

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-1
SERIES 2021**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BLOCK 26, BLOCK 27, AND CENTRAL PARK CIRCLE OF DOWNTOWN SUPERIOR, CASE NOS. FP-2021-01 AND FDP-2021-01

WHEREAS, Ranch Capital, LLC and Remington Homes (collectively, "Applicants") wish to develop certain property located within the Town of Superior, generally described as Block 26, Block 27, and Central Park Circle of Downtown Superior (the "Property");

WHEREAS, the Applicant has filed an application for approval of a final plat (the "Final Plat") and a final development plan (the "Final Development Plan") to subdivide and develop the Property (the "Application");

WHEREAS, the two Application components are dependent on one another and are being processed concurrently;

WHEREAS, although the proposed Final Plat includes two blocks, one subdivision plat is proposed. When practical the Town has processed separate plats for each development block. The Application, however, involves changes to each block as well as Central Park Circle and thus comprehensively reflecting the changes on one document is preferred;

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;

WHEREAS, Section 16-10-40 of the Code requires a public hearing and recommendation by the Planning Commission on the Final Development Plan;

WHEREAS, the specific approval criteria for the Final Development Plan is set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on August 3, 2021, the Planning Commission held a properly-noticed public hearing 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. Before final documents are signed and recorded, Applicants shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Final Plat shall be approved and recorded prior to the recording of the Final Development Plan; and

C. Before the final documents are signed and recorded, Applicants shall eliminate optional fourth bedrooms which are dependent on parking in the public right-of-way.

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:

7 "yes" votes

0 "no" votes

ADOPTED this 3rd day of August, 2021.

ATTEST:


Patricia Leyva, Town Clerk




Robert McCool, Chair