

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-2
SERIES 2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AMENDMENT #6 TO THE PLANNED DEVELOPMENT FOR DOWNTOWN SUPERIOR, BLOCKS 6, 9, & 10, CASE NO. PDA-2023-01

WHEREAS, Carmel Partners ("Applicant") is the owner of property located in the Town of Superior that is generally described as Downtown Superior 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 update the zoning allowances for Blocks 6, 9, and 10, update Typology L to allow for either Live-Work Units or Residential Lofts as well as rezone the ground-floor use allowance to require commercial uses (the "Application");

WHEREAS, Applicant has also filed an application for a Final Development Plan Amendment 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 April 4, 2023, 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 Planned Development Amendment and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

4/3/2023

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

B. Before final mylars and documents are signed and recorded, Applicant shall submit the full PD plan set and changes to the full PD plan set shall be limited to changes approved through the Planned Development Amendment #6 (PDA-2023-01). The full PD plan set shall then be adopted and recorded;

C. The Planned Development Amendment #6 (PDA-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01). The Final Development Plan shall not be effective until after adoption of the Planned Development Amendment; and

D. The Planning Commission recommends that the Board of Trustees repeal Section 2.E of Ordinance No. O-16, Series 2019, approving a Fifth Amendment to the Planned Development Plan for Superior Town Center, concerning business hour limitations of "work" portions of live-work space.

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:

4 "yes" votes

1 "no" votes

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this 4th day of April, 2023.

David Harper
David Harper Chair

ATTEST:

Lydia Yecke
Lydia Yecke, Town Clerk



Exhibit A
Legal Description

LOT 2 BLOCK 6, LOT 1 BLOCK 9, LOT 1 BLOCK 10, AND LOT 1 BLOCK 11
SUPERIOR TOWN CENTER FLG 1B RPLT 6, TOWN OF SUPERIOR, COUNTY OF
BOULDER, STATE OF COLORADO

