

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO.PC-4  
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AN AMENDMENT TO THE ROCK CREEK RANCH PUD TO REZONE LOT 1, BLOCK 1 AND TRACTS A-C OF ROCK CREEK RANCH FILING NO. 25 FROM REGIONAL ACTIVITY AND EMPLOYMENT CENTER (RAC) TO RESIDENTIAL 2-A ZONING (CASE NO. RZN-2020-01)**

**WHEREAS**, Steelwave Acquisitions, LLC (the "Applicant") owns certain property located in the Town of Superior, generally described as Lot 1, Block 1 and Tracts A-C of Rock Creek Ranch Filing No. 25 (the "Property");

**WHEREAS**, the Applicant filed an application (the "Application") for approval of an amendment to the Rock Creek Ranch PUD to rezone the Property from Regional Activity and Employment Center (RAC) to Residential 2-A zoning ("PDA 25");

**WHEREAS**, separately, the Applicant filed applications for a final subdivision plat (the "Final Plat") and final plat site plan (the "FPSP") for the Property;

**WHEREAS**, pursuant to Section 16-10-30(c)(5) of the Superior Municipal Code (the "Code"), an amendment to a PD Plan is treated as a new plan, and the specific review criteria are set forth in Section 16-10-30(b) of the Code;

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

**WHEREAS**, Section 16-10-30(c)(3) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Board of Trustees regarding an amendment to a PD Plan; 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 PDA 25 satisfies the applicable approval criteria in the Code

and recommends that the Board 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 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:

9 "yes" votes

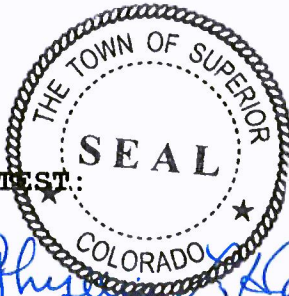
0 "no" votes


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



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Robert McCool, Chair

ATTEST:



  
\_\_\_\_\_  
Phyllis L. Hardin, Town Clerk