

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-6
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF THE FINAL MAJOR SUBDIVISION PLAT AND FINAL PLAT SITE PLAN FOR ROCK CREEK RANCH FILING NO. 12A, LOTS 1-62, TRACTS A-G AND OUTLOTS A-E (CASE NOS. FP-2018-05 AND FPSP-2018-01)

WHEREAS, Superior Rock Creek, LLC ("Applicant"), wishes to develop certain property located in the Town of Superior (the "Property");

WHEREAS, Applicant has filed an application for a final subdivision plat and final plat site plan for the creation of 62 developable lots, 5 publicly dedicated outlots, 7 privately owned tracts and 3.12 acres of publicly dedicated right-of-way (the "Application");

WHEREAS, within the Rock Creek Planned Development a final development plan, as is requested by this Application, is referred to as a final plat site plan;

WHEREAS, Section 16-8-50 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission regarding a final major subdivision plat;

WHEREAS, Section 16-10-40 of the Code also requires a public hearing and recommendation by the Planning Commission regarding approval of a final development plan or final plat site plan;

WHEREAS, the specific approval criteria for a major subdivision final plat are set forth in Section 16-8-50 of the Code;

WHEREAS, the specific approval criteria for a final development plan or final plat site are set forth in Section 16-10-40(b) of the Code; 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 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. Rezoning of the Property shall occur prior to adoption and approval of the associated Final Subdivision Plat (FP-2018-05) and Final Plat Site Plan (FPSP-2018-01);

C. The Final Plat shall be recorded prior to recording the Final Plat Site Plan;

D. Outlots A and D shall be deeded to the Town; and

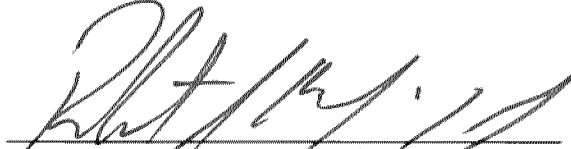
E. The Planning Commission strongly recommends that the Board include construction of Promenade Drive as a condition of approval of the Application.

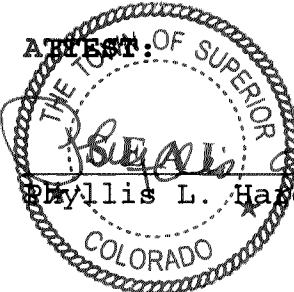
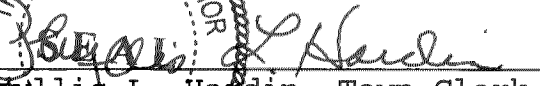
Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

6 "yes" votes

0 "no" votes

ADOPTED this 3rd day of July, 2018.


Robert McCool, Chairperson



Phyllis L. Hardin, Town Clerk