



Planning Commission
Regular Meeting Agenda
Tuesday, March 17, 2026
6:00 PM
Town Hall Council Chambers
124 E. Coal Creek Drive

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

1. Call to Order
2. Preliminary Matters
 - a. Roll Call
 - b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
3. Approval of Minutes of Planning Commission
 - a. 03/03/2026 Minutes
4. Updates
 - a. Resolution recommending approval regarding annexing to the Town the Town-owned real property known as Colson and zoning such property as Open Space - Natural (OS-N)
5. Adjournment



Planning Commission

Meeting Minutes

March 3, 2026

Town Hall Council Chambers

124 E. Coal Creek Drive

6:00 PM

Call to Order

Chair David Harper called to order the meeting of the Planning Commission.

Preliminary Matters

a. Roll Call

Present:

Chair David Harper

Vice Chair Ryan Mojo

Commissioner David Gross

Commissioner Michael Barnes

Commissioner Anne Shanahan

Commissioner Amanda Vaughan

Commissioner Michael Gordon

Absent:

Commissioner Steve Witte

Others Present:

Planning and Building Director Renae Stavros

Planner II Geoffrey Weathers

Town Attorney Bria May

b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items.
Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)

None

Approval of Minutes of Planning Commission

- a. 02/17/2026 Minutes

Motion: Amanda Vaughan moved to Approve, seconded by Anne Shanahan.

Vote: PASSED. 6 - 0 - 1, Absent - 1

Public Hearing

- a. An Ordinance of the Town Council of the Town of Superior amending Article X of Chapter 16 of the Superior Municipal Code regarding an amendment to Planned Development Plans

Planning and Building Director Renae Stavros presents proposed Ordinance amending the Superior Municipal Code regarding PD Amendments, Planning Commission discusses and comments

Motion: Amanda Vaughan moved to Recommend Adoption of Amendments to the Town of Superior Municipal Code, Article X, Chapter 16, pertaining to Planned Development Plans, seconded by Michael Gordon.

Vote: PASSED. 5 - 2, Absent - 1

Adjournment

Chair David Harper adjourned the meeting of the Planning Commission.



Item Number:4.a.

Information for Meeting of the Superior Planning Commission

Agenda Item Name:	Resolution recommending approval regarding annexing to the Town the Town-owned real property known as Colson and zoning such property as Open Space - Natural (OS-N)
Meeting Date:	March 17, 2026
Presented By:	Renaë Stavros, Planning and Building Director, Leslie Clark, Parks, Recreation and Open Space Director
Presented For:	Approval

Background:

The Town purchased the 299 S. 3rd property, a 1.27-acre parcel at 299 S. 3rd Avenue in Superior on February 25, 2026. This property represents the last of the Town's currently planned land acquisitions along the Coal Creek corridor through the Town. This significant acquisition greatly improves the town's ability to manage the Coal Creek corridor for flood mitigation, wildfire mitigation, habitat restoration and wildlife encouragement. Town ownership of critical properties along Coal Creek includes Superior Commons, Grasso Park, and various Open Space parcels along both sides of Coal Creek through Original Town.

The 299 S. 3rd property encompasses Coal Creek's north and south banks on the western edge of Superior with a majority of the property designated as floodplain, 66.6%. Due to the proximity of the land to Coal Creek and the portion within the floodplain, Mile High Flood District assisted with the funding of this recent property purchase, and will reimburse the Town for the 66.6% of the land within the floodplain.

The intent of the Town following the purchase of this parcel is to annex and zone the property as Open Space – Natural. The current zoning designation is Rural Residential within unincorporated Boulder County. The Town desires to zone the property as Open Space – Natural, following annexation into the Town. The property was purchased with the use of Town Open Space funds. Zoning on lots immediately adjacent to the property includes, Residential, PD of Rogers Farm, Original Town, and Town Open Space – Natural.

Analysis:

Section 16-5-20 of the Superior Municipal Code sets forth the specific requirements for the Planning Commission's review of the proposed annexation. Sections 16-7-10 through 16-7-40 of

the Superior Municipal Code set forth the requirements for zoning the property, including a public hearing of the Planning Commission to consider whether the proposed zoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans.

Recommendation:

Staff recommends approval by the Planning Commission for a recommendation to Town Council to annex the 299 S. Third Avenue property into the Town of Superior.

Staff recommends approval by the Planning Commission for a recommendation to Town Council to zone the 299 S. Third Avenue property as Open Space - Natural.

Budget Implications:

The 299 S. Third Avenue property was purchased by the Town on February 25th, 2026 with Open Space Funds. Mile High Flood District (MHFD), in accordance with the recently approved IGA, is funding 66.6% of the purchase price, or \$706,200, with the Town funding the remaining \$363,800. The purchase of this property dedicates open space tax funds and will limit future opportunities for other acquisitions.

Property Appraised Value	Purchase Price	Open Space Fund	MHFD Reimbursement	Final Cost to Town
\$1,070,000	\$1,070,000	\$1,070,000	\$706,200	\$363,800

Motion:

Move to approve a recommendation from the Planning Commission to the Town Council to annex the 299 S. Third Avenue property into the Town of Superior

Move to approve a recommendation from the Planning Commission to the Town Council to zone the 299 S. Third Avenue property as Open Space - Natural

Attachments:

1. Colson Annexation and Zoning-R031126
2. 299 S. Third Avenue Property Narrative
3. 83403-ANNEX-MAP-ANNEXATION
4. 83403-ZONING-MAP

**Town of Superior
Planning Commission
Resolution Number PC-2
Series 2026**

A Resolution of the Planning Commission of the Town of Superior recommending approval regarding annexing to the Town the Town-owned real property known as Colson and zoning such property as Open Space - Natural (OS-N)

Whereas, the Town owns the real property described and shown in the **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, the Town desires to annex the Property to the Town and to zone the Property as Open Space Natural (OS-N) (the "Proposed Colson Annexation and Zoning");

Whereas, the specific requirements for the Planning Commission's review of a proposed annexation are set forth in Section 16-5-20 of the Superior Municipal Code (the "Code");

Whereas, the specific requirements for zoning are set forth in Sections 16-7-10 through 16-7-40 of the Code; and

Whereas, on March 17, 2026, the Planning Commission held a properly-noticed public hearing on the Proposed Colson Annexation and Zoning.

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 Proposed Colson Annexation and Zoning meets all applicable requirements of the Code and recommends that the Town Council approve the Proposed Colson Annexation and Zoning.

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 17th day of March, 2026.

David Harper, Chair

Attest:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

NARRATIVE

Item: 299 S. 3rd Avenue Property Annexation and Zoning Hearing (299 S. 3rd Avenue)

Applicant: Town

Representatives: Renae Stavros - Planning and Building Director

Existing Zoning: Unincorporated Boulder County — Residential Rural (RR)

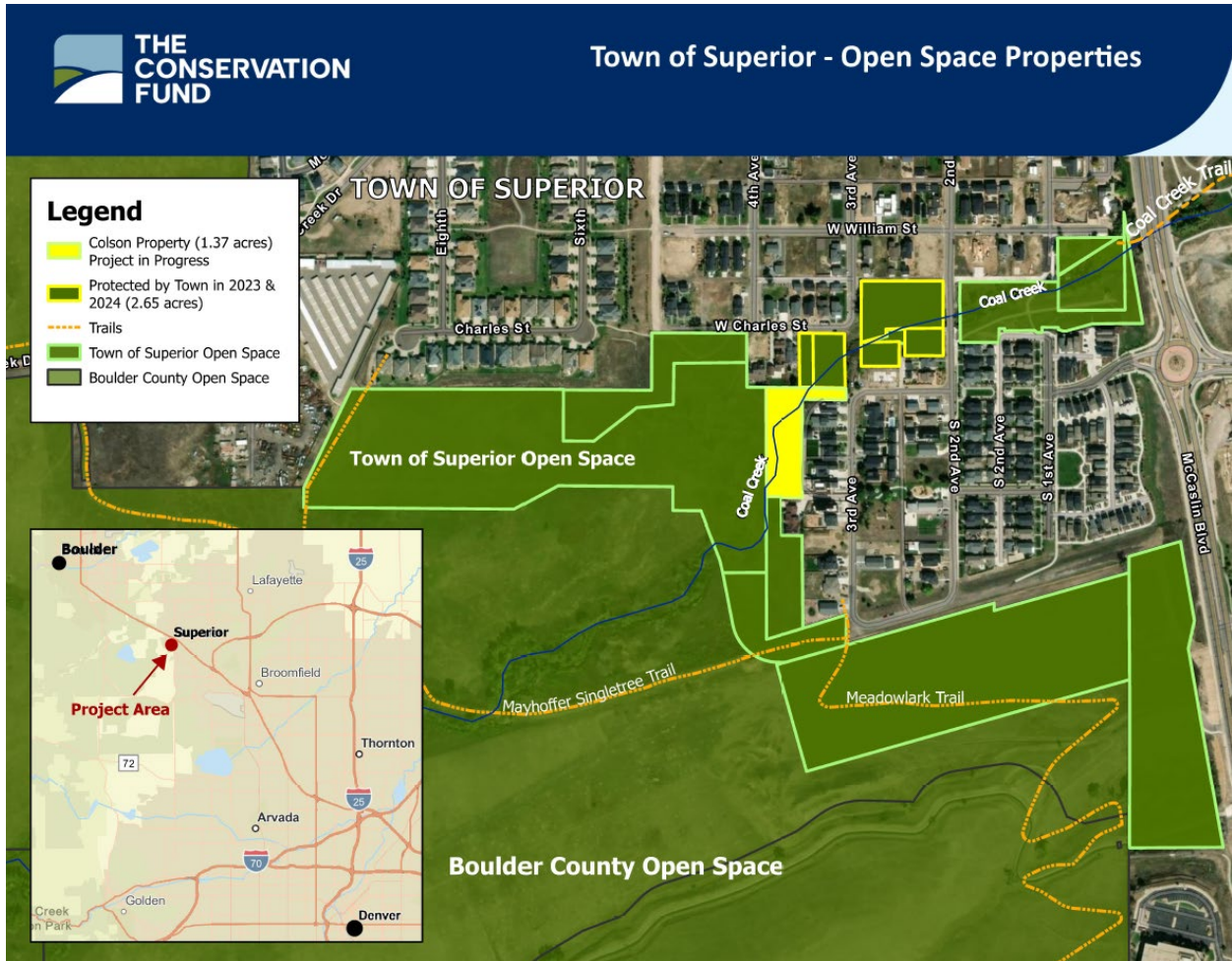
Proposed Zoning: Town of Superior, Open Space - Natural

Location: 299 S. 3rd Avenue,

Request: Approval of Resolution recommending approval to the Town Council

to annex and zone the newly purchased 299 S. 3rd Avenue property as Open Space - Natural.

VICINITY MAP:



BACKGROUND:

The Town purchased the 299 S. 3rd property, a 1.27-acre parcel at 299 S. 3rd Avenue in Superior on February 25, 2026. This property represents the last of the Town's currently planned land acquisitions along the Coal Creek corridor through the Town. This significant acquisition greatly improves the Town's ability to manage the Coal Creek corridor for flood mitigation, wildfire mitigation, habitat restoration and wildlife encouragement. Town ownership of critical properties along Coal Creek includes Superior Commons, Grasso Park, and various Open Space parcels along both sides of Coal Creek through Original Town.

The 299 S. 3rd property encompasses Coal Creek's north and south banks on the western edge of Superior with a majority of the property designated as floodplain, 66.6%. Due to the proximity of the land to Coal Creek and the portion within the floodplain, Mile High Flood District assisted with the funding of this recent property purchase, and will reimburse the Town for the 66.6% of the land within the floodplain.

The intent of the Town following the purchase of this parcel is to annex and zone the property as Open Space – Natural.

ZONING:

The current zoning designation is Rural Residential within unincorporated Boulder County. The Town desires to zone the property as Open Space – Natural, following annexation into the Town. The property was purchased with the use of Town Open Space funds. Zoning on lots immediately adjacent to the property includes, Residential, PD of Rogers Farm, Original Town, and Town Open Space – Natural.

APPLICATION SUMMARY & ANALYSIS:

This application proposes to annex the 299 S. 3rd Avenue property into the Town of Superior. Sec. 16-5-10, Sec 16-5-30, and Sec. 16-5-40 of the Town's Municipal Code outline the requirements and dedications for Annexation into the Town.

An Annexation Agreement outlining the Annexation requirements including zoning, Town fees, water conveyance, road improvements, land dedication, easements, development, and vested rights of the property, was submitted in accordance with requirements of the Code and provided as an attachment to this memo. The Annexation Map defines the area that is proposed to be annexed into the Town and includes.

Concurrent with the annexation agreement, the Town as the Applicant submitted an application, pursuant to Sections 16- 7- 30(a) and 16- 10- 30 of the Superior Municipal Code, to zone the Property as Open Space - Natural.

Permitted Uses

Management of the property will follow the Town's Open Space Management Plan. This particular parcel will be managed as Open Space – Natural, with no planned public access, trails, structures or seating. The site will be managed for flood and wildfire mitigation, conservation of native habitat and wildlife encouragement. The property will be fenced along the south and east property lines. Typical land management practices may include seasonal mowing, grazing, re-seeding of native plants and grasses, removal of hazardous trees, limbs and debris, general monitoring of conditions.

Annexation & Zoning Analysis

For several years the Town's Open Space Advisory Committee (OSAC), identified this parcel as a recommended property acquisition for the purposes of flood and wildfire mitigation, conservation of native habitat and wildlife encouragement. This property represents the last of the Town's currently planned land acquisitions along the Coal Creek corridor through the Town. This significant acquisition greatly improves the Towns' ability to manage the Coal Creek corridor for flood mitigation, wildfire mitigation, habitat restoration and wildlife encouragement. Town ownership of critical properties along Coal Creek includes Superior Commons, Grasso Park, and various Open Space parcels along both sides of Coal Creek through Original Town.

STAFF RECOMMENDATION:

If the Planning Commission finds the application meets the criteria for Annexation and Zoning Open Space – Natural, staff has included a Resolution recommending approval to the Town Council for annexing to the Town the real property know as 299 S. 3rd Avenue, zoning such property as Open Space – Natural and approving the associated Annexation Agreement.

Narrative

The 299 S. 3rd Avenue property is comprised on one residential lot of approximately 1.27 acres, located the Superior submarket. The property is located southwest of the intersection of 3rd Avenue and Douglas Street. Due to Coal Creek, 3rd Avenue to the north dead ends and does not connect to the residential neighborhoods located to the north.

The property is surrounded by land incorporated into the Town of Superior, however the subject property is in unincorporated Boulder County. Coal Creek runs through the western and northern edges of the site, which limits development due to the Coal Creek floodway and floodplain. The site has access from a small frontage on 3rd Avenue, from Town owned open space parcels on the south edge of the property, and from Town owned parcels on the north side of Coal Creek. There are vacant and developed residential single-family lots to the east and to the south of the property. The eastern portion of the site is generally level, and the site slopes down to the Coal Creek waterway to the west.

The site is zoned Rural Residential (RR), in unincorporated Boulder County, for residential areas developed at a density and character compatible with agricultural uses. The uses within this district are largely single-family residential, but other low density agricultural and public uses are allowed.

AERIAL IMAGE



RE-ZONE LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

TRACT 919, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF TRACT 919 TO BEAR NORTH 89° 36' 19" EAST, BETWEEN A FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF SAID TRACT 919 AND A FOUND #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "ZLS, PLS 34993" AT THE NORTHEAST CORNER OF SAID TRACT 919, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER OF TRACT 919, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH 3RD STREET, THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00° 26' 33" EAST, A DISTANCE OF 34.65 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON JULY 7, 1903 IN BOOK 2 AT PAGE 202; THENCE ALONG THE NORTH LINE OF SAID BLOCK 1, SOUTH 89° 36' 15" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF LOT 1 AND LOT 2 OF SAID SOUTH ADDITION TO BOULDER AND ALONG THE WEST LINE OF REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON SEPTEMBER 17, 2018 AT RECEPTION NO. 03676504, SOUTH 00° 26' 36" EAST, A DISTANCE OF 360.01 FEET TO A POINT ON THE NORTH LINE OF LOT 9A OF SAID REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; THENCE ALONG THE NORTH LINE OF SAID LOT 9A, SOUTH 89° 34' 51" WEST, A DISTANCE OF 131.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 9A; THENCE NORTH 00° 38' 57" WEST, A DISTANCE OF 394.72 FEET; THENCE NORTH 89° 36' 19" EAST, A DISTANCE OF 293.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF BOULDER STATE OF COLORADO.

BOUNDARY CLOSURE REPORT
Course: S89°36'16"W Length: 159.99'
Course: S00°26'33"E Length: 360.01'
Course: S89°40'46"W Length: 131.79'
Course: N00°38'05"W Length: 394.49'
Course: N89°36'19"E Length: 293.10'
Course: S00°26'33"E Length: 34.65'

Perimeter: 1374.04' Area: 57805.29 Sq. Ft.
Error Closure: 0.01 Course: S03°26'35"E
Error North: -0.005 East: 0.000

Precision 1: 137403.00

CONTIGUITY TABLE
TOTAL PERIMETER = 1,374.04 FEET
1/6 TOTAL PERIMETER = 229.00 FEET
CONTIGUOUS PERIMETER = 979.54 FEET

TOTAL AREA = 57,805.29 SQ. FT. OR 1.33 ACRES, MORE OR LESS

INTENT OF REZONE
INTENT OF THIS ZONING MAP IS TO RE-ZONE THE PROPERTY TO OPEN SPACE-NATURAL

PLANNING COMMISSION CERTIFICATE
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____
BY THE TOWN OF SUPERIOR PLANNING COMMISSION,
RESOLUTION NO. PC _____ SERIES 20____

TOWN COUNCIL CERTIFICATE
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO
WITNESS MY HAND WITH THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY OF _____, 20____

ATTEST:

TOWN CLERK

MAYOR

TOWN CLERK'S CERTIFICATE
STATE OF COLORADO)
) SS.
TOWN OF SUPERIOR)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
IN MY OFFICE AT _____ O'CLOCK,
_____ 20____, AND IS DULY RECORDED.

CERTIFICATE OF ANNEXATION/OWNERSHIP
I CERTIFY THAT I, JOSEPH HENRY TURNBULL, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN.
IN WITNESS WHEREOF I HERETO SET MY HAND THIS _____ DAY OF _____, 20____

OWNER

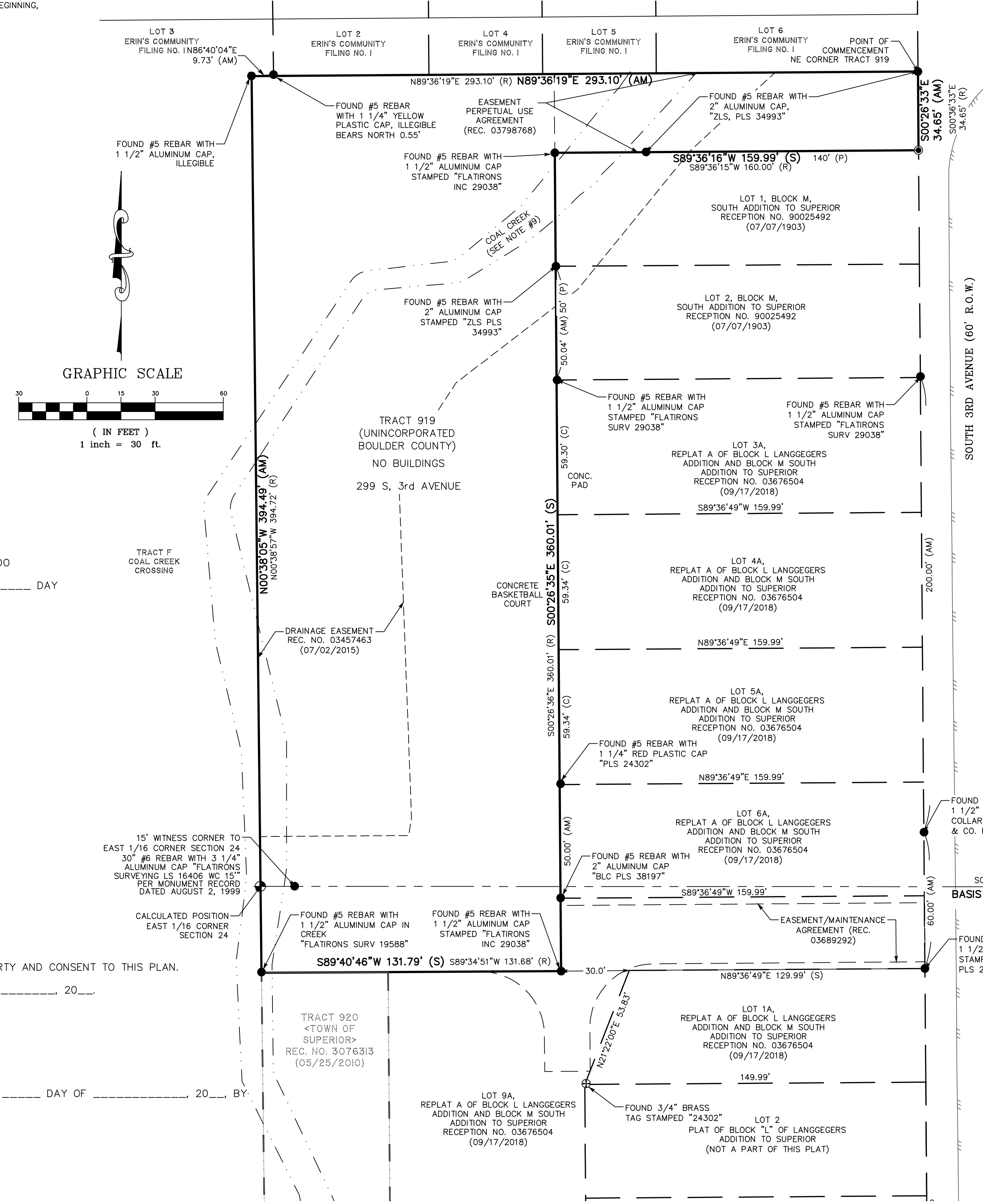
STATE OF COLORADO
COUNTY OF BOULDER (ss.)
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY:

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

299 S 3rd AVENUE ZONING MAP

TRACT 919, LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO



- NOTES**
- FIRST AMERICAN TITLE COMPANY COMMITMENT NUMBER 5544-4299246, DATED AUGUST 11, 2025 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS PARCEL III OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
 - ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - THIS ZONING MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
 - BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 89°58'24" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 BETWEEN THE EAST 1/4 CORNER SECTION 24, BEING A FOUND ALUMINUM PIPE WITH 2 1/2" ALUMINUM CAP STAMPED "FRANK R. DREXEL TIN S24/S19/R70W/R69W 1/4 2149" AND A 15' WITNESS CORNER TO THE CENTER-EAST 1/16 CORNER SECTION 24, BEING A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP "FLATIRONS SURVEYING LS 16406 15" WC, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
 - THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
 - SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
 - DATES OF FIELDWORK: DECEMBER 22, 2025.
 - THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS ANNEXATION MAP IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND IN VIOLATION OF STATE STATUTE.
 - COAL CREEK CROSSES THE SUBJECT PARCEL AS SHOWN HEREON.



- Legend**
- FOUND MONUMENT AS DESCRIBED
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (P) AS PER THE PLAT OF SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON JULY 7, 1903 AT RECEPTION NO. 90025492
 - (R) RECORD INFORMATION
 - (S) SURVEY INFORMATION FROM THE DEPOSITED ALTA LS-18-0341

Surveyor's Certificate
I, JAMES Z. GOWAN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE RE-ZONED IN THE TOWN OF SUPERIOR, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THIS ANNEXATION PLAT SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE TOWN OF SUPERIOR, COLORADO CODES APPERTAINING THERETO. THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

DATE	1	2	3	4	5	6	7	8	9
REVISION	1	2	3	4	5	6	7	8	9

299 S 3rd AVENUE ZONING MAP

FLATIRONS, Inc.
Land Surveying Services
www.FlatironsInc.com
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733

3825 IRIS AVE.
SUITE 395
BOULDER, CO 80301
(303) 443-7001

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997

JOB NUMBER: 25-83403
DATE: 03-05-2026
DRAWN BY: WRB
CHECKED BY: SGB/JZG

SHEET 1 OF 1