

Town of Superior
Planning Commission
Resolution Number PC-03
Series 2026

A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center, Case No. FDP-2026-01

Whereas, JBR Superior Holdings LLC (the "Applicant"), wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and generally described as Lots 3, 4, and 5 of Block 7, Superior Town Center (the "Property");

Whereas, the Applicant has filed an application for approval of a final development plan (the "FDP") to construct a food hall and pizzeria with a shared common outdoor area (the "Application");

Whereas, Section 16-10-40 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the FDP;

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

Whereas, on April 21, 2026, 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 FDP satisfies the applicable approval criteria in the Code, and recommends that the Town Council approve the Application, subject to the following condition: Prior to executing and recording final mylars, 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:

6 "yes" votes

0 "no" votes

Adopted this 21st day of April, 2026.

David J. Harper
David Harper, Chair

Attest:

Shannon Dujardin
Shannon Dujardin, Town Clerk



Exhibit A
Legal Description

Block 7, Lots 3,4,and 5, Superior Town Center Filing 1B Replat
No.9

