

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-7  
SERIES 2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN 11 & 12, DOWNTOWN SUPERIOR FOR SUPERIOR TOWN CENTER, BLOCKS 2, 5, AND 8, CASE NO. FDP-2023-02**

**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") to allow two life science office buildings on Blocks 2, 5, and 8 with a surface parking lot on Block 2, a parking garage on Block 5, and a mixed-use building and parking garage on Block 8 (the "Application");

**WHEREAS**, Applicant has also filed applications for a Replat and a Final Development Plan 1 Phase 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 applicant should evaluate revisions to the building on Block 8 to provide step-backs on the 5<sup>th</sup> floor on the southwest corner to open up view corridors;

C. The applicant should evaluate revisions to the building on Block 8 to reduce the mass of the building facing McCaslin Blvd., to include without limitation consideration of varying the roof line and building materials;

D. The applicant should make the parking garage on Block 8 more attractive, to include without limitation, consideration of adding building materials on the 1<sup>st</sup> floor that match the adjacent facades;

E. The applicant should consider making the parking garage on Block 5 available for public use on evenings, weekends, and special events;

F. The applicant should provide public art where appropriate;

G. 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.**

*David J. Harpet*  
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David Harpet, Chair

**ATTEST:**

*Lydia Yecke*  
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Lydia Yecke, Town Clerk

