

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-8
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF A FINAL PLAT FOR THE
ROGERS FARM SUBDIVISION(CASE NO. FP-2020-03)**

WHEREAS, Boulder Creek Neighborhoods (the "Applicant") would like to develop certain property legally described as the Rogers Farm Subdivision(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, the Applicant filed applications for approval of a final development for the Property (the "FDP") and a request to rezone portions of the Property (the "PD");

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 June 23, 2020 and July 7, 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. The Final Plat shall be approved and recorded prior to the FDP and PD.

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 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:

5 "yes" votes

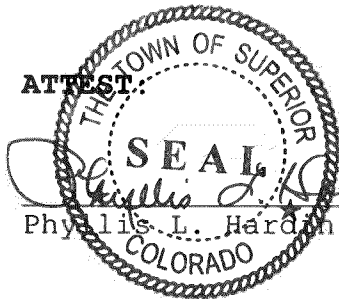
1 "no" votes

ADOPTED this 7th day of July, 2020.



Robert McCool, Chair

ATTEST:



Phyllis L. Hardin, Town Clerk