

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-7
SERIES 2020**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A PLANNED DEVELOPMENT TO REZONE ROGERS FARM SUBDIVISION FROM MEDIUM DENSITY RESIDENTIAL (R-M) AND AGRICULTURAL, URBAN RESERVE (A-UR) TO PLANNED DEVELOPMENT(CASE NO. RZN-2020-02)

WHEREAS, Boulder Creek Neighborhoods (the "Applicant") owns certain property located in the Town of Superior, generally described as the Rogers Farm Subdivision(the "Property");

WHEREAS, the Applicant filed an application (the "Application") for approval of a Planned Development to rezone the Property from Medium Density Residential (R-M) and Agricultural, Urban Reserve (A-UR) to Planned Development(the "PD");

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

WHEREAS, pursuant to Section 16-10-30(c)(5) of the Superior Municipal Code (the "Code"), the specific review criteria for a planned development 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 June 22, 2020 and July 6, 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 PD 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. The PD shall be adopted and become effective before execution of the Final Plat and FDP;

C. The Applicant shall reduce the number of dwelling units within its plans by removing 6 total units;

D. The Applicant shall expand private lane D to Douglas Street; and

E. The Applicant shall reduce dwelling clusters into 5-6 groupings.

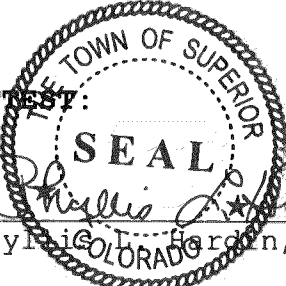
Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

5 "yes" votes

1 "no" votes

ADOPTED this 7th day of July, 2020.

Robert McCool, Chair

ATTEST:

Phyllis L. Harden
Phyllis L. Harden, Town Clerk