



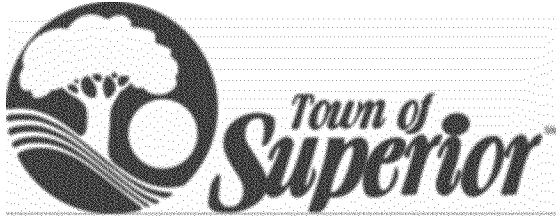
**AGENDA
PLANNING COMMISSION
SPECIAL MEETING
September 10, 2024
6:00 p.m.**

PLEASE NOTE THE 6 PM TIME FOR THE MEETING

The Planning Commission special meeting will be held in-person and remotely, and members of the public wishing to attend may view the Meeting by visiting the Town's website: <https://www.superiorcolorado.gov>

The Planning Commission special meeting recording will be posted subsequently on the Town's website.

1. Call to Order a special meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - b. Public Comment on Non-Agenda Items (limit 5 min./person)
3. Approval of Minutes of Planning Commission
 - a. July 2, 2024
4. Presentation – Comprehensive Plan Update.
 - a. The Town has hired Cushing Terrell (Consultant) to complete the Town of Superior Comprehensive Plan Update. Staff is presenting the project timeline and first Community Survey for discussion.
5. Planning and Building Update
6. Adjournment



PLANNING COMMISSION MEETING MINUTES

Regular Meeting

July 2nd, 2024

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

Absent: Commissioner Michael Barnes
Commissioner Michael J Gordon

Others Present: Planning and Building Director, Lisa Ritchie
Planner III, Renae Stavros
Planner I, Geoffrey Weathers

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

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. May 21st, 2024 MEETING MINUTES

MOTION: Vice Chair Lonny Rose moved to approve May 21st, 2024 Meeting Minutes, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 6 – 0

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

NOES: None

4. Public Hearing to review and comment on the Final Development Plan for Everhome Suites, Block 1, Lot 3B.

- a. The request proposes a four-story, 60,000 square foot extended stay hotel with 114 guest rooms on a 2-acre lot. Additional improvements to the site would include a 114-space parking lot, an amenity space, landscaping, drainage and water quality infrastructure.

Staff presented the FDP proposed by Everhome Suites.

Applicant, Everhome Suites presented proposal to Planning Commission.

MOTION: Vice Chair Lonny Rose moved to approve the FDP for Everhome Suites, Block 1, Lot3B, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 6 – 0

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

NOES: None

5. Planning and Building Update

Comprehensive Plan and Transportation Plan Updates

Housing Plan Update

Staff continues to meet with the State on Land Use bills

- HB 24-1007 Prohibit Residential Occupancy Limits (Effective Date: July 1)

6. ADJOURNMENT

Chair David Harper adjourned meeting at 7:21PM



AGENDA ITEM: Presentation –Comprehensive Plan Timeline and Community Survey

MEETING DATE: September 10, 2024

PRESENTED BY: Renae Stavros, AICP, Planner III

PRESENTED FOR: Discussion

BACKGROUND:

The Town of Superior last updated the Comprehensive Plan in 2012 (see attachment). The stated purpose of the plan is:

The purpose of the plan is to provide a basis for current and future land use decisions in the Town of Superior. This plan seeks to facilitate rational decisions regarding future development that are based on limited natural resources, economic considerations, and sound community design and planning principles.

Many of the goals and recommendations related to development in the plan have been put into place, including the development of Downtown Superior (Superior Town Center), Roger’s Farm, Lanterns Lane, and Calmante. The Resolute property was partially developed with residential uses, with some remaining availability for commercial development. The Town developed Wildflower Park, consistent with the recommendation of the Plan. The Town also acquired the Ridge II property and Coyote Ridge Open Space. Three opportunities areas remain undeveloped; Zaharias, the 76th Street Properties and Town (previously Richmond) 15. Portions of Discovery Office Park remain undeveloped as well.

The Town also adopted a Transportation Plan in 2014. Similar to the Comprehensive Plan, many of the goals and recommendations in this plan have been constructed. These include the Diverging Diamond Interchange, the creation of the transportation network into and through Downtown Superior, added capacity on 88th Street, and completion of the US 36 bikeway and associated connections and underpasses.

2024 COMPREHENSIVE PLAN UPDATE

The Town approved a budget of \$150,000 to update the Comprehensive Plan in 2024. In March, the Colorado Dept of Local Affairs (DOLA) awarded the Town an additional \$150,000 to support the development of the plan. The Town announced an RFP and received proposals

from several competitive Consulting Teams in April, and worked with the Town Board to approve a contract with Cushing Terrell in June 2024.

PROJECT TIMELINE & PROCESS:

A website on ShapeSuperior has been launched that will run throughout the project. A project Timeline and tentative Engagement Schedule has been established along with a general outline of the Project Schedule.

Project Timeline



Engagement Schedule

Phase 1 includes the webpage launch, an online survey, and tabling at Chili & Beer Fest on Sept 7 and the upcoming Fall Festival in Downtown Superior on Sept 21. Phase 2 will begin in Oct/Nov 2024 and will continue into the spring and will include Focus Group discussions, the first Pop-up event, and an Open House. Phase 3 will include a second pop-up event, another Open House, and an additional Survey, with the possibility of added forums and focus group meetings. Plan Adoption will follow, anticipated ~Oct 2025.

Planning Commission check-ins are scheduled for this evening, September 10, 2024, and another will be scheduled in October or November to present the survey and initial engagement results. Additional updates before Planning Commission will occur throughout the timeline.

Community Engagement Online Survey Phase 1 Questions*

- 1) Why do you love living/working/playing in Superior? (Open-ended)
- 2) Please share a few places you love in Superior. (Open-ended)
- 3) What is an issue you're concerned about for Superior's next ten years? (Open-ended)
- 4) What community values should the Town of Superior rely on when making decisions over the next ten years? Please list 3-5 values. (Open-ended)
- 5) Does the Town currently have a sufficient amount of open space? (Yes/No/Not Sure)
- 6) Does the Town currently have appropriate park and recreational amenities? (Yes/No/Not Sure)
- 7) How often do you use the following modes of transportation? (Never to Frequently)
 - a. Driving personal automobile

- b. Bicycling
 - c. Walking
 - d. Transit (Flexride, RTD, train, etc.)
 - e. Ride-sharing (Uber, Lyft)
- 8) If you desire to take more non-car trips, what is preventing you from doing so? (Open-ended)
 - 9) How do you envision your transportation needs changing over the next ten years? (Open-ended)
 - 10) Please select your top five (5) priorities for transportation efforts the Town could focus on: (List of 14 Items)
 - 11) What do you think is the greatest opportunity or challenge for the Town of Superior and Town residents to achieve a more sustainable future? (Open-ended)
 - 12) What do you think is the greatest opportunity or challenge for the Town of Superior and Town residents to be a more resilient community? (Open-ended)
 - 13) How often are you able to fulfill your routine shopping needs (grocery, drugstores, fuel, etc.) in Superior? (Mostly All to None)
 - 14) When you eat out (restaurants, cafes, coffee shops, bars, etc), how often is it in Superior? (Mostly All to None)
 - 15) What categories or businesses do you feel have opportunities in Superior? (Open-ended)
 - 16) When considering existing housing and residential areas, identify each of the following as strong or weak for the Town of Superior today: (Very strong to Very weak)
 - a. Diversity of residential neighborhoods
 - b. Quality of housing
 - c. Range of housing options (apartments, townhomes, single-family homes)
 - d. Housing options for empty-nesters
 - e. Housing options for seniors
 - f. Housing that appeals to young professionals
 - g. Housing that appeals to families with children
 - h. The value and cost of homes
 - i. Availability of affordable housing
 - 17) What is your connection to the Town of Superior? (Select all that apply) List of 9 options.
 - 18) If you live in Superior, do you:
 - a. Own your home
 - b. Rent your home
 - c. I prefer not to answer
 - d. Other
 - 19) What is your age? 8 categories including Prefer not to answer.
 - 20) What racial or ethnic groups best describe you? 9 categories including Prefer not to answer.
 - 21) What neighborhood do you live in? (Dropdown)

*Please note that staff will present the actual online survey during the presentation.

DISCUSSION:

The Planning Staff is providing an update to the Planning Commission on the proposed project schedule and community engagement.

ATTACHMENTS:

- 2012 Comprehensive Plan