

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. R-2
SERIES 2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT
PLAN FOR STC, PHASE 10 FOR CENTRAL, SUPERIOR TOWN CENTER,
CASE NO. FDP-1**

WHEREAS, the Town (the "Applicant") wishes to develop certain property located within the Town, generally described as Tract D of Superior Town Center (the "Property");

WHEREAS, the Applicant has filed an application for a final development plan (the "FDP") to improve the Property with Central Park, one of five parks planned for the subdivision (the "Application");

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

WHEREAS, the specific approval criteria for the FDP are set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on May 17, 2022, 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 FDP subject to the following conditions:

A. Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. Prior to consideration by the Board of Trustees, Applicant shall modify its plans, per the recommendation of the Planning Commission, to replace the surface area in the dog parks with grass and not gravel as previously suggested; and

C. Prior to consideration by the Board of Trustees, Applicant shall modify its plans to replace the picnic tables within the dog parks with benches.

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:

8 "yes" votes

0 "no" votes

ADOPTED this 17th day of May, 2022.

David J. Harper
David Harper, Chair

ATTEST:

Patricia Leyva
Patricia Leyva, Town Clerk

