-01, subject to the following conditions:

A. Prior to the public hearing before the Board of Trustees, Applicant shall make minor technical and redline corrections to plans as identified by Town Staff; and


B. Rezoning of the Property shall occur prior to approval of the associated Final Subdivision Plat (FP-2018-05) and Final Plat Site Plan (FPSP-2018-01).

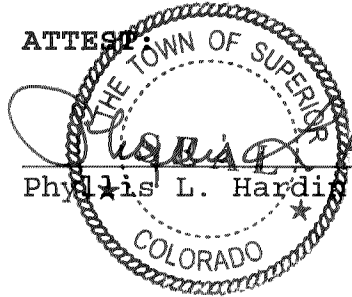

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

6 "yes" votes

0 "no" votes

ADOPTED this 3<sup>rd</sup> day of July, 2018.

  
Robert McCool, Chairperson

ATTEST  
  
  
Phyllis L. Hardin, Town Clerk