

TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO.PC-4  
SERIES 2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
SUPERIOR RECOMMENDING APPROVAL OF A FINAL PLAT AND  
FINAL DEVELOPMENT PLAN FOR BLOCKS 16 THROUGH 24,  
SUPERIOR TOWN CENTER, CASE NOS. FP-2019-04 & FDP-2019-  
02

**WHEREAS**, Toll Brothers/Toll Southwest, LLC and RC Superior (collectively, "Applicants") would like to develop certain property legally described as Blocks 16 through 24, Superior Town Center (the "Property");

**WHEREAS**, Applicants have filed an application for approval of a final plat (the "Final Plat") and a final development plan (the "FDP") 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 Plat;

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

**WHEREAS**, the specific approval criteria for the Final Plat is set forth in Section 16-8-50 of the Code;

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

**WHEREAS**, on August 20, 2019 and August 27, 2019, 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, Applicants shall make minor technical and redline corrections to plans as identified by Town staff;

B. Prior to consideration by the Board of Trustees, to address traffic circulation and block length, Applicants shall update their plans to increase the width of Alley 22 to 31' and incorporate a 5' sidewalk along the eastern edge;

C. Prior to consideration by the Board of Trustees, to address traffic safety, Applicants shall update their plans to afford an 8' setback and driveway apron for Lots 1-6 of Block 19;

D. Prior to consideration by the Board of Trustees, to address traffic calming along Promenade Drive and Superior Drive, Applicants shall update their plans to include raised pedestrian crossings over Superior Drive, Promenade Drive and Alley 17, and striped crossings and crossings that are delineated by colored concrete, as described in Staff's 8.28.19 memo addendum;

E. Prior to consideration by the Board of Trustees, to address traffic calming at the intersection of Promenade Drive and Superior Drive, Applicants shall update their plans to include curved medians that narrow and slow traffic flows as described in Staff's 8.28.19 memo addendum and include the addition of a three-way stop at the intersection of Promenade Drive and Superior Drive;

F. Prior to consideration by the Board of Trustees, Applicants shall update their plans to include enhanced side elevations for the 11 Cottage lots that abut Discovery Parkway and Alley 17;

G. Prior to consideration by the Board of Trustees, Applicants shall update FDP sheet 51 to reflect the 11 additional Townhome lots discussed in Staff's 8.28.19 memo addendum as requiring enhanced side building elevations;

H. Prior to consideration by the Board of Trustees, Applicants shall update FDP sheet 51 to clarify that Townhome buildings across from each other or across the same alley, street or paseo have different color schemes;

I. Prior to consideration by the Board of Trustees, Applicants shall update Plan Sheet 32 to clarify that the A-3 buildings within Block 17 that front Promenade Drive are limited

to two roof decks and at-grade building entries and that the C-3 building within Block 17 facing Promenade drive will be limited to three roof-top decks and at-grade entrances;

J. Prior to consideration by the Board of Trustees, Applicants shall update their Cottage Elevation plans to ensure that no building model shall be repeated on more than two (2) adjacent lots. Applicants shall ensure that when the same model is used on adjacent lots or on a lot immediately across the street, an alternative elevation style and color package will be provided.

K. Prior to consideration by the Board of Trustees, Applicants shall update their plans to provide an updated plan for bicycle lanes to have a division or adequate width between pedestrian and bicycle traffic through Block 21 and Applicants shall eliminate dismount signs from their design;

L. Prior to consideration by the Board of Trustees, Applicants shall update their Cottage Elevation plans to indicate that no color package shall be repeated on adjacent lots or on lots immediately across the street;

M. Prior to consideration by the Board of Trustees, Applicants shall update their Cottage Elevation plans to indicate a minimum of 10% of each of their Cottage elevation types (Farmhouse, Prairie and Craftsman) will be constructed within Toll's single-family development area;

N. Prior to consideration by the Board of Trustees, to address guest and ADA parking, Applicants shall update their plans to provide a sidewalk connecting their primary guest parking area north of the Alley 1 to the existing trail between Alley 1 and Josephine Way, to add ADA parking spaces within Blocks 17 and 24 and to incorporate four additional bicycle racks within Blocks 17, 18, 21, and 22;

O. Prior to consideration by the Board of Trustees, Applicants shall update their plans to include a landscaped 3' tall berm south of driveways along Tract H;

P. Prior to consideration by the Board of Trustees, Applicants shall update their plans to include a 5' maximum fence height and minimum 3' offset/setback from front building corners, a minimum of 15% fence transparency on front and rear fences, and 30% fence transparency for side yard fences;

Q. Prior to consideration by the Board of Trustees, Applicants shall update both their plat and FDP plans to include additional height limitations for Lot 46, Block 24/; Lot 47, Block 24; and Lots 1 & 2, Block 18, as identified in Staff's 8.28.19 memo addendum; and

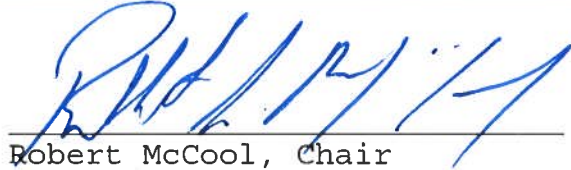
R. The Final Plat shall be recorded prior to the recording of the FDP.

**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:

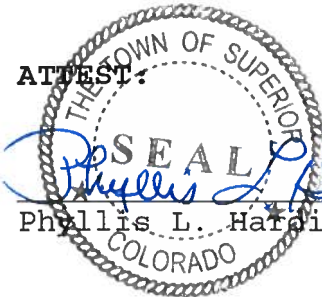

6 "yes" votes

1 "no" votes

ADOPTED this 28<sup>th</sup> day of August, 2019.

  
Robert McCool, Chair

ATTEST:

  
  
Phyllis L. Hardin, Town Clerk