



RECORD OF PROCEEDINGS

MINUTES

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, February 15, 2018 at 5:00 P.M.**

Call to Order: Andy Stabile, Vice-Chair

Roll Call: Brian Birenbach, Donna Skupien, Andy Stabile, Kelsey Withrow

Absent: Jason Lederer, Melissa Sherburne, Steve Wahl

Minutes: Approval of the February 1, 2018 Planning Commission meeting minutes

Public Comment (non-agenda items): There were no public comments

Agenda Items:

1. **Planning File No. 297-17-DA:** A public hearing for the Development Application for the proposed Vistas on Granite Street multi-family residential project, located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite. Applicant: E2MH, LLC represented by Architectural Innovators, Inc.

Planner Katie Kent presented, noting the receipt of two written public comments. The sketch plan review was conducted in August 2017 and the project was being reviewed under the Code in effect prior to the adoption of the Uniform Development Code. The applicant made changes to the proposal including parking revisions, architectural features, alterations in bulk plane and roof materials. The project proposed fifteen (15) residential units utilizing the bonus density provisions. Ms. Kent reviewed the project in relation to the Frisco Community Plan and Town Code. Setbacks from property lines and the building height are in compliance and will be verified during construction with ILCs. Staff noted the following sections of unmet criteria and requested feedback from the Planning Commission:

- Central Core, third floor setback
- Granite Street and Galena Street Overlay District, Goal 2
- Granite Street and Galena Street Overlay District, Section 2.1
- Granite Street and Galena Street Overlay District, Section 2.4
- Granite Street and Galena Street Overlay District, Section 4.2

Inconsistencies with the architectural plans as noted by the town engineer remained outstanding. The Public Works department will require a waiver to allow reduced driveway separation and they have informally indicated their support for this reduction. The parking criteria have been met and an additional parking space than what the code requires has been provided. Due to the design of the project's proposed grading and drainage plan, the Town would be unable to provide additional angled public parking spaces along South 4th Avenue. Feedback from the Commission on the potential future loss of public parking was requested.

Commissioner questions:

- Request for clarification regarding the proposed improvements within the right-of-way that would prohibit additional future parking.
- Clarification of the definition of wall façade and how staff interprets the definition in relation to the third floor setback.
- If the walls that were similar to an enclosed porch were an architectural feature or structurally required.
- Clarification of the definition of substantial architectural relief and staff's interpretation.
- Is there room for interpretation in the code regarding the architectural breaks of the roof ridgelines?
- Could angled parking be created across the street instead of adjacent to the subject property? How much of the project design would need to be altered with the Town's ROW request?
- Clarification on the staff's intention of possible motions.
- A Commissioner noted a ridgeline which appeared more problematic than the one Staff highlighted and asked if that was being read correctly.

The Applicant, Mike Caistor of Architectural Innovators, presented and explained that the underlying design concept was a reflection of the topography as illustrated by the roofline. The applicant expounded upon the intention behind the architectural design and materials, emphasizing that a unified design was achieved before adding variety. As the architectural design maintained proportions and provided distinctive massing, the architect was hesitant to add additional breaks to meet the code as it would compromise the classical approach to the design.

The wall facades transitioned across the design from solid to transparent. Public and private roof decks were highlighted and the applicant expressed concern with the code requirement of breaking up the façade as it would clutter a building that already had multiple design features.

Roofline concerns were addressed and the applicant noted his interpretation of the required roofline breaks. With the reduction of the bulkplane in other facades coupled with providing courtyard space, the building needed to be pushed out to encroach on the alley. Bulkplane encroachments were explained by the applicant as architectural features that included gables and hip and shed roofs.

Commission questions for the Applicant included:

- Could the vertical supports for the porches have cantilever high beams or was this design structural?
- Could the applicant use pans on South 4th Ave for storm water management as the Town did on Main Street?
- Clarification of the materials on the alley façade
- Would the applicant be willing to work with Public Works regarding the design of angled parking with their storm water management plan?
 - Community Development Director, Joyce Allgaier, noted the town engineer would like to see more detailed plans

Public Comments:

- A current resident on the property noted that their cabin on the site was built in 1910 and requested that the interior logs be saved.

Commissioner comments included:

- An improvement on that lot is needed and the roofline design was fine unless actions were otherwise dictated by the code. The third floor setback should be honored. Would prefer to see decks instead of walls.

- The bulkplane was an issue as the mass is moving around rather than being eliminated; doesn't feel the explanation meets the relief criteria. The façade looks like a wall and the roofline should follow the code requirements.
- Doesn't mind the encroachment on the alley. Recommendation to uncover the third-story porches to improve the design.
- Noted that the applicant explained that the architecture was designed to look like a wall which is what the code is against.
- Appreciation for the style though the wall needs to be set back and that the project needs to stay in the bulkplane to meet the code.
- The metal siding exceeds the code's designation of accent material.
- Like the architectural elements though there's too much going on.
- Clarification on how staff arrived at a recommendation of continuation or denial.
- The angled features on roof being brought down would clean up the design.

Options for a motion were discussed and the Commission decided to direct the Applicant to make revisions to the concerns expressed at the meeting to comply with the Frisco Town Code. Specifically, the applicant shall comply with the third floor setback, utilize metal only as an accent material, reduce the bulk plane encroachments, and provide the required breaks in roof ridgelines.

WITH RESPECT TO FILE NO. 297-17-DA, COMMISSIONER BIRENBACH MOVED THAT THE RECOMMENDED ACTION SET FORTH IN THE FEBRUARY 15, 2018 STAFF REPORT BE TAKEN AND THAT THE PLANNING COMMISSION CONTINUES THE DEVELOPMENT APPLICATION FOR THE VISTAS ON GRANITE STREET MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 317 GRANITE STREET / LOTS 21-24, BLOCK 9, FRISCO TOWNSITE TO MARCH 15, 2018 AT WHICH TIME THE APPLICANT SHALL SHOW FULL COMPLIANCE WITH THE GRANITE STREET AND GALENA STREET OVERLAY DISTRICT, SPECIFICALLY STANDARDS 1.1, 2.1, 2.4 AND 4.2. ADDITIONALLY, PLANS SHALL BE REVISED TO ALLOW THE TOWN TO MAINTAIN USE OF THEIR RIGHT-OF-WAY ALONG S. 4TH AVENUE FOR ANGLED PARKING IN THE FUTURE. THE APPLICANT SHALL RESUBMIT ALL PLANS SHOWING NO INCONSISTENCIES BETWEEN SITE PLAN, GRADING AND DRAINAGE PLAN, FLOOR PLANS, ELEVATIONS AND 3-D PLANS. COMMISSIONER SKUPIEN SECOND.

Vote:

BIRENBACH	YEA
LEDERER	ABSENT
SHERBURNE	ABSENT
SKUPIEN	YEA
STABILE	YEA
WAHL	ABSENT
WITHROW	YEA

MOTION CARRIED

Staff and Commissioner Updates

- The Town Council will hold a public hearing meeting on February 27th regarding the 3 Mile Plan and UDC code amendments.
- Ms. Allgaier invited the Commissioners to attend a webinar series regarding parking.
- Melissa Sherburne will resign from the Planning Commission to join the Town Council and her last Commission meeting will be March 1st. Ms. Allgaier is working with the Town Manager on filling this position and other Commission reappointments.
- Commissioners inquired if the third floor setback was defined more clearly in the Uniform Development Code. Staff responded affirmatively and noted there are now limitations to the roof eaves.

- Ms. Allgaier informed the Commission that Susan Lee has recently been hired as the new planner and will be starting March 5th.

Adjournment

There being no further business, the meeting adjourned at 6:17pm.

Respectfully submitted,
Sarah Hoffman
Community Development Department