

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO.PC-2  
SERIES 2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
SUPERIOR RECOMMENDING APPROVAL OF A SECOND AMENDMENT TO  
THE PLANNED DEVELOPMENT PLAN FOR DISCOVERY OFFICE PARK  
(CASE NO. PDA-2024-01)**

**WHEREAS**, Awieda Properties, Inc. ("Applicant") owns certain property located in the Town of Superior that is generally described as Discovery Office Park (the "Property");

**WHEREAS**, Applicant has filed an application (the "Application") for a second amendment to the Planned Development Plan for the Property ("PDA #2");

**WHEREAS**, the Board of Trustees approved the first PD Plan for the Property in March 2001;

**WHEREAS**, the Board of Trustees approved the first PD Plan Amendment for the Property in May 2014;

**WHEREAS**, pursuant to Section 16-10-30(c)(5) of the Superior Municipal Code (the "Code"), an amendment to a PD Plan is treated as a new plan, and the specific review criteria are set forth in Section 16-10-30(b) of the Code;

**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 March 19, 2024, 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 PDA #2 satisfies the applicable approval criteria in the Code, and recommends that the Board of Trustees approve the Application, subject to the following conditions:

A. Prior to executing and recording final mylars, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. Applicant shall submit the final PD plan prior to executing and recording final mylars;

C. Applicant shall reduce reflectively of the roof to the extent possible;

D. Applicant shall reduce the noise stemming from the mechanical ventilation of the parking area to the extent possible;

E. Applicant shall add additional, meaningful outdoor space to the extent possible; and

F. Additionally, the Planning Commission recommends the Applicant add 0.5 bike parking spaces per unit to accommodate for the decrease in parking.

**Section 2.** This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the Application according to the following numbers of votes:

7 "yes" votes

0 "no" votes

**ADOPTED this 19th day of March, 2024.**

David J. Harper  
David Harper, Chairperson

**ATTEST:**

Lydia Yecke  
Lydia Yecke, Town Clerk

