



Item Number 4

Information for Meeting of the Superior Planning Commission

Agenda Item Name: Rezoning Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to Mixed-Use (M-U)

Meeting Date: Tuesday, September 16, 2025

Presented by: Renae Stavros, Planning and Building Director

Presented for: [Discussion and Recommendation]

Item:	Rezoning Application
Case	No. RZN-2025-03
Applicant:	Scott Simkus – Simkus Development, LLC
Existing Zoning:	Community Business (B-C) and Low Density Residential (R-L)
Location:	Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition
Request:	Rezone to Mixed-Use (M-U)

VICINITY MAP



SUMMARY

On behalf of Simkus Development, LLC, the applicant, Scott Simkus, requests a recommendation for approval to rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition in Original Town Superior from B-C and R-L (respectively) to Mixed-Use (M-U).

BACKGROUND

Location

The subject Lots comprise approximately 28,000 SF (.64 acres) and are located between Maple St and Coal Creek Dr at 1st Ave. Together, the combined Lots make up the eastern third of the block, the remainder of which constitutes Asti Park. The property provides excellent access to transportation, services, and amenities, being situated one block to the west of the intersection of Marshall Rd and McCaslin Blvd, less than a quarter mile from the Superior Marketplace shopping center, less than a half mile from the RTD Park and Ride, and less than a half mile from the Plaza in Downtown Superior.

Existing Land Use and Zoning on Subject Lots

Each of the subject lots have an area of roughly 7,000 sf (50' x 140') as originally platted in 1913 with the establishment of Mink's Addition. Prior to the Marshall Fire, a single residence was located on Lots 1-2, Block 2, while Lots 1-2, Block 7 were vacant. At present, all four subject Lots are vacant.

Currently, the subject Lots 1-2 Block 2 are zoned Community Business (B-C), and subject Lots 1-2 Block 7 are zoned Low Density Residential (R-L). According to Town Code, the B-C Zone District is intended to accommodate commercial development on a scale that is less intensive than that permitted in the Regional (B-R) District, including retail sales and personal services. Examples of permitted uses in the B-C District include commercial retail, professional office, dental medical clinics, family care homes, and retail marijuana stores. The R-L District is intended to accommodate single-unit residences at low densities. Other than single unit dwellings, the R-L District permits uses such as parks and recreational facilities, public schools, day care homes, family care homes, home occupations, and safe houses.

Adjacent Land Use and Zoning

The existing land uses adjacent to the subject Lots include a gas station and vacant commercial lots to the east, a public park to the west, a commercial shopping center to the north, and single unit homes to the south. Other uses in the vicinity include government offices and a car dealership.

The subject Lots are located in the predominately residential neighborhood of Original Town. The Zone Districts in this area include Low and Medium Density Residential (R-L, R-M), Open Space Recreational (OS-R), as well as the Marketplace and Superior Town Center Planned Developments (PDs).



Figure 1: Zone Districts in and adjacent to Original Town

Proposed Zoning on the Subject Lots

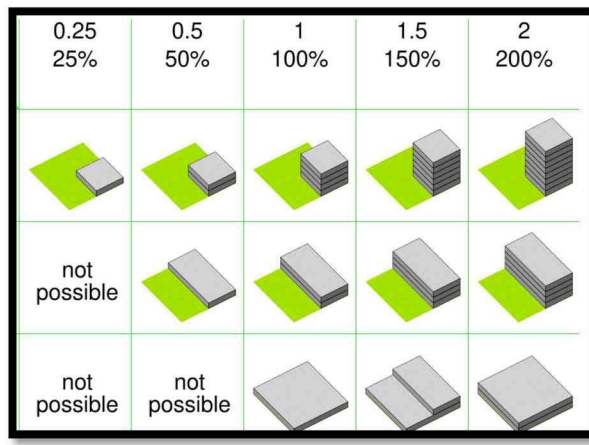
The application proposes to rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Mink Addition in Original Town Superior to Mixed-Use (M-U). The M-U Zone District is intended to provide for residential, retail, office, and open space uses within a planned area, including Multi-unit or single-unit uses in close proximity to retail or office uses, and to promote compact development, pedestrian circulation and integration, efficient vehicular access to centralized parking and pedestrian scale development. The different uses provided may be mixed horizontally (next to one another) or vertically (stacked on top of one another).

Permitted uses in the M-U Zone include retail, restaurants, professional offices, hotel, dental and medical clinics, public government facilities, apartments in conjunction with businesses, child care centers, and single-unit detached dwellings.

Comparison of Development Standards by Zone District

	R-L	R-M	B-C	M-U
Minimum Lot Area	7,000 sf	6,000 sf	6,000 sf	Residential only 6,000 Not exclusively residential 3,125 sf
Max Height	32' (2- stories)	32' (2-stories)	40' (4-stories)	40' (3-stories) 32' for single-unit detached
Max Floor Area Ratio*	NA	NA	Commercial – .5 Residential – NA Mixed – NA	Commercial – 1.5 Residential – .5 Mixed – 2.0
Front Setback	15' home 20' garage	15' home 20' garage	25'	15'
Side Setback	5' interior 8' street/alley	5' single-unit 10' multi-unit	10'-25' (plus 1' for each 2' over 25' tall)	0'

		8' street/alley		(provided 5' between structures)
Rear Setback	20' principal 8' accessory	20' principal 8' accessory	25'	25'
Minimum Parking	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	Varies by use	Varies by use



*

Figure 2: Floor Area Ratio (FAR) - see Wikipedia.org

Development Review Process

The Town requires Site Development Plan (SDP) approval prior to any development for all use types except for Single-unit detached and duplex residences as well as their accessory uses constructed or placed on zoned lots allowing these uses. The SDP process entails review and comment at a public hearing of the Planning Commission as well as approval at a public hearing of the Town Council.

A traffic study, parking plan, and assessment of system development fees will be required at later stages of development of the subject lots once specific uses and design features have been determined.

Residential Character Street

[Sec. 16-20-40. - Original Superior](#) of the Municipal Code is ambiguous as to whether or not properties in Original Town can be rezoned to Mixed-Use (M-U), particularly if they are currently zoned residential. For instance, on the one hand the Part (2) states that “Uses other than single-family residential adjacent to or within Original Superior may only rezone to the Residential Character Street (RCS) District or use this District’s design standards as a starting point for any PD land use negotiation,” while Part (3) contemplates conditions for rezoning single-unit detached to allow higher density residential or nonresidential uses. It stands to reason that the Code would not need to include this provision in Part (3) if non-single-unit zoning was precluded by Part (2). Since it is unclear how this section of code is meant to be implemented, it seems consistent with the spirit of the code to protect the residential character of Original Town to incorporate mixed-use zoning as a buffer where existing residential uses and zoning transition to existing commercial uses and zoning.

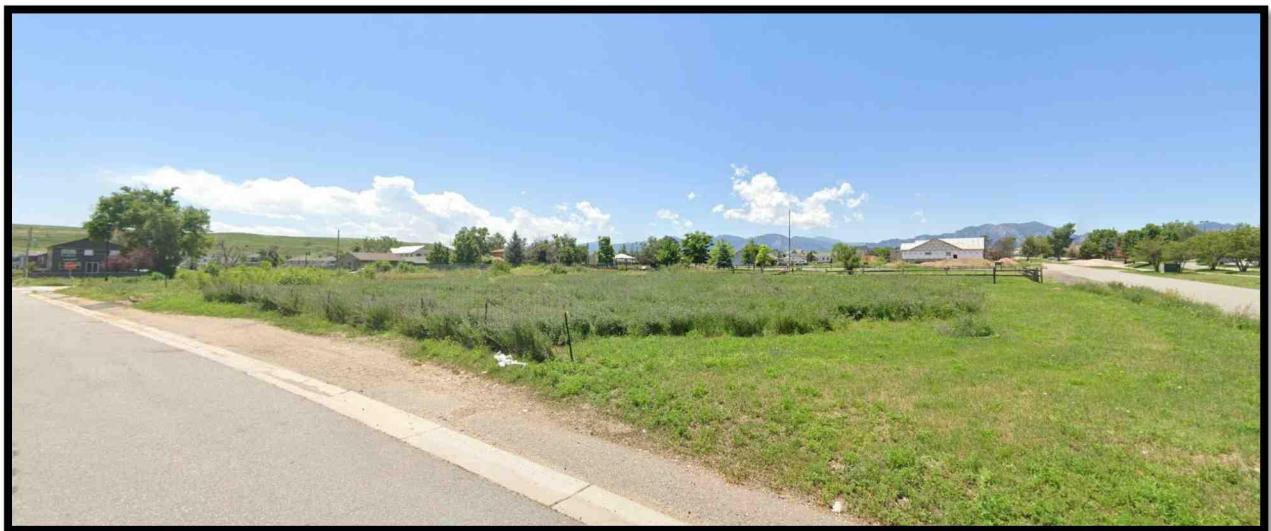


Figure 3: Ground-level view from NE Corner of 102 Maple St

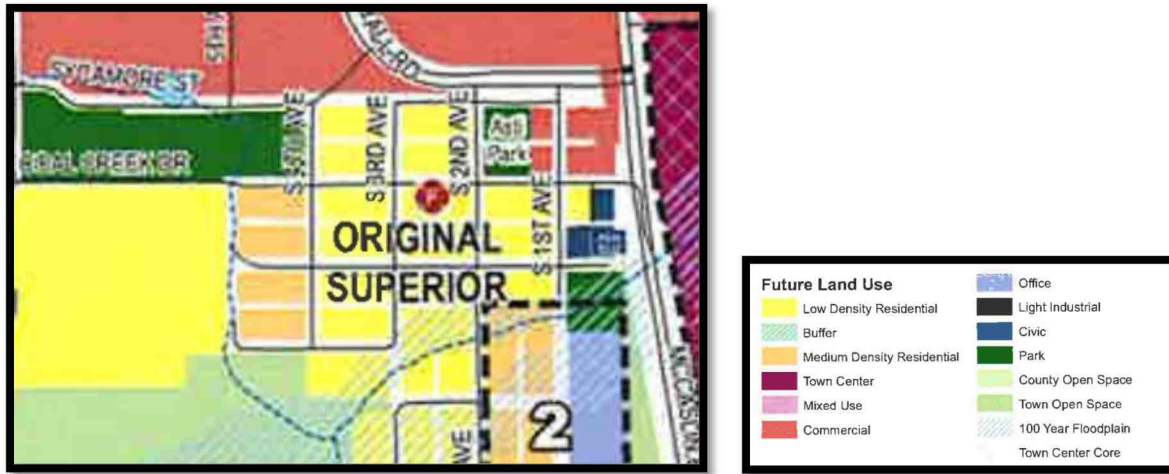
STAFF ANALYSIS

[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 [2012 Comprehensive Plan](#), including:

Community Framework and Land Use Plan

The future land use map recommends the subject lots for Commercial use. This is consistent with the rezoning of the lots to M-U which would allow a mix of commercial and residential uses.



Goal 4.1: Provide a Balanced Mix of Land Uses

Ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community— offering a variety of housing and employment options, commercial services, and civic facilities to meet the needs of existing and future residents, and business and property owners.

Policy 4.2.a: Varied Housing Options

Provide for a mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages. Ensure densities are compatible with established adjacent land uses, transportation networks, and recreational opportunities.

Goal 4.5 Maintain the Character of Original Town

Maintain and strengthen Original Superior to preserve the neighborhood character by promoting human scale and pedestrian-oriented development within the larger community.

Policy 4.5a: Protect Existing Residential Uses

Protect Original Superior from conflicting or changing land uses. However, do not preclude rezoning proposals that propose to integrate new land uses into the area in a manner that protects the remaining existing residential use. Such techniques include, but are not limited to, drawing redevelopment lines at alleys and not between face blocks. New developments in the vicinity shall: (1) Acknowledge and use traditional setbacks, building orientation, building mass, and roof form; and (2) Avoid pass-through or out of neighborhood traffic through Original Superior.

RECOMMENDATION:

If the 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 Lots 1-2, Block 2 and Lots 1-2, Block 7 of Mink Addition in Original Town Superior to Mixed-Use (M-U).

ATTACHMENTS:

- PC Resolution
- Project Narrative
- Rezoning Map
- TOS Presentation

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-6
SERIES 2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF AN APPLICATION TO
REZONE LOTS 1-2, BLOCK 2 OF MINKS ADDITION AND LOTS 1-
2, BLOCK 7 OF MINKS ADDITION, CASE NO. RZN-2025-03**

WHEREAS, Simkus Development LLC (the "Applicant") owns certain properties located in the Town, generally referred to as Lots 1-2, Block 2 of Minks Addition and Lots 1-2, Block 7 of Minks Addition and more particularly described in **Exhibit A** (the "Property");

WHEREAS, the Applicant has filed an application to rezone the Property on Lots 1-2, Block 2 from Community Business (B-C) to Mixed-Use (M-U), and to rezone the Property on Lots 1-2, Block 7 of Minks Addition from Low Density Residential (R-L) to Mixed-Use (M-U) (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 September 16, 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 rezoning as described in the Application, subject to the following condition: prior to executing and recording final documents, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

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:

_____ "yes" votes

_____ "no" votes

ADOPTED this 16th day of September, 2025.

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

EXHIBIT A
Legal Description

Mixed Use District or use this District's design standards as a starting point for land use in
ORIGINAL TOWN NEIGHBORHOOD
Request for rezoning of
101 Coal. Creek Drive & 102 Maple St. Superior CO
by Simkus Development LLC/102 Maple St. Development LLC – (Simkus Sole Managing Agent)
Per Superior Municipal Code – Sec. 16-6-54. – Mixed-use districts

1) The M-U, Mixed-Use District.

The M-U District is intended to provide for utilities, hotel, commercial, park and recreation areas, professional business offices, residential, retail businesses, and open space uses within a planned area, including multi-family or single family uses in close proximity to retail or office uses, and to promote compact development, pedestrian circulation and integration, efficient vehicular access to centralized parking and pedestrian scale development.

Applicable Notes in this zoning district:

4) Of the required minimum landscaped open space, up to 20% may be provided in the public right-of-way with credits given for pedestrian improvements, street furniture, subject to the approval of the Planning Commission and Board of Trustees.

5) Zero lot line or patio/single -family detached units are allowed in this district. The minimum side setback to the next unit from a zero-lot line unit is 5 feet. Uses other than single-family residential adjacent to or within Original Superior may only rezone to Residential Character designation.

This application applies under the Mixed-use District due to the property's unique location within Original Town where the site is adjacent to:

- A commercially zoned (B-C) parcel to the northeast occupied by a Phillips 66 gas station
- A commercially zoned (B-C) parcels to the southeast presently vacant
- A park zoned R-L to the West known as ASTI Park
- A single family zoned (R-L) parcel to the south as one new home and one vacant (R-L) lot
- 101 Coal Creek Drive is presently zoned commercial (B-C)

This rezoning application represents:

- A post Marshall Fire redevelopment by a real estate business impacted by the fire.
- A development opportunity in Original Town that will improve a vacant site post Marshall Fire.
- Owner has a Use By Right to develop a commercial building (101 Coal Creek Dr.)
- Owner has a Use By Right to develop a single family and detached ADU (102 Maple St.)
- Amending B-C and R-L to M-U creates a transitional zoning district between B-C and R-L.
- Mixed-Use offers greater flexibility for a greater continuity of business by the owner

In approving **amendments within the existing Zoning District**, the Board of Trustees shall find that:

1. The application is complete.
2. The project is in the best interest of the Town;
3. The project does not place an extraordinary financial burden on the Town; and
4. The intent of applicable Town ordinances , 2012 Comprehensive Plan and all other policies are met.

1. The application is complete;

The application has included the essential information required for a rezoning of the proposed location.

2. The project is in the best interest of the Town;

The proposed rezoning to M-U improves the transition between the B-C and R-L zoning district.

The M-U District design creates an appropriate transition in zoning and density from McCaslin Blvd to Original Town Superior. With the Conoco Phillips 66 gas station to the east, the Mixed Use development would serve as a transitional zone buffer between the B-C zoning that includes the vacant B-C lot(s) to the southeast along First Street, Asti Park to the West and the entire R-L zoning district to the west of Asti Park and south of the subject site. The development offers an excellent opportunity to participate in supporting an infill development that might address some of the Town of Superior Sustainable Plan objectives **should future grant funding and other key economic contributions be secured by the developer.**

3. The project does not place an extraordinary financial burden on the Town but instead rezoning to mixed use will accelerate the potential economic redevelopment, potential business investment, potential economic revenue, potential increase in downtown tourism, potential for energy efficient development, and an improvement in a transit- oriented development site that will increase sales tax to the Town of Superior and Boulder County;

Town services are within one block to the property as this is an excellent example for the use of the M-U District as the site is surrounded by neighborhood streets bordered by Marshall Drive on the north, First Street to the east, Coal Creek Drive to the south and the Town of Superior Asti Park (adjacent) and to the west of the development. Water and Sewer Infrastructure, electric, cable and phone utilities are also available to the site.

4. The intent of applicable Town ordinances, Comprehensive Plan and all other policies is met.

Chapter 4: Land Use - Background

The M-U zoning district supports a broader mix of building types in Original Town Superior which will increase opportunities for increased economic development.

Goal 4.1: Provide a Balanced Mix of Land Uses

Ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community.

The proposed M-U District is intended as a significant improvement over the vacant condition at the subject site and east of the subject site. Rezoning to M-U will offer a greater balance of land use that can offer greater flexibility stimulate economic development over the existing B-C and R-L zoning following the Marshall Fire.

POLICY 4.1.a: MIX OF USES

Promote a mix of uses on remaining opportunity sites within the Town, as identified on the Community Framework, and Land Use Plan.

The *existing and abutting character* that surrounds the vacant lot at 102 Maple St. is presently Commercial zoning to the East, Commercial zoning to the SouthEast, a CDOT traffic corridor to the North along with Commercial zoning known as Superior Marketplace to the North and a Public Park to the West. When looking at the language in the town code *holistically* the Zoning District design standards would appear to be the most appropriate interpretation for rezoning 102 Maple Street and 101 Coal Creek Drive to Mixed-Use zoning. Fifty percent of the subject site located at 101 Coal Creek Drive is

already Commercially (B-C) Zoned and having a Residential Low-density lot surrounded by B-C zoning to the South, Asti Park zone R-L to the West, B-C zoning as a Commercial gas station to the East, and B-C Commercial to the Southeast does NOT offer a highest and best use of the land. Because of the unique commercial zoning already in place that surrounds the subject site on three sides the proposed M-U zoning at the site is a reasonable request and offers an economic improvement and long-term benefit to the community over the existing B-C and R-L zoning districts.

Rezoning to M-U is consistent with supporting a highest and best use within the Town of Superior Code, Town of Superior Comprehensive Plan and current Comprehensive Plan Draft Update, Town of Superior City Council June 16, 2025 Town Board Goals –

- **Enhance Financial Stability and Business Retention** – Ensure the Town’s long-term financial stability by continuing to diversify revenue streams, advocate for financial self-sufficiency of utility operations and support local businesses development and growth.
- **Promote, Manage, and Identify Development and Redevelopment Opportunities.** Review development opportunities by reconciling public and private interests to achieve the Towns long-term vision as state in the Town’s Comprehensive Plan.
- **Marshall Fire Recovery** – Ensure the Town, the community and all residents are supported as needed to continue their recovery from the Marshall Fire, and the Town continues its ongoing efforts in the prevention and mitigation of future fires.

POLICY 4.1.c: INFRASTRUCTURE PROVISION

Require new developments with infrastructure needs that exceed existing levels of service provided by the Town to provide necessary services, including costs associated with review of development submittals and documents.

The proposed development utilizes existing infrastructure, including streets, utilities, water and sewer, upgrading the size as appropriate. Initial discussions with the public works department indicate that an increase in infrastructure will be nominal as existing water and sewer service exists at 101 Coal Creek Drive are already in place and served by the current infrastructure.

POLICY 4.1.d: PUBLIC AMENITIES

Encourage the use of clustering and other creative site planning techniques to preserve sensitive site features, provide linkages to adjacent public open space, and to establish other publicly accessible amenities. Simkus Development would like to vacate the alley in order to optimize the developable area and offering a highest and best use while taking over the responsibility of all future maintenance of the alley as a potentially private driveway serving the site and meeting all Municipal codes.

The proposed M-U zoning District is intended to complement access between the two sites as a singular privately owned development. The proposed development is intended to activate underutilized portion of town following the Marshall Fire that is intended to increase tourism, increase economic development, increase awareness of cultural history (via post Marshall Fire redevelopment), increase awareness of wildfire resiliency, and aspirational use of renewable energy that furthers sustainability following the Marshall Fire.

POLICY 4.6.b: OPPORTUNITY AREA

4.6.b(i): Preferred Land Uses

Preferred M-U land uses for this site include complimentary Business Commercial and Residential.

Transit oriented community uses (office, retail, utility, housing, hotel, Recreation) and residential uses with M-U District design standards as a starting point for the infill development.

The M-U zoning will increase the opportunity for complimentary uses in this unique site that can increase community and economic development. The existing public alley between 101 Coal Creek and 102 Maple St. currently dead ends at Asti Park. Simkus Development would like to vacate the alley in order to optimize the developable area and offering a highest and best use while taking over the responsibility of all future maintenance of the alley as a potentially private driveway serving the site and meeting all Municipal codes.

Rationale and Description

Simkus Development has served over 25 years working in the public sector and over ten years in the private sector. In that time severe attainable, affordable, sustainable housing has and continues to be in drastic shortage across the state of Colorado. Rezoning the subject site under Mixed-Use development would create an opportunity for demonstrating a mixed-use infill community that demonstrates wildfire resiliency, energy resiliency, economic resiliency, and human resiliency. Simkus Development is exploring both public and private resources to deliver an infill development that can serve as an example of a best practice in mixed-use wildfire recovery in a transit-oriented development area. The M-U Schedule of Requirements allowed in the Superior Municipal Code 16-6-54 will offer the greatest mix of real estate uses that will allow Simkus Development the greatest flexibility to deliver a variety of architecture, site design, energy efficiency to achieve its long-term business objectives as a mixed-use micro-grid developer.

Identifying overall potential impacts

The proposed development for the site is driven by macro-economic and micro-economic conditions that are outside the control of Simkus Development. As such, Simkus Development cannot predict the impact of federal interest rates, cost of construction materials, cost of labor and impacts caused by further delays in developing the vacant land. Due to the nature of these exogenous conditions Simkus Development would like to maintain the maximum level of flexibility to develop the site based on the “Permitted” uses identified in the Mixed-Use District Superior Municipal Code. Because the site is a Transit Oriented Development site it affords the opportunity to capitalize on the close proximity of the RTD Bus Rapid Transit Center within walking distance to the site thus potentially reducing the amount of vehicle traffic, greater walkability, use of alternative electric forms of transportation such as electric vehicles, electric bicycles to and from the subject site. Simkus Development through its affiliated non-profit agency Social Equity Economic Development for Sustainability (SEEDS) 501C3 is investigating opportunities to collaborate with Boulder County, state of Colorado, University of Colorado, Colorado School of Mines, University of Denver Franklin Burns School of Real Estate and Construction Management for the potential utilization of grant funds earmarked for projects that can offer entrepreneurial innovation, sustainability, and furthering educational needs in the community.

Planning and Architectural Theme

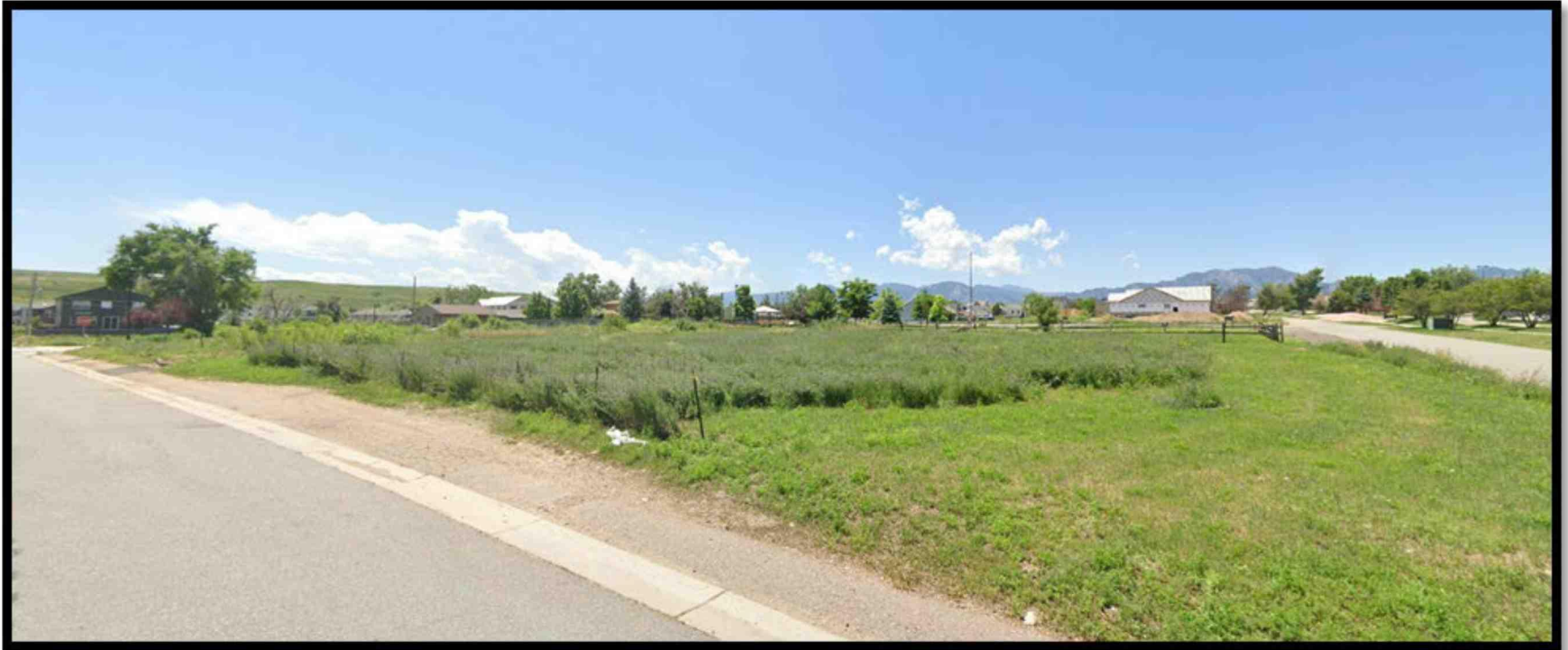
Scott Simkus family heritage comes partially from his Lithuanian ancestry as his grandfather Stanley Simkus who raised horses for the Russian Czar Nicholas escaped to America to avoid the Bolshevik war led by Vladmir Lennion in 1917. Simkus became a coal miner and later a single parent of five children operating his dairy farm in Broadhead Wisconsin. Because of his ability to speak several languages he became a labor leader in Gillespie Illinois at the Little Dog Mine coal mine. Simkus Development places a high regard for the cultural history of the Superior Industrial Mine and the historical Miner Camp. Simkus conducted research about the former “Superior Industrial Mine” and is considering how architecture from that industrial period could be incorporated within the future plans for this site while

balancing the economics, and sustainability goals that allow the future development to be financially viable and a long-standing asset the community. Simkus intends to balance the paradigm shift of the fossil fuels industry of the past with the renewable energy and artificial intelligence industries.

Sustainability

Simkus Development has met on two occasions with staff of Xcel Energy. The first was with the Boulder Area Manager & Community and Local Affairs of Xcel Energy to present the idea of developing a Microgrid at the subject site. Xcel Energy has responded positively and expressed an interest to support this effort and potentially collaborate in its development (email 11/19/24). The second time was with a Senior Wildfire Response Emergency Manager Michael Chancey at the 2/13/25 State of Colorado Division of Homeland Security & Emergency Management conference in Loveland Colorado. Mr. Chancey expressed support to see the efforts to develop the community microgrid. If successful at securing the required resources funded by the Governors Energy Office, Boulder County Sustainability Office and other public and private sector resources Simkus Development intends to develop an attractive post wildfire destination to serve as inspirational across the state of Colorado and potentially the nation.

REZONING OF LOTS 1-2, BLOCKS 2 & 7 MINKS ADDITION



Presented by Renae Stavros, Planning and Building Director

9.16.25

Town of Superior – Planning Commission

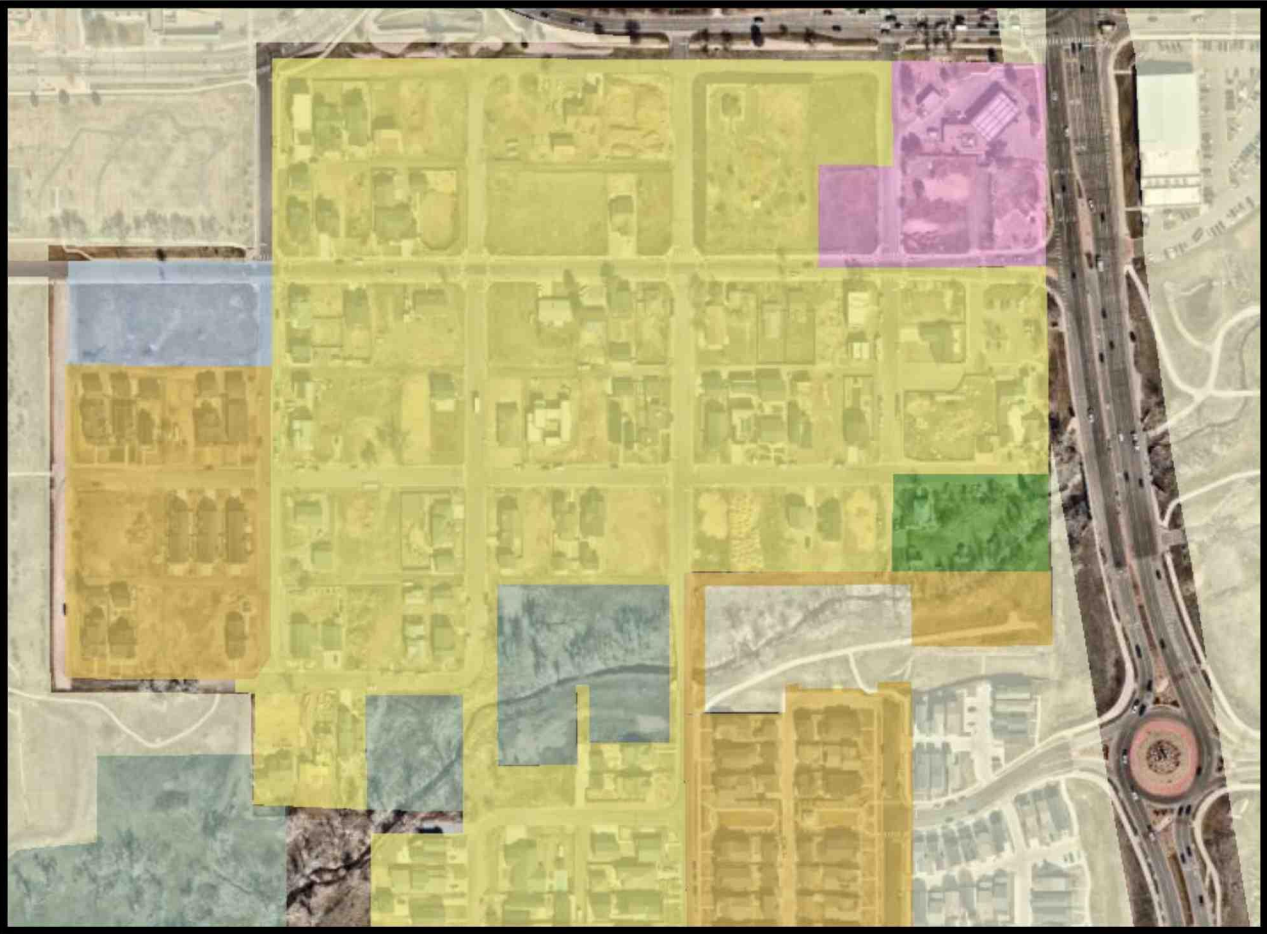
VICINITY MAP



PROXIMITY MAP

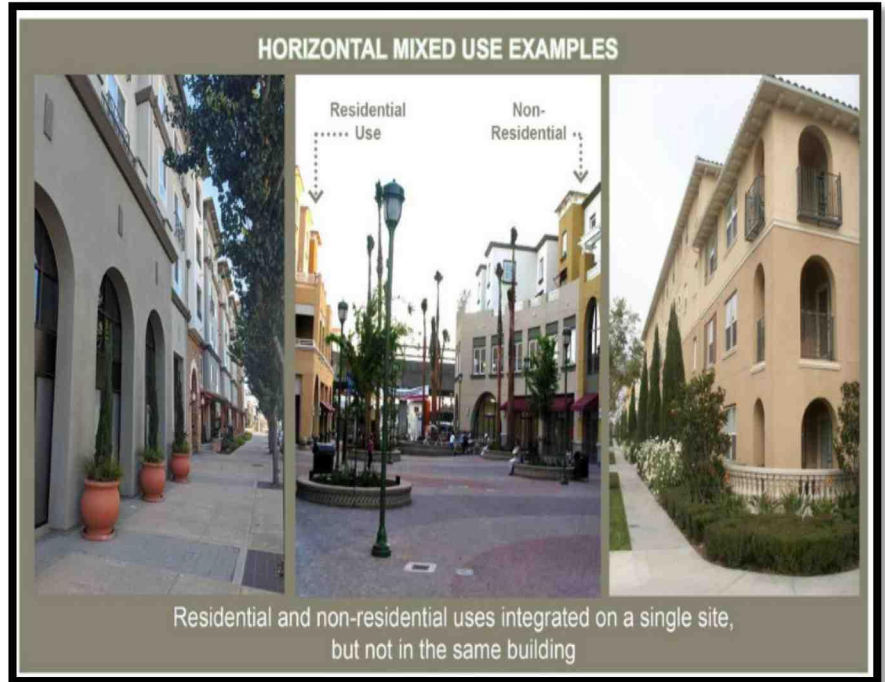
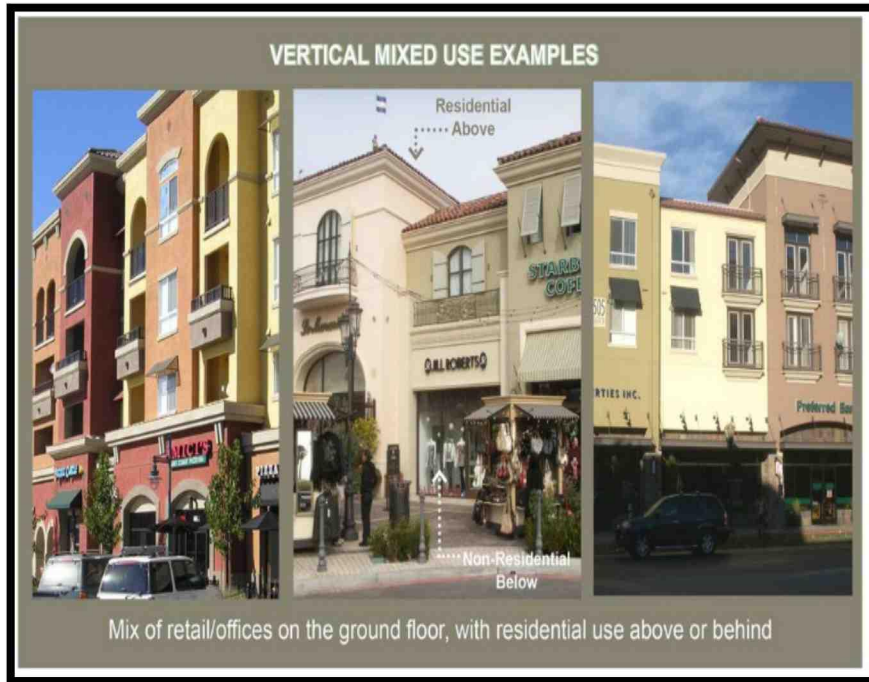


CURRENT LAND USE AND ZONING



Zone Districts	
Zone_Desc	
Agicultural Urban Reserve	Light Green
Community Business	Purple
Light Industry	Blue
Low Density Residential	Yellow
Medium Density Residential	Orange
Open Space and Natural	Teal
Open Space and Recreation	Green
Planned Development	Light Yellow

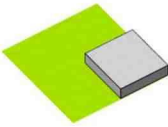
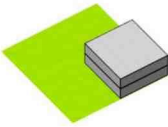
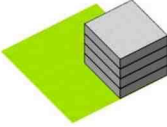
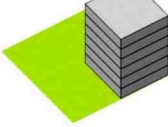
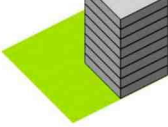
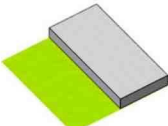
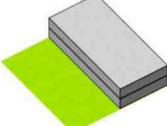
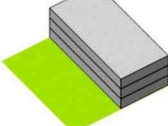
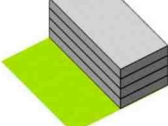
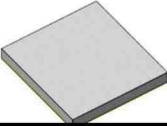
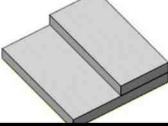
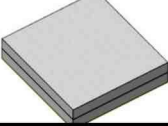
PROPOSED ZONING



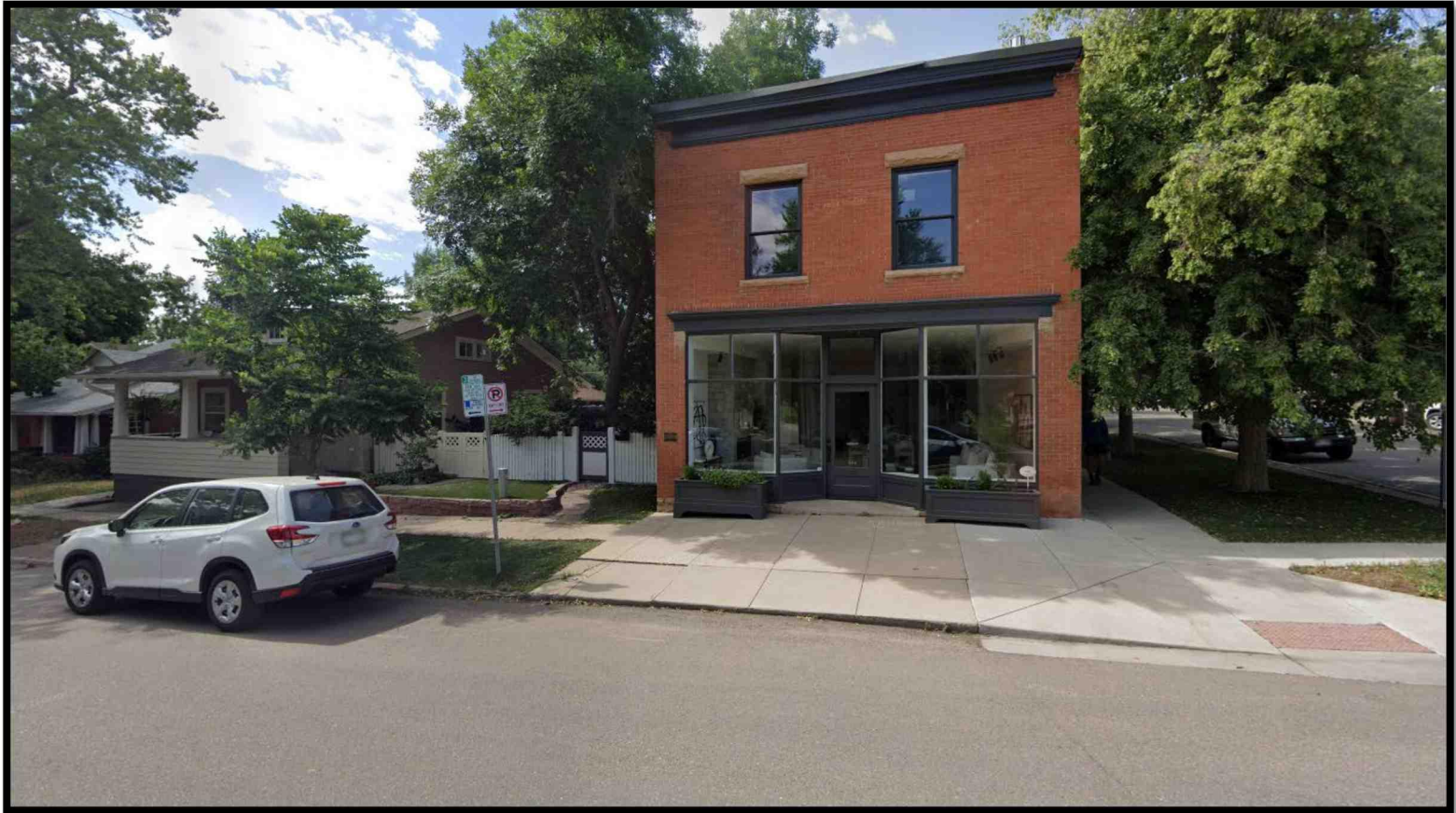
Source: <https://cityofrsm.org/667/Mixed-Use-Zoning-District>

M-U DEVELOPMENT STANDARDS

	B-C	M-U
Minimum Lot Area	6,000 sf	Residential only 6,000 Not exclusively residential 3,125 sf
Max Height	40' (4-stories)	40' (3-stories) 32' for single-unit detached
Max Floor Area Ratio*	Commercial – .5 Residential – NA Mixed – NA	Commercial – 1.5 Residential – .5 Mixed – 2.0
Front Setback	25'	15'
Side Setback	10'-25' (plus 1' for each 2' over 25' tall)	0' (provided 5' between structures)
Rear Setback	25'	25'
Minimum Parking	Varies by use	Varies by use

	0.25 25%	0.5 50%	1 100%	1.5 150%	2 200%
					
	not possible				
	not possible	not possible			

RESIDENTIAL CHARACTER STREET



602 Maxwell Avenue, Boulder, CO

9.16.25

Town of Superior – Planning Commission

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.”

From the 2012 Comprehensive Plan:

Goal 4.1: Provide a Balanced Mix of Land Uses

Policy 4.2.a: Varied Housing Options

Goal 4.5 Maintain the Character of Original Town: “promoting human scale and pedestrian-oriented development”

Policy 4.5a: Protect Existing Residential Uses: “do not preclude rezoning proposals that propose to integrate new land uses into the area in a manner that protects the remaining existing residential use.”



RECOMMENDATION

If the 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 Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition in Original Town Superior to Mixed-Use (M-U).

DISCUSSION AND QUESTIONS



9.16.25

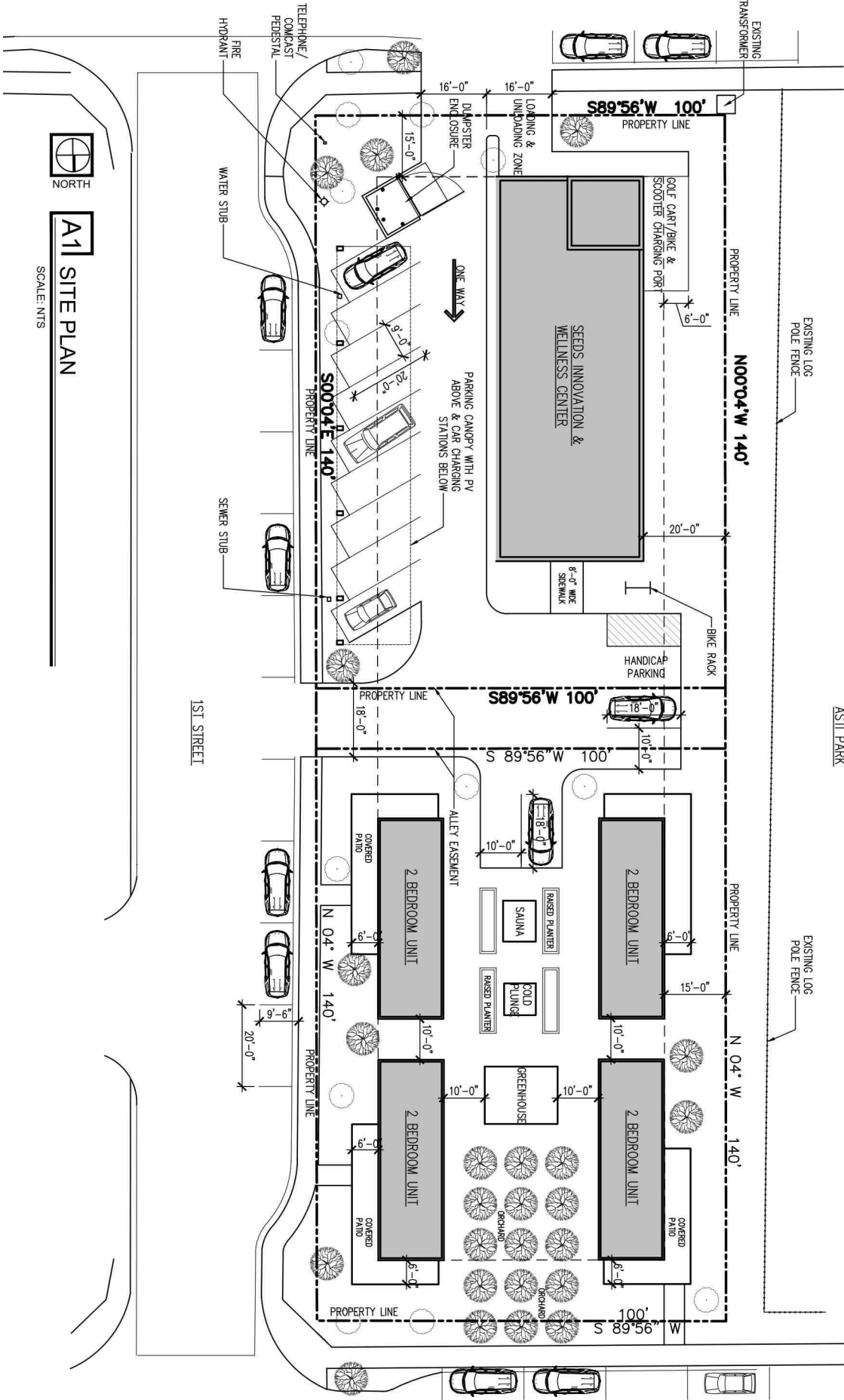
Town of Superior – Planning Commission

UPDATES

1. DOLA ADU Grant Program – Letter of Support
2. Town 15
3. Next Meeting...

COAL CREEK DRIVE

EXISTING TRANSFORMER



A11 SITE PLAN

SCALE: N.T.S.

ASTI PARK

EXISTING LOG POLE FENCE

MAPLE STREET

1ST STREET

PROPERTY LINE N00°04'W 140'

S89°56'W 100'

PROPERTY LINE S00°04'E 140'

S89°56'W 100'

S 89°56' W 100'

PROPERTY LINE N 04° W 140'

S 89°56' W 100'

PROPERTY LINE



**AGENDA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 16, 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 regular 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. August 19, 2025
4. Application to Rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to M-U
5. Application to Rezone Town 15 to OS-R (Item canceled)
6. Updates
7. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
August 19th, 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 6:30PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte
Commissioner Michael Gordon

Others Present: Renae Stavros, Planning and Building Director
Geoffrey Weathers, Planner II
Bria May, Town Attorney's Office

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. August 5th, 2025 MEETING MINUTES

MOTION: Vice Chair Lonny Rose moved to approve August 5th, 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 Michael Barnes, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

4. PUBLIC HEARING: FINAL DEVELOPMENT PLAN APPLICATION FOR KITE ROUTE CROSSING

- a. Geoffrey Weathers from the Town's Planning Department gives a presentation on Final Development Plan for Kite Route Crossing
 - i. Questions and Comments from Commissioners
- b. Members from Pennrose gave a presentation about the Pennrose team, the development summary, and the project approach for Kite Route Crossing
 - i. Questions and Comments from Commissioners
- c. Public Comments
 - i. Russ Morrisett, Resident of Canary Lane

MOTION: Vice Chair Lonny Rose moved to recommend approval of the Final Development Plan #4 for Discovery Office Park, Seconded by Commissioner Anne Shanahan

VOTE: Motion carried 7-0

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

NOES: None

5. PLANNING AND BUILDING UPDATES

- a. Comprehensive Plan Update – Chili Fest Table, Cushing Terrell working on Draft Plan, Final Plan currently expected by the end of the year (Nov./Dec.)

6. ADJOURNMENT

Chair David Harper adjourned meeting at 8:10PM



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
September 16th, 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 Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte
Commissioner Michael Barnes
Commissioner Michael Gordon

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office

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

None

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. August 19th, 2025 MEETING MINUTES

MOTION: Commissioner Ryan Mojo moved to approve August 19th, 2025 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 Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

4. PUBLIC HEARING: APPLICATION TO REZONE LOTS 1-2, BLOCK 2 AND LOTS 1-2, BLOCK 7 OF MINKS ADDITION TO M-U

- a. Renae Stavros from the Town's Planning Department introduces an Application from Simkus Development, LLC, to Rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to M-U
- b. Scott Simkus of Simkus Development, LLC, gave a presentation about concept ideas for Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition
 - i. Questions and Comments from Commissioners

MOTION: Vice Chair Lonny Rose moved to recommend approval of the Application to Rezone Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition to M-U, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 4-2

AYES: Commissioner Amanda Vaughan, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: Chair David Harper, Vice Chair Lonny Rose

5. PUBLIC HEARING: APPLICATION TO REZONE TOWN 15 TO OS-R

- a. Item canceled

6. PLANNING AND BUILDING UPDATES

- a. Draft Plan (to PC)
- b. Public Engagement – Open House #2, October 23rd at the Community Center
- c. Final Plan (Recommendation)

7. ADJOURNMENT

Chair David Harper adjourned meeting at 8:15PM

TOWN OF SUPERIOR
NOTICE OF PUBLIC HEARING

Please take notice that on Tuesday, September 16th, 2025 at 6:00 p.m., or as soon as thereafter as possible, there will be an in-person and online public hearing of the Superior Planning Commission regarding a rezoning application for the Town 15 Property, Tract A Rock Creek Ranch Filing 15.

Please also take notice that on Monday, September 22nd, 2025 at 6:00 p.m. or as soon as thereafter as possible, there will be an in person and online public hearing of the Superior Town Council to consider the same re-zoning request as described below.

Members of the public may participate in the meeting via Zoom, or view the meeting on YouTube (closed captioning available), or in person at 124 E. Coal Creek Drive, Superior, Colorado 80027.

The application proposes to amend the Rock Creek Ranch PD to remove 15.42-Acre Town 15 (Tract A Rock Creek Ranch Filing 15) from the PD area and zone OS-R under Town zoning.

As part of the hybrid meeting, interested parties who would like to address the Superior Planning Commission or Town Council may do so virtually or in person. Please check the calendar on the Town's website at <https://www.superiorcolorado.gov/Community/Calendars> to see how to join the meeting virtually.

Plans will be available for review at Town Hall during regular business hours and will also be posted on the Town's website at <https://www.superiorcolorado.gov/Government/Departments/Planning-Building> prior to the scheduled hearings. If you have questions, please contact the Planning Department at planning@superiorcolorado.gov

Shannon Dujardin, Town Clerk

Published: Boulder Daily Camera September 7, 2025-2131803

Prairie Mountain Media, LLC

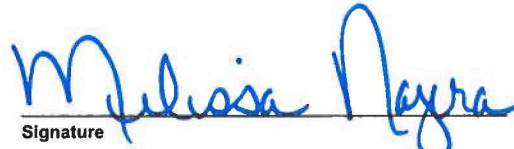
PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Daily Camera*.
2. The *Daily Camera* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Daily Camera* in Boulder County on the following date(s):

Sep 7, 2025



Signature

Subscribed and sworn to me before me this
8th day of September 2025.



Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1049227
Ad Number: 2131803
Fee: \$55.88

TOWN OF SUPERIOR
NOTICE OF PUBLIC HEARING

Please take notice that on Tuesday, September 16, 2025 at 6:00 p. m., or as soon as thereafter as possible, there will be an in person and online public hearing of the Superior Planning Commission regarding a rezoning request for Lots 1-2, Block 2 and Lots 1-2, Block 7 of Minks Addition.

Members of the public may participate in the meeting via Zoom, or view the meeting on YouTube (closed captioning available), or in person at 124 E. Coal Creek Drive, Superior, Colorado 80027.

The application proposes to rezone the undeveloped Lots 1-2, Block 2, located at 101 Coal Creek Drive, from Community Business (B-C) to Mixed-Use (M-U) and Lots 1-2, Block 7 of Minks Addition, located at 102 Maple Street, from Low Density Residential (R-L) to Mixed-Use (M-U).

As part of the hybrid meeting, interested parties who would like to address the Superior Planning Commission may do so virtually or in person. Please check the calendar on the Town's website at <https://www.superiorcolorado.gov/Community/Calendars> to see how to join the meeting virtually.

Plans will be available for review at Town Hall during regular business hours and will also be posted on the Town's website at <https://www.superiorcolorado.gov/Government/Departments/Planning-Building> prior to the scheduled hearing. If you have questions, please contact Geoffrey Weathers at 720-738-8835 or geoffreyw@superiorcolorado.gov.

Shannon Dujardin, Town Clerk

Published: Boulder Daily Camera September 7, 2025-2131804

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

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Sep 7, 2025



Signature

Subscribed and sworn to me before me this

8th day of September 2025



Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES JULY 31, 2029

Account: 1049227
Ad Number: 2131804
Fee: \$51.48