

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO.PC-3  
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
SUPERIOR RECOMMENDING APPROVAL OF A FINAL PLAT FOR  
ROCK CREEK RANCH FILING NO. 25 (CASE NO. FP-2020-01)**

**WHEREAS**, Steelwave Acquisitions, LLC (the "Applicant") would like to develop certain property legally described as Rock Creek Ranch Filing No. 25 (the "Property");

**WHEREAS**, the Applicant has filed an application (the "Application") for approval of a final plat (the "Final Plat") to subdivide the Property;

**WHEREAS**, separately, Applicants filed applications for approval of a final plat site plan for the Property (the "FPSP") and a request to amend the Rock Creek Ranch PUD to rezone the Property from Regional Activity and Employment Center (RAC) to Residential 2-A zoning ("PDA 25");

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

**WHEREAS**, on May 19, 2020 and June 2, 2020, the Planning Commission held properly-noticed public hearings 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, the Applicant shall make minor technical and redline corrections to the Final Plat as identified by Town staff;

B. Prior to consideration by the Board of Trustees, Plat Sheet 2 shall be updated to remove Parcel 39-EX; and

C. The Final Plat shall be approved and recorded prior to the FPSP and PDA 25.

**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:

    9     "yes" votes

    0     "no" votes

**ADOPTED this 2nd day of June, 2020.**



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Robert McCool, Chair

ATTEST



*Phyllis L. Hardin*

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Phyllis L. Hardin, Town Clerk