

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-9
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF THE FINAL
DEVELOPMENT PLAN FOR BLOCKS 1 AND 2 OF THE ROGERS FARM
SUBDIVISION(CASE NO. FDP-2020-02)**

WHEREAS, Boulder Creek Neighborhoods(the "Applicant") wishes to develop certain property located within the Town of Superior, generally described as Blocks 1 and 2 of the Rogers Farm Subdivision(the "Property");

WHEREAS, the Applicant filed an application (the "Application") for approval of a final development to develop 12 lots within Block 1 and 49 lots within Block 2 of the Property;

WHEREAS, separately, the Applicant filed applications for a final subdivision plat (the "Final Plat") for the Property and a request to rezone 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 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 development 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 are set forth in Section 16-10-40(b) 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, subject to the following conditions:

A. Prior to consideration by the Board of Trustees, the Applicant shall make minor technical and redline corrections as identified by Town staff;

B. The Final Plat and PD shall be recorded prior to recording the 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

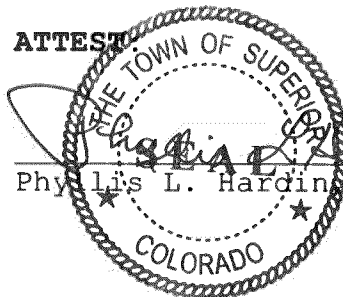
1 "no" votes

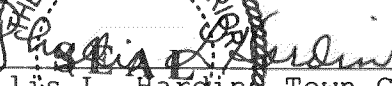
ADOPTED this 7th day of July, 2020.



Robert McCool, Chair

ATTEST




Phyllis L. Hardin, Town Clerk