

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. R-5  
SERIES 2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
SUPERIOR RECOMMENDING APPROVAL OF A REPLAT OF BLOCKS 2  
AND 5 OF THE DOWNTOWN SUPERIOR PLANNED DEVELOPMENT,  
SUPERIOR TOWN CENTER, CASE NO. FP-2022-01**

**WHEREAS**, RC Superior, LLC (the "Applicant") wish to develop a portion of certain property located within the Town of Superior that is generally described as Blocks 2 and 5 of the Superior Town Center (the "Property");

**WHEREAS**, Applicant has filed an application seeking to combine Blocks 2 and 5 into a single block (Block 5), eliminating a segment of Gateway Drive between Main Street and Creek View Way, and creating three lots within the new Block 5, Lots 1, 2, and 3 (the "Application");

**WHEREAS**, Applicant has also filed applications for an Amendment to the Planned Development where the Property is located as well as a Final Development Plan for the Property;

**WHEREAS**, Section 16-8-60(a) of the Superior Municipal Code (the "Code") provides that a resubdivision of land, or replat is considered a new subdivision;

**WHEREAS**, Section 16-1-70 of the Code specifies that, as applicable here, the division of a lot or parcel into six (6) or fewer lots is a "minor subdivision";

**WHEREAS**, Section 16-8-40 of the Code controls minor subdivisions and requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

**WHEREAS**, Section 16-8-10 of the Code contains general subdivision requirements that apply to both major and minor subdivisions; 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 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; and

B. The Replat, Downtown Superior Planned Development, Superior Town Center Blocks 2 and 5 shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2022-01).

**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

**ADOPTED this 2<sup>nd</sup> day of August, 2022.**



**ATTEST:**

Patricia Leyva  
Patricia Leyva, Town Clerk

David J. J. Harper  
David Harper, Chair