



RECORD OF PROCEEDINGS

MINUTES

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, December 7, 2017 at 5:00 P.M.**

Call to Order: Melissa Sherburne, Chair

Roll Call: Brian Birenbach, Jason Lederer, Melissa Sherburne, Steve Wahl, Kelsey Withrow
Absent: Donna Skupien, Andy Stabile

Minutes: Approval of November 2, 2017 and November 16, 2017 Planning Commission meeting minutes

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

Agenda Items:

1. **Planning File No. 191-17-DA/RZ:** A public hearing for a Development Application of the proposed "Foote's Rest Block 11" mixed-use project and a final public hearing for the rezoning of the subject property to Historic Overlay District, located at 502, 510, 512, and 518 East Main Street and 107 South 6th Avenue / Lots 1-12, Block 11, Frisco Townsite. Applicant: Nathaniel Kelly Foote, 512 Main Street, LLC

Assistant Community Development Director Bill Gibson presented, noting the two parts to the application encompassing the Development Application (DA) portion decided by the Commission and a rezoning recommendation to be forwarded to the Town Council. Issues from the public hearing were addressed including parking, the Historic Overlay (HO) district, architecture, green building, and noise. Relocation criteria regarding the cabins were covered as well as the new parking plan which included underground lifts giving the Applicant 67 proposed parking spaces in excess of the required 62 spaces. The Applicant requested relief from the parking dimension and design standards through the HO incentives to accommodate the proposed lift system. Recommended actions in the staff report were reviewed and the requested waivers were summarized which included relief from the third floor set back, façade articulation dimensions, roof pitch standards, and tandem parking dimensions.

Commissioner questions for staff included:

- To meet the criteria of the HO, the Staley Rouse House could only be relocated if it were required for restoration; how is moving the Staley Rouse House necessary to its preservation?
- Clarification of the justification for the mixed-use parking credit. Clarification of land uses and mixed-use credit for onsite verses offsite uses.

- Is the lift system technically sound? Would the lifts be a requirement for a Certification of Occupancy? Have parking spaces for the employee units been designated?

The Applicant, owner Kelly Foote, made a brief introduction. Elena Scott of Norris Design presented, noting solutions addressing the comments from the last meeting. Improvements included self-imposed regulations for the rooftop swimming pool noise and it was noted that Covenant D of the purchase and sales agreement required the preservation of six historic cabins in perpetuity, tied to the land. The complementary design of the new development integrates the old and new architecture and parking updates included a proposed excess of required onsite parking spaces with the addition of the lift system. Residential spaces have been provided and the shuttle would be housed in the garage. The four street level tandem spaces would be designated for the Foote's. The lift system has a smaller footprint and twenty-three (23) of these systems were proposed with an additional seventeen (17) non-lift, flex parking spaces designated for the employee units, the shuttle, Main Street visitors, and oversized vehicles. A net gain of four (4) parking spaces in the Town Right-of-Way were added and with the Applicant's request for three of those spaces to be loading zones in front of the hotel entry, that still leaves one (1) net gain of a parking space on the street. An overview of the 20% mixed use parking reduction qualification was given noting Urban Land Institute standards. Hotel occupancy was discussed and it was noted that any extra spaces in the valet parking could be offered for public use.

Architect Scott McHale of Rowland and Broughton touched on the mechanics of the 23 proposed lift stations. The lifts are reliable, able to be utilized by valet operators, and can accommodate a wide range of vehicles. Seventeen non-lift spaces have been included for oversized vehicles unable to be housed in the lift. Architectural updates included a reduction in the height of the stair tower to meet code requirements, adjustments to the rooftop mine folly feature and stair case, and the clock was removed. Elevations were presented showing the two possible locations for the Staley Rouse House and it was noted that the new building would be Green Globes certified. Community benefits of the project included activation of street scape encouraging pedestrian flow down Main Street, providing a meaningful gathering place, and the addition of workforce housing.

Commissioner questions for the Applicant included:

- Clarified that the public could access the parking in the garage. Would there be an associated fee for this service? How would the Applicant coordinate between public use and hotel customers?
- A question posed to staff: Does the parking lot open to the public create an additional use?
- Is a fire pit still being proposed in the middle courtyard? In considering cars with roof-rack storage boxes, how tall is the garage entrance?
- Request for additional information regarding storm water management design and renewable energy source considerations. Is there a goal set for ground-breaking?
- Are the employee units only for staff working at the hotel? How are the rents for employee units being set? How can the units be ensured to remain affordable to the employees that work there, particularly in the future?
- How would the employees be guaranteed a place to park? The Applicant clarified that all of the underground parking, including for the employee units, would be operated by valet. The Commissioner then clarified that the valet would be 24 hours.

There were no public comments.

Commissioner Discussion:

- Does not find that the project satisfies the criteria for the 20% mixed use credit and that opening up valet spaces to the public would create more of an issue for the project with the public and overnight customers competing for spaces.
- Does not think that the HO criterion allows the Staley Rouse House to be moved as the relocation does not necessitate its rehabilitation.
- Potential issues exist with opening the parking to the public but it's up to the Applicant to determine if it's a workable system. Favor for the lift system with some concern of dripping water onto other parked vehicles. Favor for the project and preference for the Staley Rouse House to be located on the corner was expressed.
- No issue with moving the Staley Rouse House and expressed favor for the location on the corner to showcase the architecture. Appreciation for the use of the lifts in the garage and had no issues with tightness of the space as it is valet operated. The NW elevation evokes old Frisco and the NE is more contemporary; great project. Opined that it's not the project's issue that the Town hasn't addressed broader parking issues.
- Favor for the project and believed the intent of the HO was being met as the project celebrates the historic pieces while incorporating a more modern presence. The design elements and proposed Green Globes certification goes above and beyond and hopes the Commission can point to this project as a success in the future. Appreciation for the hard work of the design team and being receptive to feedback.
- Thanks were expressed for the Applicant's receptiveness to the Commission's feedback. Concerns revolved around management, particularly into the future and would like the Council to examine establishing more permanent affordability of the employee units. In favor of the project with preference for the Staley Rouse House to be located on the corner.

Community Development Director Joyce Allgaier clarified Commission requests to be included in the motion including comments on establishing designated residential parking spaces and that the Council confirm the long term use and affordability of the residential units. The latter stood as a recommended condition to accompany the proposed motion.

WITH RESPECT TO FILE NO. 191-17-DA/RZ, COMMISSIONER WAHL MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE DECEMBER 7, 2017, STAFF REPORTS BE MADE AND THAT THE RECOMMENDED CONDITIONS SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION HEREBY APPROVES THE DEVELOPMENT APPLICATION FOR THE PROPOSED "FOOTE'S REST BLOCK 11" MIXED-USE PROJECT LOCATED AT LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE / LOTS 1-12, BLOCK 11, FRISCO TOWNSITE. COMMISSIONER WAHL ALSO MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO TOWN COUNCIL FOR THE REZONING OF THE SUBJECT PROPERTY TO HISTORIC OVERLAY (HO) DISTRICT, LOCATED AT 502, 510, 512, AND 518 EAST MAIN STREET AND 107 SOUTH 6TH AVENUE / LOTS 1-12, BLOCK 11, FRISCO TOWNSITE.

COMMISSIONER WAHL FURTHER MOVED THAT THE PLANNING COMMISSION FORWARD A RECOMMENDATION TO THE TOWN COUNCIL THAT THE STALEY ROUSE HOUSE BE LOCATED AT THE CORNER OF EAST MAIN STREET AND SOUTH 5TH AVENUE. THIS RECOMMENDATION IS MADE FINDING THAT THE STALEY ROUSE HOUSE WOULD THEN OCCUPY A MORE PROMINENT AND LESS CROWDED LOCATION ON THE DEVELOPMENT SITE WHERE THE HISTORIC VALUE OF THE BUILDING CAN BE ACKNOWLEDGED THROUGH GREATER VISIBILITY.

Commissioner Wahl further moved that the Planning Commission recommend that the Town Council confirm the long-term affordability of the employee housing on the site.

COMMISSIONER WITHROW SECOND.

VOTE:

BIRENBACH	NO
LEDERER	YEA
SHERBURNE	YEA
SKUPIEN	ABSENT
STABILE	ABSENT
WAHL	YEA
WITHROW	YEA

MOTION CARRIED

Work Session Items:

1. Three Mile Plan

Discussion followed if the three mile plan should be discussed at this meeting or at a later date, in part due to the absence of Commissioners. A suggestion was made to hold a joint work session with Town Council and the County's Ten Mile Planning Commission.

Staff and Commissioner Updates:

1. Ms. Allgaier commended Mr. Gibson for his work on the first agenda item.

Adjournment:

There being no further business, the meeting adjourned at 6:00 pm.

Respectfully submitted,

Sarah Hoffman
Community Development Department