

TOWN OF SUPERIOR
RESOLUTION NO. R-40
SERIES 2016

A RESOLUTION OF BOARD OF TRUSTEES OF THE TOWN OF
SUPERIOR APPROVING A FINAL DEVELOPMENT PLAN FOR THE
MCCASLIN ROUNDABOUT AT MAIN STREET WITHIN SUPERIOR
TOWN CENTER DEVELOPMENT PLAN 1, PHASE 3

WHEREAS, RC Superior, LLC ("Applicant") and the Town are the owners of certain property located in the Town of Superior (the "Property");

WHEREAS, Applicant has filed an application for final development plan ("FDP") to allow construction of a traffic roundabout at the intersection of Main Street and McCaslin Boulevard (the "Application");

WHEREAS, Section 16-10-40 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission regarding approval of an FDP;

WHEREAS, the specific approval criteria for an FDP are set forth in Section 16-10-40(b) of the Code;

WHEREAS, on June 21, 2016, the Planning Commission held a properly-noticed public hearing on the Application;

WHEREAS, the Planning Commission recommended that the Board of Trustees approve the FDP with conditions; and

WHEREAS, on June 27, 2016, the Board of Trustees held a properly-noticed public hearing on the Application.

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 FDP for the McCaslin Roundabout at Main Street within Superior Town Center Development Plan 1, Phase 3, as contained in the Application, meets all of the criteria set forth in Section 16-10-40 of the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the FDP as contained in the Application, subject to the following conditions, all of which shall be fully satisfied within 60 days of approval of this Resolution:

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

B. Applicant shall dedicate the 0.16 acre parcel located west of McCaslin Boulevard required for the sidewalk on the west side of the roundabout prior to or as part of the recording of the final FDP;

C. Applicant shall cooperate with Town staff to incorporate art, as approved by the Town, into the FDP;

D. As required by Section 16-15-10 of the Code and Section 3 of the Development Improvement Agreement for the Town Center dated March 11, 2013, Applicant shall execute a subdivision improvement agreement for the improvements associated with the FDP, in a form approved by the Town Attorney; and

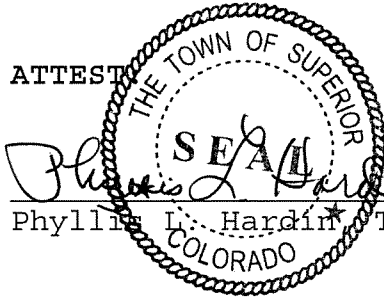
E. Applicant shall work with Town staff to improve the safety for cyclists in the roundabout, and Town staff shall have the authority to approve any modifications to the plans to implement such safety improvements.

ADOPTED this 27th day of June, 2016.

Clint Folsom

Clint Folsom, Mayor

ATTEST



Phyllis L. Hardin
Phyllis L. Hardin, Town Clerk-Treasurer