

TOWN OF SUPERIOR  
RESOLUTION NO. R-19  
SERIES 2016

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF  
SUPERIOR APPROVING AN AMENDMENT TO THE ROCK CREEK  
FINAL PLAT SITE PLAN NO. 21, ROCK CREEK RANCH FILING  
20, CASE # FPSP-A-2016-1

WHEREAS, the Town ("Applicant"), in cooperation with J&B Building, the owner of retail spaces in the Rock Creek Village shopping center, has requested a freestanding monument sign be located on Town-owned property along Coalton Road adjacent to Rock Creek Village, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Applicant has filed a request to amend the Rock Creek Final Plat Site Plan No. 21 for the purpose of including the monument sign (the "Application");

WHEREAS, the Rock Creek Final Plat Site Plan No. 21 was originally approved prior to adoption of the Town's current land use code;

WHEREAS, Chapter 16 of the Superior Municipal Code (the "Code") no longer contemplates development approval in the form of a Final Plat Site Plan, and therefore, a request to amend a Final Plat Site Plan is processed as a request to amend a Final Development Plan, pursuant to Section 16-10-40 of the Code;

WHEREAS, the specific approval criteria for a Final Development Plan are set forth in Section 16-10-40 of the Code;

WHEREAS, on March 1, 2016, the Planning Commission held a properly-noticed public hearing on the Application and thereafter recommended approval of the Application, subject to certain conditions;

WHEREAS, on March 14, 2016, the Board of Trustees held a public hearing on the Application;

WHEREAS, notice of the public hearing before the Board of Trustees was properly posted, published and mailed, as required by Section 16-2-60 of the Code; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the

statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application meets all of the criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the Amendment to Rock Creek Final Plat Site Plan No. 21, Rock Creek Ranch Filing 20, subject to the following conditions:

A. Applicant shall make minor technical and redline corrections to plans as identified by Town Staff;

B. Applicant shall provide an updated site plan or otherwise illustrate that the proposed sign location will not interfere with existing utilities before the required sign or building permits can be issued.

C. The monument sign shall not be illuminated, either internally or by an operational message board, between the hours of 10:00 p.m. and 6:00 a.m.

D. Applicant shall provide a photometric plan with the required sign permit to demonstrate that the sign will conform to applicable Town lighting standards set forth in Section 16-20-30 of the Code.


Section 3. The Final Plat Site Plan shall not be signed by the Town or recorded prior to satisfaction of the above-referenced conditions.

ADOPTED this 14<sup>th</sup> day of March, 2016.



Clint Folsom, Mayor

ATTEST:



Phyllis L. Hardin, Town Clerk-Treasurer

