

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-6  
SERIES 2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN 1 PHASE 12, DOWNTOWN SUPERIOR FOR SUPERIOR TOWN CENTER, GATEWAY DRIVE, CASE NO. FDP-2023-01**

**WHEREAS**, PMB 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") for the construction of Gateway Drive and other streetscape adjacent to Blocks 2, 5, 8 (the "Application");

**WHEREAS**, Applicant has also filed applications for a Replat and a Final Development Plan 11 & 12 for the Property;

**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 October 30, 2023, and November 7, 2023, 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 and all materials included in the Application in the form submitted by Applicant, unless expressly modified by 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 Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 (FP-2023-01) shall be adopted and recorded prior to adoption of the Final Development Plan (FDP-2023-01).

**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:

7 "yes" votes

1 "no" votes

ADOPTED this 7<sup>th</sup> day of November, 2023.

ATTEST:

  
Lydia Yecke, Town Clerk



  
David Harper, Chair