

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-5
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF THE FINAL PLAT SITE
PLAN FOR LOT 1, BLOCK 1 OF THE ROCK CREEK RANCH FILING
NO. 25 (CASE NO. FPSP-2020-01)**

WHEREAS, Steelwave Acquisitions, LLC (the "Applicant") wishes to develop certain property located within the Town of Superior, generally described as Lot 1, Block 1, Rock Creek Ranch Filing No. 25 (the "Property");

WHEREAS, the Applicant filed an application (the "Application") for approval of a final plat site plan for the creation of 180 apartment units on the Property;

WHEREAS, separately, the Applicant filed applications for a final subdivision plat (the "Final Plat") for the Property and 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, within the Rock Creek Planned Development, a final development plan 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 on a final plat;

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

WHEREAS, the specific approval criteria for a 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 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, 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. The Final Plat and PDA 25 shall be recorded prior to recording the FPSP;

C. Prior to commencement of any construction activities, Applicant shall provide to the Town a construction phasing plan addressing the acquisition of and improvement to the land necessary for the northern access drive (Parcel 39-EX); and

D. Applicant shall update their plans concerning monument signs to either rely on downlighting for sign illumination or include timers to control the hours of sign illumination, ensuring that the lights are not lit past 10 pm.

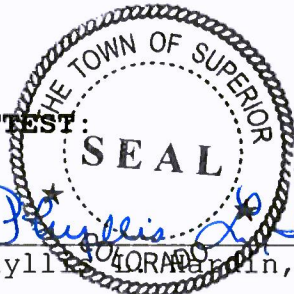
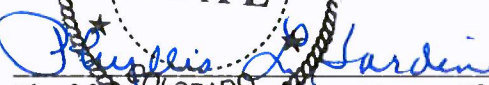
Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

9 "yes" votes

0 "no" votes

ADOPTED this 2nd day of June, 2020.

Robert McCool, Chair

ATTEST:


Phyllis L. Gordin, Town Clerk