

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. R-6
SERIES 2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT
PLAN FOR SUPERIOR TOWN CENTER, BLOCKS 2, 5, AND 8, CASE
NO. FDP-2022-01**

WHEREAS, RC Superior, LLC (the "Applicant") wishes to develop certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application for a final development plan (the "FDP") to allow three life sciences buildings, surface parking lot, and one parking garage with attached retail and commercial use along Main Street and establishes heights, setbacks, and architectural and design elements for the proposed buildings (the "Application");

WHEREAS, Applicant has also filed applications for a Replat and an Amendment to the Planned Development where the Property is located;

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 June 7, 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. The Planned Development Amendment #6 (PDA-2022-02) and Replat, Downtown Superior Planned Development, Blocks 2 and 5, 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;

C. Prior to application for a building permit, a parking agreement shall be required for either Lot 1 or 3 as well as construction be sequenced to ensure the Life Science buildings develop in step with their associated parking needs;

D. Prior to consideration by the Board of Trustees, per the recommendation of the Planning Commission, solar panels be included in the design of the parking lot of Building A; and

E. Prior to consideration by the Board of Trustees, per the recommendation of the Planning Commission, that the Cultural Arts and Public Spaces Advisory Committee be engaged in any public art projects on Building C.

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 2nd day of August, 2022.



ATTEST:

Patricia Leyva
Patricia Leyva, Town Clerk

David J. J. Harper
David Harper, Chair