

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-9
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AN AMENDMENT TO THE SUPERIOR TOWN CENTER FINAL DEVELOPMENT PLAN FOR THE SUPERIOR MEDICAL OFFICE BUILDING AND PARKING GARAGE, LOTS 1A & 1B, BLOCK 12, SUPERIOR TOWN CENTER (CASE NO. FDP-2018-04)

WHEREAS, Pacific Medical Buildings, LLC ("Applicant") is the owner of certain property located within the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for an amendment to the Superior Town Center Final Development Plan seeking to increase the number and size of allowable wall signs for the Superior Medical Office Building and Parking Garage, Lots 1A and 1B, Block 12;

WHEREAS, Section 16-10-50 of the Superior Municipal Code (the "Code") requires substantive amendments to a final development plan ("FDP"), such as the Application, to be treated as a new FDP, which, pursuant to Section 16-10-40 of the Code, 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 September 18, 2018 and October 2, 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. Prior to consideration by the Board of Trustees, the Applicant shall submit a full and comprehensive (17-page) FDP submittal plan set to the Town.

C. The Applicant shall not place signs on the east elevation of the parking garage.

D. All requested illuminated signs subject to this Application shall turn on no earlier than dusk and shall turn off thirty minutes after close of business.

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:

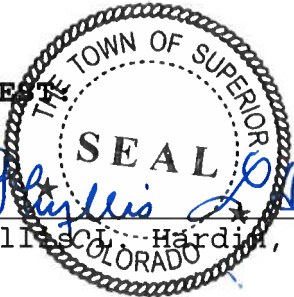

7 "yes" votes

0 "no" votes

ADOPTED this 2nd day of October, 2018.



Robert McCool, Chair

ATTEST



Phyllis Hardin, Town Clerk