

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. R-4  
SERIES 2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
SUPERIOR RECOMMENDING APPROVAL OF AMENDMENT #6 TO THE  
PLANNED DEVELOPMENT FOR SUPERIOR TOWN CENTER, BLOCKS 2,  
5, AND 8, CASE NO. PDA-2022-02**

**WHEREAS**, RC Superior, LLC ("Applicant") is the owner of property located in the Town of Superior that is generally described as the Superior Town Center and more particularly described in **Exhibit A** (the "Property");

**WHEREAS**, the Property is located within the Downtown Superior Planned Development (the "PD");

**WHEREAS**, Applicant has filed an application for approval for Amendment #6 to the PD to rezone the Property to include Life Science as an allowed use and adjust the density, height, and setback requirements (the "Application");

**WHEREAS**, Applicant has also filed applications for a Replat and Final Development Plan for the Property;

**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 7, 2022, and on August 2, 2022, 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. Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Planned Development Amendment #6 (PDA-2022-02) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2022-01). The Final Development Plan shall not be effective until after adoption of the Planned Development Amendment; and

C. Applicant shall update the Application to conform with any conditions placed on the Replat and Final Development Plan applications, should those applications be approved;

D. The Planning Commission does not recommend approval of the PD change to allow for a 75-foot maximum height in Blocks 2, 5, and 8; and

E. Prior to consideration by the Board of Trustees, per the Planning Commission's recommendation, Applicant shall modify the Application to provide that the setback of Building B be a minimum of 15-feet from Mainstreet.

**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:

6 "yes" votes

2 "no" votes

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 2<sup>nd</sup> day of August, 2022.**



David J.D. Harper  
David Harper, Chair

**ATTEST:**

Patricia Leyva  
Patricia Leyva, Town Clerk

**Exhibit A**  
**Legal Description**

Block 8 Superior Town Center Filing 1B Replat No. 6  
Block 5 Superior Town Center Filing 1B Replat No. 7