

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-2
SERIES 2017

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF AN AMENDMENT TO
SUPERIOR TOWN CENTER FINAL DEVELOPMENT 1, PHASE 1, FOR
PAVING AND LANDSCAPING

WHEREAS, RC Superior, LLC, and the Town (collectively, the "Applicants") own and are jointly improving certain property within the Superior Town Center (the "Property");

WHEREAS, Applicants have filed an application for an amendment to the Superior Town Center Final Development Plan 1, Phase 1, seeking to update parking, sidewalk paving and landscaping details for three blocks of Main Street, a portion of Superior Drive, and Tracts C and D in the Superior Town Center (the "Application");

WHEREAS, Section 16-10-50 of the Superior Municipal Code (the "Code") requires substantive amendments to a final development plan ("FDP"), such as the Application, to be treated as a new FDP, which, pursuant to Section 16-10-40 of the Code, requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

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

WHEREAS, on February 21, 2017, 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 recommends that the Board of Trustees approve the Application, subject to the following conditions:

A. Prior to consideration by the Board of Trustees, Applicants shall make minor technical and redline corrections to plans as identified by Town staff.

B. Prior to consideration by the Board of Trustees, Applicants shall correct and update all FDP plan sheets to

preserve and retain the parameters of improvements shown on the original FDP.

C. Prior to consideration by the Board of Trustees, all notes on plans referencing approval dates other than what is formally reflected in the Superior Town Center Development Agreement, dated March 11, 2013, shall be removed.

D. Applicants shall demonstrate to the Board of Trustees that paving plans reflect a Paving Type C or better finish of a complementary tan, red, or grey color for all sidewalks along Main Street (east of the roundabout at Gateway Drive) and Superior Drive per the Town's Design Guidelines standard, and Applicants shall present to the Board of Trustees physical samples of the proposed paving materials.

E. To address durability concerns, Applicants shall present to the Board of Trustees alternatives to the pre-cast concrete bench caps shown in the plans.

F. If approved by the Board of Trustees, within the 60 days of approval, Applicants shall update and incorporate the remaining FDP sheets to achieve a comprehensive and consistent record of Superior Town Center FDP 1, Phase 1. To this end, Applicant shall provide Town Staff with updated plan sheets for review, comment, and correction within 40 days of Town Board approval. Thereafter, and within the 60 days allotted, Applicants shall finalize for recording all revised FDP plan sheets.

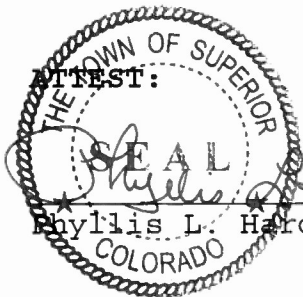
Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

0 "no" votes

ADOPTED this 21st day of February, 2017.

Robert Mommaerts, Vice Chairperson



ATTEST:
Phyllis L. Hardin, Town Clerk