

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-3
SERIES 2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN AMENDMENT #2 FOR FDP 9 OF DOWNTOWN SUPERIOR CASE NO. FDPA-2023-01

WHEREAS, the Carmel Partners (the "Applicant") wishes to develop certain property located within the Town, generally described as Blocks 6, 9, 10, & 11 within Downtown Superior (the "Property");

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

WHEREAS, Applicant has filed an application for a final development plan amendment (the "FDPA") to update the zoning allowances to Blocks 6, 9, and 10, and to update Typology L to allow for either Live-Work Units or Residential Loft (the "Application");

WHEREAS, Applicant has also filed an application for an amendment to the PD;

WHEREAS, Section 16-10-50 of the Code requires that major changes concerning all changes in use not considered minor, any rearrangement in lots, or changes in the provision of open space be considered by the Planning Commission as a new plan under Section 16-10-40 of the Code;

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

WHEREAS, the specific approval criteria for the FDPA are set forth in Section 16-10-40(b) of the Code; 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 FDPA and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

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; and

B. 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 the adoption of the Planned Development Amendment.

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

ADOPTED this 4th day of April, 2023.

David Harper
David Harper, Chair

ATTEST:

Lydia Yecke
Lydia Yecke, Town Clerk

