



**AGENDA
PLANNING COMMISSION
SPECIAL MEETING
JUNE 3, 2025
6:00 P.M.
SUPERIOR TOWN HALL
124 E. COAL CREEK DRIVE**

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call to Order a special meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - Public Comment (limit 5 minutes/person)
3. Approval of Minutes of Planning Commission
 - a. May 6, 2025
4. PD Amendment for Rezoning Town 15 in Rock Creek PD to Open Space and Recreational District (OS-R)
5. Updates
 - a. Discuss: Items for Dinner with Town Council, June 9th
 - b. Speaker Series: Cultural Intelligence June 5th
 - c. Speaker Series: Economic Development June 12th
6. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
May 6th, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan
Commissioner Michael Barnes (virtual sign-in after roll-call)
Commissioner Michael J Gordon (virtual sign-in after roll-call)

Absent: None

Others Present: Renae Stavros, Interim Planning and Building Director
Geoffrey Weathers, Planner I

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

Public Comment on Town 15 Lot

Public Comment on paving alleys in Original Town

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

- a. February 18th, 2025 MEETING MINUTES

MOTION: Commissioner David Gross moved to approve February 18th, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 7-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

4. Rezoning Application Lots 1-6, Block Q in Original Town to Medium Density Residential (R-M)

- a. Presentation by Town Staff
- b. Public Comments

MOTION: Vice Chair Lonny Rose moved to approve recommendation to rezone Lots 1-6, Block Q in Original Town to Medium Density Residential (R-M), Seconded by Commissioner David Gross

VOTE: Motion carried 7-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan, Commissioner Michael Barnes

NOES: Vice Chair Lonny Rose, Commissioner Michael J Gordon

5. TRANSPORTATION PLAN UPDATE

- a. Presentation by Town Staff

6. PLANNING AND BUILDING UPDATES

- a. Discussion: Items for Dinner with Town Council, June 9th

7. ADJOURNMENT

Chair David Harper adjourned meeting at 8:36PM



ITEM NO. 4

INFORMATION FOR MEETING OF THE SUPERIOR PLANNING COMMISSION

AGENDA ITEM: Amendment to Rezone Town 15 from Planned Development to Open Space and Recreational District

MEETING DATE: June 3rd, 2025

PRESENTED BY: Renae Stavros, Planning and Building Director

PRESENTED FOR: Discussion and Recommendation

Item: Amendment to Rezone Town 15, Tract A Rock Creek Ranch Filing 15 from PD-CAC to OS-R - Case No. RZN -2025-02

Applicant: Town of Superior

Representatives: Renae Stavros, Planning and Building Director

Existing Zoning: Rock Creek Ranch Planned Development with Community Activity Center Designation

Proposed Zoning: Open Space and Recreational District

Location: Tract A Rock Creek Ranch Filing 15 located NE of the intersection of McCaslin Blvd and Coalton Rd

Request: Approval of Resolution recommending approval to the Town Council for an Amendment to rezone Town 15, Tract A Rock Creek Ranch Filing 15 in from Planned Development with Community Activity Center Designation to Open Space and Recreational District

VICINITY MAP:**BACKGROUND:**

Tract A Rock Creek Ranch Filing 15 is located NE of the intersection of McCaslin Boulevard and Coalton Road. The immediately adjacent land uses are residential, and Town and Boulder County open space.

The subject lot is currently zoned under the Rock Creek Ranch Planned Development with a Community Activity Center Designation intended to function as community service, social and cultural focal points and have been located at positions central to several residential neighborhoods. The design philosophy behind the creation of these centers is the need for community-wide gathering and service facilities which contain those conveniences and provisions for daily shopping needs not found at Neighborhood activity centers, but also not of a sufficient scale to be located within a more regional center complex. These uses may include banking, medical, dental, and service/professional offices, research and development facilities, restaurant and specialty shopping facilities as well as provision for post offices, municipal services (such as police, fire stations, and emergency response), recreational, social, and cultural activities such as churches and theaters which draw residential communities together and strengthen the social fabric. The placement of this array of land uses may occur in a vertical as well as horizontal mix to allow for residences to be located above commercial office or retail uses.

Zoning on immediately adjacent lots includes, Planned Development (PD) with Residential Designation to the North and South, Planned Development (PD) with Open Space Designation to the East and South, and Boulder County - Agricultural to the West (see Figure 1).

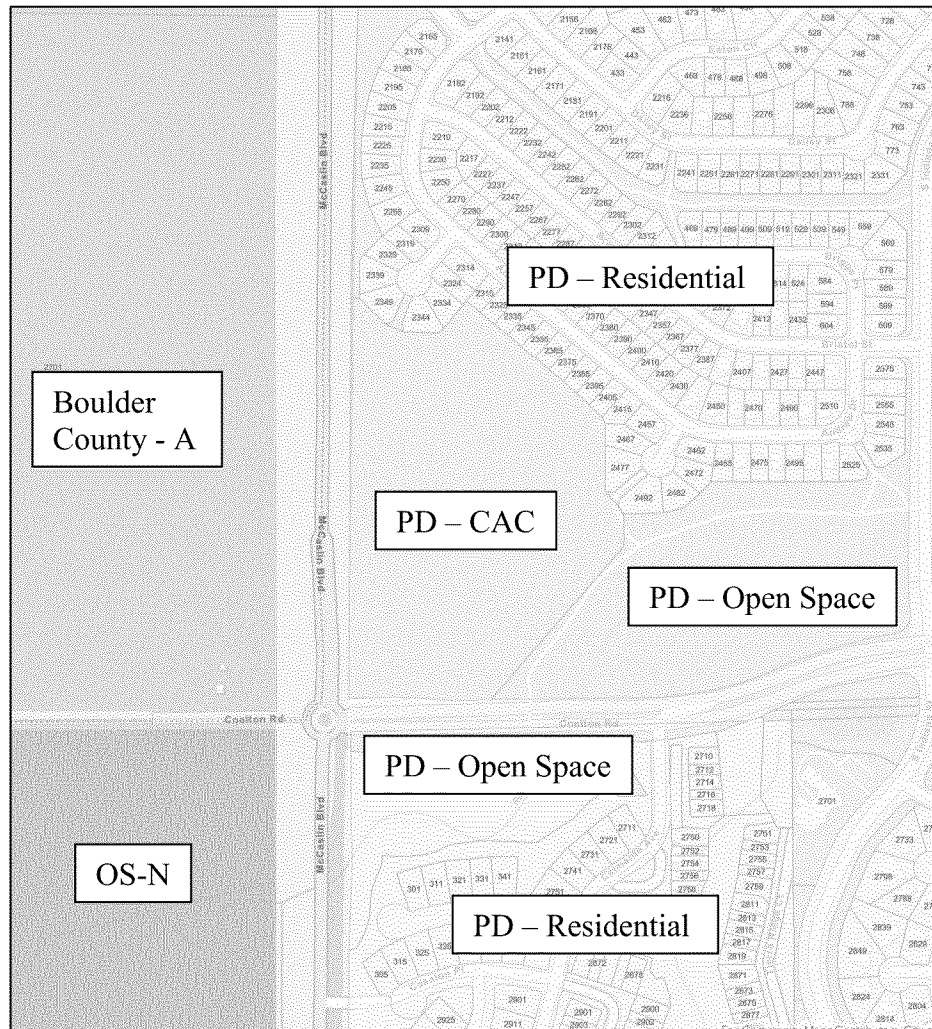


Figure 1: Zoning Map

The subject lot is roughly 15 acres as platted in Rock Creek Final Plat Site Plan No. 14 Rock Creek Ranch Filing 15 (Recorded September 1994). The property's original and current zoning is Planned Development with Community Activity Center Designation. The lot has always been vacant (see Figure 2) although there have been many proposals to develop the property over the last two and a half decades. In 1998 and 2003, two proposals envisioned a mixed-use development consisting of commercial/retail space and enough residential space to accommodate 55-58 units; however, these did not pass or were withdrawn by the developer based on economic analysis.

The Town of Superior purchased the lot in 2014. At the time of purchase, the Town had identified the property as a strategic acquisition for future use and development, which would be determined by the Town in the future. The purchase price was \$1,200,000. In

August of 2018, the Town Council voted against a private developer's application for purchase of the Town owned 15-acre parcel of land named "Town 15", located on the northeast corner of McCaslin Blvd and Coalton Road. This purchase proposal of developing a high school and community center sparked both community and Board interest regarding future potential use of Town 15.

In the 2021 Parks, Recreation, Open Space and Trails (PROST) Master Plan, concept plans were developed for the Town 15 Site. Given that the Town still needed to determine the future use of this site, the concept plans were incorporated within Appendix D of the Master Plan. In 2024, at a Town Council meeting, Town staff included Town 15 as a potential site for affordable housing. As a result of that suggestion, OSAC put the Town 15 parcel on their April agenda for discussion. That discussion resulted in the committee deciding to update their position paper and also included the suggestion to vote on sending a recommendation to the Town Council that the Town 15 parcel be rezoned Open Space-Natural. It is the OSAC's recommendation that the parcel be rezoned Open Space-Natural.

In recent years, the lot has been used for overflow parking from Town events including Chili Fest at Community Park and Recycling programming. After the 2021 Marshall Fire, the lot was used as a FEMA relief site (see Figure 3).



Figure 2: Image from 2004. Facing West. Oblique Imagery from Boulder County Assessor's Office Property Search



Figure 3: Image from 2022. Post-Marshall Fire. Facing North. Oblique Imagery from Boulder County Assessor's Office Property Search

APPLICATION SUMMARY:

This application proposes an amendment to rezone Town 15 (Tract A Rock Creek Ranch Filing 15) in Superior's Rock Creek Ranch Planned Development from Planned Development with Community Activity Center Designation to Open Space and Recreational District (OS-R). The Superior Municipal Code, Section 16-6-90 stipulates that the OS-R district is "intended to preserve the environment and natural character of the landscape within the district."

STAFF ANALYSIS:

Section 16-7-30 (b) defines the criteria for rezoning: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

Staff finds that the application satisfies the Municipal Code criteria insofar as the rezoning of the subject lots furthers several goals and policies found in the 2012 Comprehensive Plan and the 2021 PROS Master Plan.

2012 Comprehensive Plan – Future Land Use Map

POLICY 4.6.g: OPPORTUNITY AREA 7 (RICHMOND PROPERTY)

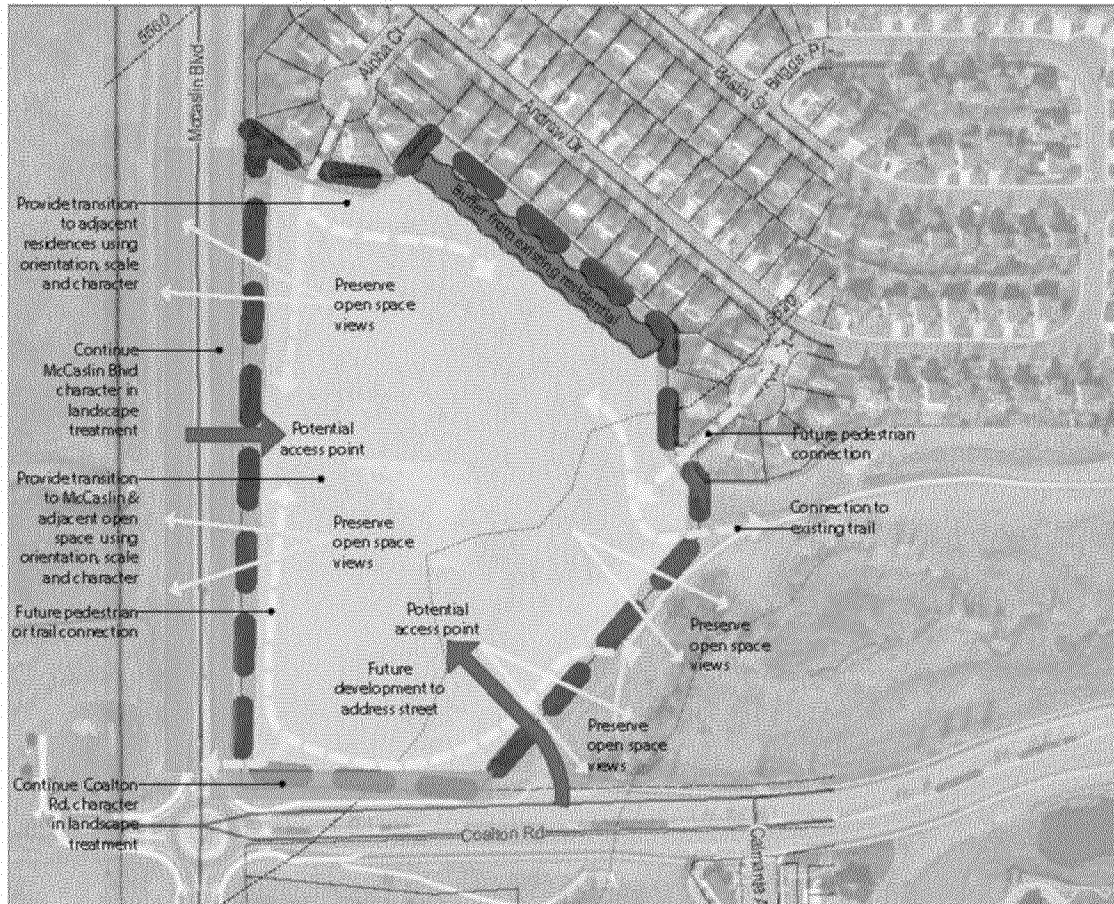
4.6.g(i): Preferred land uses

Preferred land use for this site is commercial and office. Potential community-oriented uses may also be appropriate.

4.6.g(ii): Relationship to Adjacent Uses

Incorporate the site design considerations identified on Figure 9 below, as appropriate, to ensure compatibility with adjacent residences and open space. Consider the scale and intensity of future development, the location and screening of parking, and potential traffic impacts of new development and access to minimize impacts.

Figure 9: Site Design Considerations for Opportunity Area 7 (Northeast corner of McCaslin and Coalton Rd.)

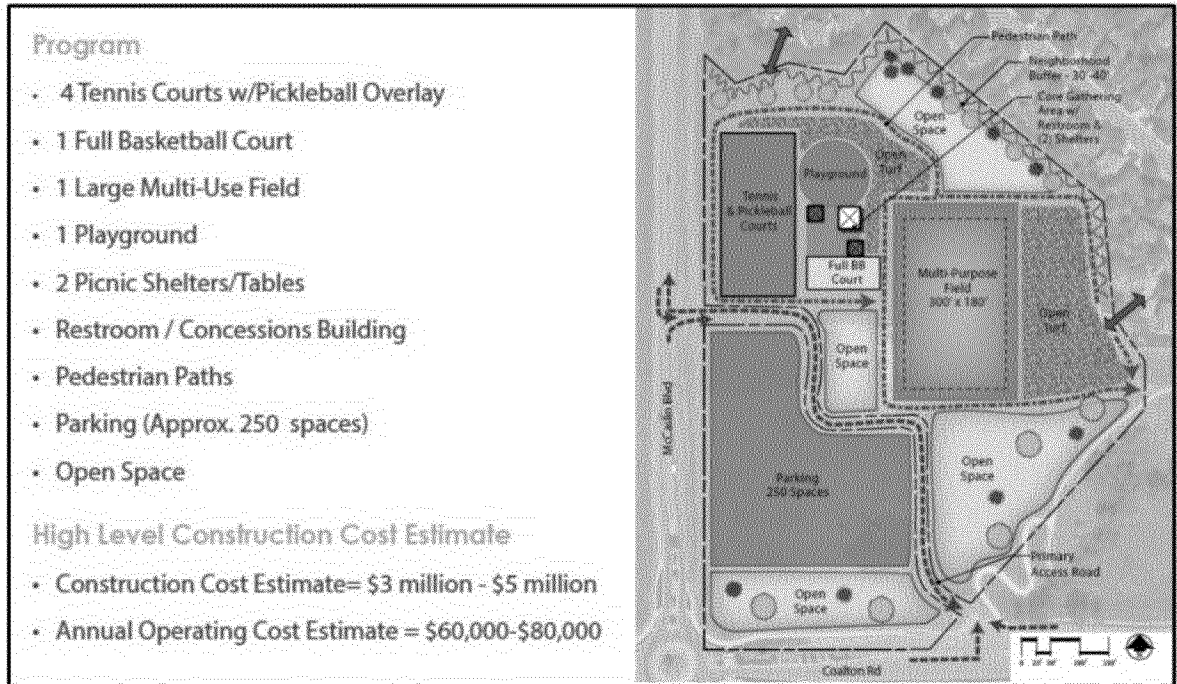


2021 PROS Master Plan:

In recent years, residents have expressed desire for various uses that include future rec center, park, library, and open space. As the town owns this parcel, this would be a location where these uses could be developed without purchasing additional property. Please note, the concepts provided a high-level test fit of what is possible for the site, not necessarily what should happen. If the Town chooses to develop Town 15 as a formal park, it is expected that the Town will conduct a community driven site-specific master plan process.

The following are the key themes that were derived from the public comment for the Town 15 site:

- Strong general support for keeping open space or as much open space as possible.
- Concern over the cost of developing the park
- If Town 15 is to be developed with amenities
 - Support developing the park without athletic field lighting
 - Keep athletic fields interior to park (not along McCaslin)
 - Multi-purpose field is favored over a diamond/baseball field
 - Incorporation of all-abilities playground is supported
 - Wildlife corridor



TOWN 15 SITE – CONCEPT PLAN 1

Existing Zoning: Planned Development with Community Activity Center Designation

Intent:

Community activity centers are intended to function as community service, social and cultural focal points and have been located at positions central to several residential neighborhoods. The design philosophy behind the creation of these centers is the need for community-wide gathering and service facilities which contain those conveniences and provisions for daily shopping needs not found at Neighborhood activity centers, but also not of a sufficient scale to be located within a more regional center complex.

These uses may include banking, medical, dental, and service/professional offices, research and development facilities, restaurant and specialty shopping facilities as well as provision for post offices, municipal services (such as police, fire stations, and emergency response), recreational, social, and cultural activities such as churches and theaters which draw residential communities together and strengthen the social fabric.

The placement of this array of land uses may occur in a vertical as well as horizontal mix to allow for residences to be located above commercial office or retail uses. 3.

Development Standards

- a. Maximum Building Ground Coverage: 40%
- b. Maximum Building Height:
 - Planning Areas 17, 18, 19 – 40 Feet
 - Planning Areas 1, 5, 6, 10, 12, 15, 16, 20, 21, 26, 27, 28 – 60 feet
- c. Minimum Open Space: Section 9.3 Private/Common Open Space

Section 9.3B - Non-residential

- 1. Common open space for non-residential uses shall be a minimum of 20% of the total site, exclusive of areas designated as Community Open Space.
- 2. Common open space within non-residential areas shall be designed so as to provide suitable areas for walking, sitting and other outdoor passive recreational activities and shall be subject to review and approval by the Committee. Common open space shall be considered that portion of the site not developed as building pads, storage areas, driveways and parking areas. However, landscaped islands and buffers within parking areas may be used to satisfy a portion of this requirement, subject to conformance with the applicable Performance Criteria in Section 5.2H.

Proposed Zoning: Open Space and Recreational District (OS-R)

Intent:

The OS-R District is intended to preserve the environment and natural character of the landscape within the district.

Schedule of Uses for OS-R district

P – Permitted Uses:

Utilities/Cable Facilities (Underground), Parks, Restoration or Reclamation of Natural Habitat Greater Than ½ Acre, Signage, Flood Control Improvements, Unpaved Maintenance Roads

C – Permitted by Conditional Review:

Golf Courses with clubhouse, Veterinary Clinics/Hospitals, Public Recreation Facilities, Places of Worship, Campgrounds, Dog Parks, Picnic Shelters at trailheads, Picnic Shelters Not at trailheads, Restroom Facilities Not at trailheads, Kiosks – Information, Playgrounds, Trails – Unpaved, Trails – Paved, Trailheads without restroom facilities, Trailheads with restroom facilities, Parking – paved or unpaved, Fencing, Swimming Pools, Reservoirs,

Athletic Fields, Basketball Courts, Tennis Courts, Markers and Lights necessary for public or private airports, Pedestrian Bridges, Maintenance Equipment Sheds, Installation of Landscaping (not a part of restoration or reclamation), Public Roadways - paved or unpaved, Grading and Berms (not a part of restoration or reclamation)

S – Permitted by Special Review:

Communications Facilities, Telecommunications Facilities, Utilities and Cable Facilities – overhead (existing overhead facilities exempted)

X – Prohibited:

Single-Unit Dwellings, Mobile Homes, Farm – Ranching – Garden Accessory Buildings for storage and animal husbandry uses, Living Quarters for farm operational personnel, Livestock and Livestock Boarding, Cultivation – Storage – sale of crops – vegetables – plants – flowers and nursery stock, Oil and Gas Facilities, Major Facilities of a public utility, Temporary Uses, Barbed Wire Fences

Schedule of Requirements for OS-R district

Standard	OS-R
Minimum lot area (acres)	.25
Maximum building or structure height (feet)	25
Maximum number of stories	1
Minimum lot width (feet)	50
Maximum lot coverage	35%
Front yard setback	50 ft
Side yard setback	25 ft
Rear yard setback	30 ft
Creek setback from high water mark A (feet) (minimum)	30 t

Purchase Price and Assessed Value

Town of Superior purchased the Town 15 lot, formally referred to as ‘Richmond 15’, for \$1,200,000. Funds for the purchase were made from the General Fund Reserve.

PRO - Provides the Town with ownership of a strategic piece of property, preserving maximum flexibility for the Town to use or develop in the future

CON – Required the use of General Fund Reserves

According to the Boulder County Assessor’s Office Property Search, the assessed value of this lot for 2025 is \$8,066,763.

Scenario Planning:

Staff requested an economic development and fiscal summary analysis using residential, mixed-use and proposed (low) development scenarios. These scenarios are intended to assist in the decision-making process.

Residential Development Scenario – Single-Unit Dwelling Development (84 Single-Unit Dwellings)

Mixed-Use Development Scenario – Mixed-Use Development (Approx. 50-Unit Apartment Complex and 7,500 sq. ft of In-Line Retail, separate buildings)

Proposed (Low) Development Scenario – Open Space: where sometime in the much later future we may build a Rec Center or Library or remain as Open Space... but nothing immediate, so it remains vacant.

ECONOMIC IMPACT SCENARIO SUMMARY

Scenario 1 – Single-Family Development

Single-family developments are a long-term driver for sustained population growth and local spending. Generally speaking, single-family homes are occupied by families looking to remain in the area long-term. The average household size for the Town of Superior is 2.85, signifying families which are more likely to stay in the area and spend their dollars within the Town year over year. The Boulder County Metropolitan Statistical Area (MSA) data shows household expenditures averaging \$123,013 per year. The majority of the spending is for housing, transportation, and taxes and retirement. The next two major spending categories are grocery and entertainment, with a total average spending of \$13,753 per year per household.

The Town 15 site could support a proposed 58 single-family homes. This is potentially 58 new families or 166 adults and children that would call Superior home and spend their dollars locally. This is a potential impact of \$7,134,754 in expenditures every year with \$797,674 of those dollars being spent on grocery and entertainment. These are specifically important in terms of providing tax revenue to the Town in support of infrastructure improvements, programming, and other municipal services through the sales and use taxes levied in the Town. It must be noted, however, that adding 15 acres of additional residential space will also increase the number of services the Town will need to provide to the area which will increase the overall costs to the Town over time, such as public infrastructure, snow removal, etc.

Scenario 2 – Mixed-Use Development

Mixed-use developments create a dynamic and insulated community with residential units generally located above commercial units. This can include retail, restaurant, office, and light industrial spaces. Having a diverse set of uses within the development provides financial stability to developers which overall increases the developer's ability to secure funding for the development. At completion, mixed-use developments create a pedestrian friendly community

space where residents and businesses support each other and become a gathering space that increases the overall Quality of Life and Quality of Space.

Generally, residential units in mixed-use developments are apartment units with one-to-two persons occupying the units. The environment created by a mixed-use development assists in creating longer term residential tenants, but generally there is more turnover than single-family homes. However, having the residential units lends developers to securing longer term leases for businesses occupying the commercial spaces due to the proximity of a reliable consumer base for those commercial businesses. This helps provide a longer-term reliable revenue source for municipalities through sales and use taxes and becomes a point of interest to bring consumers to the area. The increased number of residents will also benefit businesses outside of the mixed-use development.

The Town 15 parcel could support a proposed 50-unit apartment complex with approximately 7,500 square feet of retail space. This could potentially add 50-100 adults with limited children added to the Town of Superior who would spend their dollars locally. Assuming a total average spending of \$13,753 for grocery and entertainment expenses, this could be an additional \$687,650 of spending into the local economy that will benefit the Town through sales and use taxes. The 7,500 square feet of retail space could support 2-5 retail spaces depending on the square footage needed for the type of commercial space that could support local small businesses or add new and exciting franchise opportunities for larger chains. These businesses will also provide additional, but limited employment opportunities. It must be noted, however, that adding 15 acres of mixed-use space will also increase the number of services the Town will need to provide to the area which will increase the overall costs to the Town over time, such as infrastructure, snow removal, etc.

Scenario 3 – Open Space

Open space is a key factor in increasing the Quality of Life that is vital for sustained economic growth in a community and a region. By providing open space, municipalities are investing in the well-being and happiness of the local and regional workforce and consumer base. It creates an environment where people want to congregate and spend their time. Having additional open space within the Town of Superior's municipal limits keeps Superior citizens within the Town's boundaries as well as acts as a point of interest to bring outside populations into the Town to experience the area and bring their dollars to Superior businesses.

Open spaces also allow municipalities to develop with intent. By creating an open space, municipalities are utilizing real estate to benefit the Town while determining potential opportunities to develop the land to its' highest and best use. This highest and best use can be determined through public discourse, alignment with the Town's Comprehensive Plan goals, Town Council members input and decision making, and impact studies.

STAFF RECOMMENDATION

Staff recommendation for OS-R based on resident interest in civic/public uses, OS-R is the most flexible open space and park/civic use allowance without permitting housing or commercial on the property.

If Planning Commission finds the application meets the criteria for rezoning, staff has included a Resolution recommending approval to the Town Council for the rezoning application for Town 15 Tract A Rock Creek Ranch Filing 15 to Open Space – Recreational (OS-R).

ATTACHMENTS:

- Resolution
- Ordinance
- Rezoning Map

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-3
SERIES 2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF AN APPLICATION AMENDING THE ROCK CREEK RANCH PLANNED DEVELOPMENT TO REMOVE TOWN-OWNED PROPERTY AND REZONE THE PROPERTY FROM PD, PLANNED DEVELOPMENT, TO OS-R, OPEN SPACE AND RECREATION (TOWN 15), CASE NO. RZN-2025-02

WHEREAS, the Town owns certain properties located in the Town, generally described as "Town 15" and more particularly described in **Exhibit A** (the "Property");

WHEREAS, the Town has filed an application to amend the PD to remove the Property from the PD and rezone the Property to OS-R, Open Space and Recreation (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-7-30(a) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Town Council; and

WHEREAS, on June 3, 2025, 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 the Application meets all applicable requirements of the Code, and recommends that the Town Council approve the Application.

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:

_____ "yes" votes

_____ "no" votes

ADOPTED this 3rd Day of June, 2025.

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

TOWN OF SUPERIOR
ORDINANCE NO. O-
SERIES 2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR AMENDING THE ROCK CREEK RANCH PLANNED DEVELOPMENT TO REMOVE TOWN-OWNED PROPERTY FROM THE ROCK CREEK RANCH PLANNED DEVELOPMENT AND REZONE THE PROPERTY FROM PD, PLANNED DEVELOPMENT, TO OS-R, OPEN SPACE AND RECREATION (TOWN 15)

WHEREAS, the Town (the "Applicant") owns property located in the Town that is generally described as the "Town 15" and more particularly described in **Exhibit A** (the "Property");

WHEREAS, the Property is currently within the Rock Creek Ranch Planned Development (the "PD");

WHEREAS, on _____, Applicant filed an application to amend the PD to remove the Property from the PD and rezone the Property to OS-R, Open Space and Recreation (the "Application");

WHEREAS, Section 16-7-30(a) of the Code requires a public hearing regarding a rezoning before the Planning Commission and recommendation by the Planning Commission to the Town Council;

WHEREAS, on _____, 2025, the Planning Commission held a properly-noticed public hearing on the Application and recommended approval;

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Town Council prior to approval of a rezoning;

WHEREAS, on _____, 2025, the Town Council held a properly-noticed public hearing on the Application; and

WHEREAS, the Town Council, 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 ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Findings. The Town Council hereby finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code and is consistent

with the Comprehensive Plan and all provisions of Chapter 16 of the Code.

Section 2. Decision. Based on the foregoing findings, the Town Council hereby approves the Application, subject to the following condition: Applicant shall make all technical corrections to the Application directed by Town staff.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day of _____, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

UPDATES

Comprehensive Plan Upcoming Engagement

- Speaker Series: Cultural Intelligence, June 5th @ Town Hall 6-7 pm
- Speaker Series: Economic Development, June 12th @ Town Hall 6-7 pm

Town Council Dinner

- June 9th 6-7 pm

Next Meeting

June 17th: Guardian Annexation & Zoning