



**PLANNING COMMISSION
STAFF REPORT**

February 1, 2018

AGENDA ITEM: Planning File No. 314-17-DA: A public hearing for a Development Application for the Mattox 3-plex multi-family residential project

LOCATION: 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision #2

ZONING: Residential Highest Allowable Density (RH) District / Granite Street and Galena Street Overlay District

OWNER Ronald Mattox
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APPLICANT Campbell Construction & Engineering, Pete Campbell
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NOTICING: Published in the Summit Journal: 01/26/2018
Mailed to adjacent property owners: 01/18/2018
Posted at the Post Office: 01/18/2018
Posted at the Site: 01/18/2018

TOWN STAFF: Katie Kent (970) 668-9131
Planner katiek@townoffrisco.com

PROJECT DESCRIPTION

The applicant, Ronald Mattox, represented by Pete Campbell, is proposing to construct a new multi-family residential project at 100 Granite Street. The proposed project entails:

- New three-story building approximately 35 feet in height

- Three (3) attached residential townhome units; two units with three (3) bedrooms and one unit with four (4) bedrooms
- Driveway access from South 1st Avenue and Granite Street

For a more complete project description, please refer to the attached application materials.

BACKGROUND

The subject property, 100 Granite Street, fronts along Granite Street, South 1st Avenue, and the Granite Street Alley. A single-family residence constructed around 1957 was demolished on the property in October 2017. The property currently sits vacant.

In 2001, an application to construct a stand-alone two story residential unit on the property was submitted. This application was reviewed; however approval was never granted due to setback encroachments and design issues. The application was subsequently withdrawn.

In 2008, a Development Application (Planning File No: 119-08-DA) was submitted to demolish the existing structure and construct the Mattox Triplex consisting of three attached townhouse units ranging in size from 2,533 sq. ft. to 3,262 sq. ft. Each unit was proposed to have a two car garage. The Development Application was approved with conditions by the Planning Commission on September 19, 2008. Due to three years having passed with no construction having begun, the application expired on September 19, 2011.

The current application is proposing essentially the same project as 2008 consisting of the redevelopment of the site with a new three (3) unit multi-family residential building. This proposed townhouse project is a permitted use in the RH District.

The Mattox 3-plex sketch plan application was submitted prior to adoption of the Unified Development Code (UDC). The application is being reviewed based on the Town Code prior to the adoption of the UDC (Ordinance 17-04). §180-1.9.2 A., Uniform Development Code states:

A substantially complete development application that was accepted prior to the effective date of this Chapter or an amendment to this Chapter shall be decided under the regulations in effect when the application was accepted, or may be reviewed and decided under this Chapter at the request of the applicant. Applications shall not be processed under a combination of prior regulations and this Chapter.

The applicant has chosen to have their development application reviewed under the Town Code in effect when the sketch plan application was submitted.

On August 17, 2017, the Planning Commission held a Sketch Plan review of this proposal (Planning File 103-17-SK). The meeting summary minutes were as follows:

Planner Katie Kent noted the receipt of public comments. Ms. Kent presented the staff report and noted the project proposed three three-bedroom attached townhome units. In 2008, an almost identical Development Application was approved but has since expired and this new application was submitted before the code update. The property is located in the Residential High District and Granite Street was chosen for the front setback. Ms. Kent outlined items needing to be addressed at Development Application, requested Commissioner comments on landscaping and design, and noted a chimney bulkplane encroachment.

There were no Commissioner questions for Staff.

As the applicant, Mark Harris, was not able to be present, Pete Campbell of Campbell Construction made himself available for questions. Mr. Campbell remarked that the proposal was essentially the same as the 2008 submission and they were working to contract with a civil engineer to address drainage concerns and would appreciate any input from the Commission. Mr. Campbell acknowledged the need for a landscape plan.

There were no questions or clarifications for the Applicant.

There were no public comments.

Final Commissioner discussion and comments:

- *Overall favor for the project design and the improvement to the existing conditions was expressed along with requests for more detail and attention with the Development Application submission.*
- *Agreement with staff comments in the staff report was expressed.*
- *Appreciation for the placement of entry points.*
- *Responded to concerns raised in a submitted public comment regarding the density, noted the lot coverage needed review, and the building height appeared to be in compliance.*
- *Approval for fitting the project into the bulkplane requirements, comfort with the encroaching chimney but wanted to see the stairs pulled back from the setback.*
- *A request to consider planting trees to break up the building's mass.*

One modification was made since the sketch plan review in that the applicant changed the garden level mechanical room for Unit 3 into a fourth bedroom. The modification changed the interior space layout but did not alter the exterior façade.

Below is a vicinity map of the subject property with an aerial photography base layer. Also included for reference are photographs of the subject property.





North Elevation (August 7, 2017)



View from northeast corner (August 7, 2017)



View from southwest corner (August 7, 2017)



View from northwest corner (August 7, 2017)

REQUIRED ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed development application.

ANALYSIS - FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Plan Overview (excerpt)

The Frisco Town Charter requires that the Town's master plan be updated every five years in order to respond to changing times. The 2011 master plan update is titled the 'Frisco Community Plan.' Periodically updating the Frisco master plan is a critical step in the process to maintain a vibrant mountain town, balance the town's reputation as a great destination, ensure a strong yet diverse economic base, and preserve our quality of life. The community realizes intentional planning for the future is necessary to ensure that the Town of Frisco continues to evolve as a resilient community.

Purpose ~ The Frisco Community Plan's purpose is to identify common values and guide direction to connect, sustain and create the future of the Town of Frisco over the next 5 years.

Connect ~ Connections are a core tenet of the Frisco Community Plan; they reflect the way people, organizations and neighbors relate to each other in the Frisco community. Connections help to address needs of the community.

Sustain ~ Everything is interrelated. Sustainability is the fundamental approach of the Frisco Community Plan; it recognizes the social, environmental and economic influences on the community, and aims over the long-term to balance these influences to support community success.

Create ~ Creation of lasting community relationships is an important aspect of the Frisco Community Plan. The plan creates the community's direction for a preferred future of Frisco."

Chapter 2. Community Direction (excerpts)

The Frisco Community embraces itself as a vibrant mountain town, and seeks opportunities to enhance and maintain vibrancy through art and culture, the built environment, community services, energy, the economy, health and well-being, housing, natural resources, recreation and transportation. ~ Community Plan Quality of Life statement

Art & Culture

Frisco is a community that celebrates its history, honors its eclectic influences and promotes artistic and cultural opportunities.

- *A&C 1. Preserve and enhance the Town's historic resources.*
- ***A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.***

- A&C 3. Promote public art.
- A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.
- A&C 5. Celebrate and highlight Frisco's heritage.

Built Environment

Frisco is a community that encourages land uses and architectural styles to fit its mountain town identity, and strives for development with sustainable design, materials and practices.

- **BE 1. Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.**
- BE 2. Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.
- BE 3. Preserve and enhance the Main Street area as the heart of the community.
- BE 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town.
- BE 5. Promote attractive and safe connections between all areas and sections of the town.

Housing

Frisco is a community that recognizes the importance of ensuring a variety of housing opportunities are available for people to live and work here.

- **HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.**
- **HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.**
- HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.
- HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.
- HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location, orientation, and architectural styling of this building create a design that enhances the overall character of the community while emphasizing a Colorado architectural design. This application complies with the goals and standards of the Frisco Zoning Ordinance and is consistent with other developments in this zone district.

The subject property is located at the intersection of South 1st Avenue and Granite Street. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site are the Mount Victoria Lodge Condos. To the east of this site are Magnum Condos. To the west of this site is a four-plex. South of the site is Teller Village consisting of four residential units.

The proposed construction of three (3) attached residential units on the subject property is consistent with the allowed density of the RH District. The proposed units create a building that is compatible with the character of this neighborhood. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL HIGH DENSITY (RH) DISTRICT [§180-12]

Permitted and Conditional Uses: The permitted uses in the RH District are as follows:

- B. Permitted uses.*
- 1. *Single-household detached dwellings*
- 2. *Duplexes*
- 3. **Multi-Unit Dwellings**
- 4. *One (1) Accessory housing unit per principal dwelling unit*
- 5. *Accessory buildings and uses*
- 6. *Attached or stand-alone Townhouses*
- 7. *Boarding, Rooming, and Lodging Facilities*
- 8. *Common Areas*
- 9. *Family Day Care*
- 10. *Home offices*
- 11. *Open Space*
- 12. *Parks*
- 13. *Cabin Housing as set forth in Section 180-18.8*

This application proposes three (3) dwellings which are allowed as a permitted use in the RH District. The application meets this standard.

Minimum Lot Area: The minimum lot area in the RH District is 10,500 sq.ft. The subject lot is 10,500 square feet in area. There are no proposed changes to the existing lot area. The application meets this standard.

Minimum Lot Frontage: The minimum lot frontage in the RH District is sixty (60) feet. The existing lot has 140 feet of frontage along South 1st Avenue and 75 feet of frontage along Granite Street. There are no proposed changes to the existing lot frontages. The application meets this standard.

Setbacks: In the RH District, a 20 foot front yard setback, 10 foot side yard, and 10 foot rear yard setback are required. Pursuant to §180-05, Frisco Town Code, for lots fronting on two (2) streets, the owner may select which property line shall be considered the “fronting line”. The applicant has designated the Granite Street frontage as the fronting line and front yard. The minimum 20 foot front setback has been applied to this frontage. The applicant did correct the stair encroachment within the west setback that was shown at time of sketch plan review.

Setback	Required	Provided
Front (Granite Street)	20 feet	20 feet
Side, West (1 st Avenue)	10 feet	10 feet
Side, East	10 feet	10 feet
Rear	10 feet	10 feet

All of the setback requirements have been met. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback. The application meets this standard.

Maximum Building Height: The maximum building height is thirty-five (35) feet in the RH District. The height of the proposed structure is thirty-five (35) feet as identified on the

architectural plans. An ILC showing ridgeline elevations will be required as a condition of approval of a certificate of occupancy. The application meets this standard.

Density: The maximum density allowed in the RH District is sixteen (16) units per developable acre. The subject property is 0.24 developable acres in size, so the maximum allowed density for this lot is four (4) units. A total of three (3) units are proposed. The application meets this standard.

Lot Coverage: Lot coverage shall not exceed 55% of total lot area in the RH District. The proposed lot coverage is 55% as identified on the submitted plans. Staff has suggested a condition requiring the applicant to have a red line plan for lot coverage to ensure that all upper level decks and other architectural features which exceed the building footprint have been included in the calculations. With this suggested condition, the application meets this standard.

ANALYSIS – GRANITE STREET AND GALENA STREET OVERLAY DISTRICT [§180-18.3]

Primary Goals for The Overlay District: The goal of the overlay district is as follows:

The goal of this overlay district is to require new projects to meet basic design standards that will ensure future developments which are compatible with the desired character of the neighborhoods. Coupled with these basic standards are incentives to encourage certain architectural elements that will further preserve and strengthen the architectural and neighborhood character of the area. These standards and incentives are aimed at preserving and enhancing the area. One of the overriding goals of the community is to allow for a variety of design, with an eclectic effect, while still protecting the character of the neighborhood. Sketches have been incorporated to better illustrate the standards.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The subject property has an allowed density of four (4) dwelling units. The application proposes three (3) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the RH District. The application is consistent with this goal.

Development Goals and Standards:

Pursuant to §180-49.1, Word Usage and Mathematical Calculations, Frisco Town Code (in part): *“When used in this chapter, certain words shall be interpreted as follows: ...the word ‘shall’ is mandatory, and the word ‘may’ is permissive.”*

GOAL #1: *Structures should be compatible with existing neighborhood structures, their surroundings and with Frisco's "Small Mountain Town" character whenever possible. The existing landforms and historic structures (As noted in the 1991 Historic Resource Inventory for the Town) on a site should be preserved onsite whenever possible and reinforced by development rather than destroyed or replaced by it. It should not be inferred that buildings must look like the existing structures within the neighborhood to be compatible. Compatibility can be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.*

The proposed building appears to be compatible with the existing neighborhood and consistent with Frisco's small mountain town character. As noted above, the proposed development

includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco. The proposed scale, design, proportions, site planning, landscaping, materials and colors are in compliance with the standards of this section. The subject property has an allowed density of four (4) dwelling units. The application proposes three (3) attached residential units that accommodate the allowed density in a manner compliant with the requirements of the RH District. The application is consistent with this goal.

Standard #1.1: *Buildings shall be designed in a manner that is fitting with Frisco's small mountain town character and:*

- Provides significant variation in all the wall planes*
- Provides significant variation in all the roof lines and roof forms*
- Provides projecting elements (e.g. turrets, bay windows, decks, etc.)*

The proposed application incorporates variations in wall planes, roof lines, roof forms, and provides projecting elements including decks. The application meets this standard.

Standard #1.2: *Buildings shall be designed to provide deep (at least 24 inches) eaves and overhangs, and other building elements that provide shelter from natural elements and provide visual relief, including the use of porches and patios to add interest along street yards. When a substantial number and variety of building elements are utilized the eaves may be less than 24 inches deep in some locations.*

The proposed buildings have a variety of pitched roof forms and elements with roof eave depths between one (1) and two (2) feet. Architectural drawings show a variety of building elements incorporating the eaves and overhangs. A few roof forms appear to have eaves of less than 24 inches in depth which are allowed since the proposed structure includes a substantial number and variety of building elements. The application meets this standard.

GOAL #2: *In general, buildings should be designed in a manner that provides elements that relieve the feeling of mass and provides for the graduation of mass as one moves back from the front of a lot, with the smaller elements located near the street, and the larger elements located further away from the street.*

The proposed building incorporates a variety of architectural elements including decks, second story roof projections and other similar features along with doors, windows, exterior materials changes, and other detailing to relieve the feeling of mass from the street. The application is consistent with this goal.

Standard #2.1: *Building façades and roof fascia/eaves shall not exceed 27 feet in length along the same geometric plane, at which time the wall facade shall be broken up by a change in the plane by a minimum of 2 feet in depth for a distance of not less than 6 feet, and the corresponding roof fascia/eave shall either be indented or projected from the primary geometric plane by a minimum of 2 feet. All building facades with a total length of 33 feet or less are exempt from this provision. For buildings that exceed 54 feet in length the change in wall relief shall be increased to a minimum of 4 feet in depth. Upon approval by the Planning Commission the dimension of 27 feet for the length of a building wall façade which necessitates a building façade break and roof fascia/eave change may be extended as much as five (5) feet for a total of not more than 32 feet along the same geometric plane, upon a finding that the design furthers the intent of this section.*

The proposed structure facades and roof fascia/eaves include both horizontal and vertical articulation that visually breaks up the bulk and mass of the new building. The facades of the proposed building have changes in wall relief ranging from two (2) feet to ten (10) feet. The application meets this standard.

Standard #2.2: *No building facade or roof fascia/eave shall have more than 66% of the length of the wall or roof line along the same geometric plane, with the exception that buildings of less than 33 feet in width or length may have that wall and roof fascia/eave located on one geometric plane.*

There are no large expanses of roof or ridge lines over 66% of the length of the wall and/or roof line. The application meets this standard.

Standard #2.3: *The bulk of the building shall be restricted on any site lying within the underlying RH zoning district through the use of a bulk plane envelope. The bulk plane envelope for buildings that exceed 28 feet in height shall start from a point 20 feet above the existing grade measured 20 feet in from the street front property line, and 10 feet from a side property line, and from a point 24 feet above the existing grade measured in 10 feet from the rear property line, and extends at a forty-five (45) degree angle upward, and directly away from the property lines to a point where the envelope intersects with the maximum allowed height for the property (35'), at which point the bulk plane envelope and the maximum allowed height shall be the same. Building forms may deviate from this standard and project beyond the bulk plane if they receive Planning Commission approval, meet the building height, and provide substantial architectural relief. Where a conflict exists between the allowed height along a front yard, and a side or rear yard, the more restrictive measurement shall govern.*

The proposed chimney on the south elevation encroaches into the bulk plane as noted on the elevation drawings. During the August 17, 2017 sketch plan work session, the Commission gave the applicant direction to proceed forward to the development application process with the minor bulk plane encroachment. Should the Planning Commission find that the encroachment provides substantial architectural relief and advance the intent of Goal #2, then the application meets this standard.

Standard #2.4: *The bulk of the building shall be restricted on all street and side yard facades, on any site located within the underlying CC zoning district through the use of a bulk plane envelope.*

The subject property is located in the RH District. This standard does not apply to this application.

GOAL #3: *Buildings should be constructed of materials that are compatible, or complementary to the existing historic, and/or contributing buildings in the area, and should contain a mixture or combination of natural materials, such as utilizing wood as the primary building material and stone, brick or other similar materials as accents or base material.*

The proposed exterior materials include reclaimed barn wood, wood siding and asphalt roof shingles. Stone veneer and metal siding are proposed as accent and base materials. These materials are compatible and complementary to other structures in the neighborhood and throughout Frisco. The various exterior siding materials generally wrap around the proposed buildings. The application is consistent with this goal.

Standard #3.1: *Buildings materials shall be predominantly natural, including, but not limited to wood siding, wood shakes, logs, stone, brick or other similar materials. Other materials that imitate natural materials such as Masonite or other materials are also acceptable only if their texture, shape, and size are similar to the natural materials they are simulating, and are not obviously artificial materials.*

The proposed reclaimed barn wood, metal siding, stone and asphalt roof shingles have proven durable and are not obviously artificial. The proposed materials have been approved for other residential projects in Frisco. The application meets this standard.

Standard #3.2: *While not acceptable as the primary exterior materials for the majority of the building, stucco or steel are acceptable materials when used as an accent, or when used in combination with other acceptable materials. Where metal is utilized it shall have a matte finish or a finish proven to fade and not be reflective. Untreated or unpainted galvanized sheet metal is prohibited. Concrete block shall not be allowed as the primary or extensive exterior finish, and when used as an accent shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building, and the goals of this chapter.*

This application does not involve the use of stucco or concrete block. The proposed metal railings used on the decks is considered an accent material and is proposed in a matte black. The application meets this standard.

Standard #3.3: *Aluminum, steel, mirrored or reflective glass and plastic exterior sidings which do not simulate natural materials (as noted in 3.1) shall not be permitted.*

All proposed materials simulate natural materials. This standard does not apply to this application.

Standard #3.4: *The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative design can be provided that will complement the project and which meets the remaining standards.*

There are no accessory structures proposed with this application. This standard does not apply to this application.

Standard #3.5: *A material board, including samples of all proposed exterior building and roofing materials shall be submitted and reviewed as a component of all applications.*

A material and color board was submitted with the application. The color and material samples are the same as those reviewed with the sketch plan. The application meets this standard.

Standard #3.6: *Additions, which are substantially less than the square footage of the existing building, may be allowed to complement the existing structure, even if the building does not presently meet the guidelines, and blend with the existing structure rather than providing a different building façade, style, materials or color.*

This standard does not apply to this application.

Standard #3.7: *The use of mirrored or reflective glass shall be prohibited. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case by case basis when shown by the applicant to be compatible with the purpose of these regulations.*

The application does not propose mirrored or reflective glass. The application meets this standard.

GOAL #4: *Roof elements, including materials and colors, should be of a design that is compatible with, or complementary to the historic or contributing roofs found in the neighborhood, and should provide pitched (sloped) roof elements, or facades with pitched element, which can be seen from public rights of ways and places.*

The proposed pitched roof and associated elements are of a design that is compatible to the neighborhood and can be seen from the public rights of ways. The application is consistent with this goal.

Standard #4.1: *Steep pitched roofs are encouraged, but in those instances where flat roof construction is proposed it shall be augmented with pitched roof elements, including but not limited to: peaked or sloped facade elements or parapets facing all street sides. Pitched roof elements shall vary by a minimum of two (2) feet, up or down and are encouraged to change in relationship to changes that occur in the wall plane as required in Standard #2.1, #2.2 and elsewhere in the overlay district. Mansard roofs are not appropriate and shall not be allowed.*

There are no proposed mansard roofs. A variety of pitched roof forms with dormers, shed roofs, and upper and lower accent roofs are proposed. The application meets this standard.

Standard #4.2: *Where pitched roofs are utilized, the use of dormers (shed, peaked, etc.) shall be used to help break up large expanses of roof, to enhance the usability of attic spaces, and to add architectural interest to the roofscape. Ridge lines shall change elevation by no less than two feet for every 27 feet of length, with the exception that buildings of 33 feet or less in length, as noted in section 2.1 are exempt from this provision (please reference sketches by Goal #2). Architectural elements which intersect with the ridge line may qualify as ridge line changes upon a finding that the design furthers the intent of this section.*

The roofs on the proposed building have a variety of pitched roof elements and dormers, along with upper and lower roof elements. There are no large expanses of roof or ridge lines over twenty-seven (27) feet in length without dormers and intersecting primary roof elements adding architectural interest to the roofscape. The application meets this standard.

Standard #4.3: *Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas, sidewalks, stairways, decks, and entryways. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process. The application meets this standard.

Standard #4.4: *If metal roofs are used they shall be surfaced with a low-gloss finish or capable of weathering to a dull finish in order to not be reflective.*

Asphalt shingles are proposed. This standard is not applicable to this application.

Standard #4.5: *Metal roofs shall have a standing seam or be of a design that provides relief to the roof surface. Asphalt and fiberglass shingles shall be permitted provided that they are of heavy material to provide substantial relief and shadow, and are of a design and color to be*

compatible with the building. Spanish/Mission style roofs and other similar roof materials are prohibited. Historic buildings, as noted in the Town's 1991 Historic Resource Inventory, may be permitted to utilize rolled asphalt roofing materials.

The proposed asphalt shingles appear to be compatible with the building. The application meets this standard.

Standard #4.6: *Bright colored roofs, which exceed a chroma of 4 on the Munsell Color chart shall not be allowed.*

The proposed asphalt shingles are stated to be a weathered wood color which does not appear to exceed a Chroma of 4. The application meets this standard.

GOAL #5: *Development should create a variety of designs while still being compatible with the desired character of the neighborhood.*

The proposed exterior colors are earth tones that are compatible with the neighborhood and the "small mountain town" character of Frisco. The application is consistent with this goal.

Standard #5.1: *Duplex structures shall be designed to look like a single family structure to the extent architecturally feasible, and shall not be designed in a manner that results in each half of the structure appearing substantially similar or mirror image in design.*

A duplex structure is not proposed. This standard does not apply to this application.

Standard #5.2: *Building designs that duplicate, or are substantially similar in design to existing or proposed structures within the Overlay Zone shall not be allowed, with the exception that accessory structures on the same lot or parcel as the primary structure may be similar in design as the primary structure. In those instances where a proposed building contains a multiple of identical units, the building design shall provide architectural relief from the duplication of units by providing a variety in windows, decks, balconies, or exterior facade composition (As noted in section 1.2).*

The building design provides architectural relief from the duplication of units. The application meets this standard.

GOAL #6: *Building colors should be used that are compatible with the existing neighborhood characteristics, and that do not conflict with the goals of the community to provide a "small mountain town" feel. Exterior wall colors should be compatible with the site and surrounding buildings. Natural colors (earth tones found within the Frisco area) and stains on wood should be utilized. Darker colors are recommended for roofs.*

The proposed exterior colors are earth tones that are compatible with the neighborhood and the "small mountain town" character of Frisco. The application is consistent with this goal.

Standard #6.1: *No color may be used as the primary color of the building that exceeds a chroma of 4 on the Munsell Color chart.*

The primary building colors associated with telluride-highlands stone, board & batten siding and proposed fascia and trim do not appear to exceed a Chroma of 4. The application meets this standard.

Standard #6.2: Colors that exceed a chroma of 4, but that do not exceed a chroma of 8 on the Munsell Color chart may be used only as accents and then sparingly, such as upon trim or railing, and in no instance shall luminescent, fluorescent, or reflective colors be utilized on any exterior portion of the building.

The accent colors proposed do not exceed a Chroma of 8 and are not luminescent, fluorescent or reflective colors. The application meets this standard.

Standard #6.3: The same, or similar colors shall be used on the main structure and on any accessory structures upon the site, unless an alternative scheme can be provided that will complement the primary structure.

There is no accessory structure proposed for this site. The standard does not apply to the application.

Standard #6.4: A color board shall be submitted and reviewed showing all proposed primary and accent colors and intensities proposed for the building and how each will be utilized.

A material and color board was submitted with the application. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-20]

Drainage Plan: A drainage plan for the site has been submitted by the applicant and was initially reviewed by the Town of Frisco Public Works Department and the Town Engineer. Bill Linfield, Frisco Town Engineer has stated that the drainage plan is reasonable and consistent with other projects in town. Staff recommends the Planning Commission impose a special condition that the applicant shall satisfy the review comments of the Town Engineer.

Water Quality Protection: These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town's waterways, lakeshores, and wetlands. There are no waterways, lakeshores, or wetlands on or adjacent to this lot, so this standard does not apply to this application.

Snow Storage and Snow Shedding: Snow does not appear to shed onto outward swinging doors or windows and snow does not shed onto the public way. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention is evaluated by the Town of Frisco Building Department as part of the building permit application review process.

There are adequate locations and drainage of snow storage areas on the lots. One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. Each driveway has adjoining snow storage areas meeting these requirements. The application is in compliance with the minimum snow storage area requirement.

Road Construction and Maintenance Standards: No new public or private roads are proposed in association with the project. The application complies with this standard.

Vehicular Access: All vehicular access must comply with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Refer to any applicable comments of the Town Engineer.

The applicant's proposed driveway improvements in the Town owned right-of-way will need to be coordinated with the Town of Frisco Public Works Department and the Town Engineer. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director and in compliance with the Town of Frisco Minimum Street Design and Access Criteria

Driveway grades shall not exceed 10%. The proposed driveway grades do not exceed 10%. The application meets this standard.

In addition, all vehicular access shall meet the following standards:

i. Applicant shall provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.

The proposed driveways have been reviewed by both the Town of Frisco Public Works Department and the Lake Dillon Fire District. The application meets this standard.

ii. Applicant's project shall not impose excessive vehicular traffic thereby creating an unacceptable level of service (roadway levels of service D-F) on any of the surrounding roadways.

A traffic study prepared by Martin/Martin, dated December 19, 2017, concluded that based on the information and trends in the "Trip Generation" the total number of trips per day should drop from 12 trips to six trips, therefore there should be less of an impact due to the redevelopment than the existing property.

The application meets this standard.

iii. Access in and out of a project shall be designed so as to create a safe condition and reduce potentially hazardous or inadequate situations, including but not limited to inadequate access, parking or loading of the project site, for residents or employees of the project as well as the general public.

The proposed driveways have been reviewed by both the Town of Frisco Public Works Department and the Lake Dillon Fire District. The application meets this standard.

Non-vehicular Access: It is the purpose of this section to promote the use of non-vehicular modes of transportation through a town-wide network of connecting non-vehicular pathways and provide safe access year-around. All site plans must provide for and show non-vehicular access in accordance with the standards set forth in Chapter 155, Street Design Criteria, Frisco Town Code. Every principal structure must provide safe and convenient non-vehicular access to a public street or road year-around. The proposed driveways provide access to the adjacent public roads. The application meets this standard.

Traffic Studies: Traffic studies, prepared by a professional engineer licensed in the State of Colorado, shall be provided for any large project that:

- a. Requires a conditional use or rezoning approval;*
- b. Is located adjacent to either Main Street or Summit Boulevard;*
- c. Contains only one point of access;*
- d. Contains an access point off an unimproved roadway or unincorporated area;*
- e. Contains an access point off a road with a service level of D or F;*
- f. Or is expected to generate 400 or more daily trips per day.*

A traffic study was not required for this project but the applicant submitted one dated December 19, 2017 from Martin/Martin Consulting Engineers. As stated in the December 19th letter, the trip generation for the proposed project will be reduced from an existing twelve (12) trips to six (6) trips; therefore reducing the overall trip generation for the site. The application meets this standard.

Bicycle Racks: All commercial development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of no less than twenty percent of the total number of parking spaces required for the project, with a minimum of five bicycle stalls. This is not a commercial development. This standard does not apply to this application.

Stream Crossings by Roads and Utilities: The application does not involve a stream crossing. This standard does not apply to this application.

Joint Use Restrictions: This application does not involve the joint use of any yard, open space, or portion of a lot associated with another use or structure. This standard does not apply to this application.

Buildings Occupying More Than One Lot: This application does not propose resubdividing this site into more than one lot at this time. This standard does not apply to this application.

Development on Steep Slopes: All development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. This lot does not have steep slopes, so this standard does not apply to this application.

Grading Permit: The developer will be subject to the standards regulating grading permits.

Construction Trailers: The developer will be subject to the standards regulating the use and placement of construction trailers.

Nuisances (performance standards): The developer will be subject to the nuisance standards prescribed by this section.

Air Quality Protection: All fireplaces are reviewed for compliance with the adopted air quality protection standards at the time of building permit and mechanical permit application. The applicant has noted on his plans that there will be no wood burning fireplaces. This project will be subject to these standards.

Refuse Management: All commercial, mixed-use, and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects, but only suggested for multi-family residential projects. This is a multi-family residential project, so dumpsters are not required as part of this application. The applicant has submitted a letter from Timberline Disposal LLC dated December 19, 2017 which states:

I have reviewed the site plans and Timberline Disposal can provide weekly or biweekly service for curb side services for all three units that have individual trash containers and recycling totes. Trash containers and totes can be provided in various sized to accommodate different areas of storage.

Larry Romine, COO

The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION [180-20.1]

Landscaping Requirements by Project Type: This proposal is subject to the landscaping requirements for a residential development.

Required Vegetation: In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one (1) tree must be planted on the site and one (1) shrub shall be required for every 1,500 square feet of lot area. With a lot size of 10,500 square feet, this formula requires twelve (12) trees and seven (7) shrubs. The applicant has shown on the site plan existing vegetation but has not included it in their required vegetation. The application includes the planting of thirteen (13) Colorado Blue Spruce trees and nineteen (19) Aspen trees for a total of thirty-two (32) trees. The applicant is proposing to plant twelve (12) Potentia and thirteen (13) Squaw Current for a total of twenty-five (25) shrubs. The application meets this standard.

Plant Sizes: Plant materials used to satisfy the landscaping requirements of this chapter must meet minimum size requirements. Deciduous trees planted to meet these requirements must be a minimum of 50% three (3) inch minimum diameter and 50% two (2) inch minimum diameter. The applicant has noted the Code requirements on the Landscape Plan but not specified the diameters of proposed new trees. Staff recommends a condition requiring the applicant to comply with landscaping requirements prior to submittal of the building permit. With this suggested condition, the application meets this standard.

Species Diversity: To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. A total of twelve (12) trees are required for this development site. When 10 to 19 trees are required, the maximum percentage of any one species shall not exceed 45% (45% of 12 equals a maximum of five trees of any one species). The application has not shown compliance with this standard. Staff recommends a condition requiring the applicant to comply with landscaping requirements prior to submittal of the building permit. With this condition, the application meets this standard.

Water Conservation: All landscaping plans should be designed to incorporate water conservation materials and techniques. Sod lawn areas shall not exceed 10% of the site. The application does not include any proposed sod lawn areas. Proposed landscaping plants must utilize plant materials found on the Town's approved plant material list. The application includes plant materials found on that list. The application meets this standard.

Revegetation of Disturbed Land: All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated. The Landscape Plan has noted that all disturbed land to have revegetation with hydro seed with wildflower mix consisting of Silver Buffaloberry, Lupine, Columbine and Blue Flax. The application meets this standard.

Credit for Preservation of Existing Trees: The applicant has stated that they are preserving existing trees as noted on the Landscape Plan; however, they are not seeking credit for the existing trees. The application meets this standard.

Protection of Existing Vegetation: The Landscape Plan notes that all existing trees will have a protective tree fence to keep the trees from being damaged during construction. The application does not propose any required snow storage in the required landscape areas. The

Zoning Ordinance allows existing trees to be removed from a site without replacement when those trees are located on land to be occupied by buildings, parking, and paving plus an adjacent clearance strip. The application meets this standard.

Irrigation System Requirements: Landscape plantings must be properly irrigated during periods of time necessary to establish and maintain the landscape in good health and condition. It is encouraged that temporary, above ground piping and heads or hand watering be used for plants during their establishment period to promote water conservation once the plant has been established. The proposed landscape plan notes:

- *Owner to provide automatic sprinkler and/or trickle irrigation system for R.O.W. Plantings.*
- *Provide temporary above ground irrigation system to all landscaped areas. System must be maintained until plantings are established.*
- *Provide drip irrigations to flower planters.*

The application meets this standard.

ANALYSIS – OUTDOOR LIGHTING [180-20.2]

Exterior Fixtures: Exterior light fixtures on multi-family properties shall conform with the Illuminating Engineer Society of North America (IESNA) criteria for full cut-off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently affixed. The proposed exterior lights are full cut-off fixtures. The application meets this standard.

Height: The building mounted exterior lights are wall fixtures. The proposed site lights are at heights in compliance with this section. The application meets this standard.

Light Emissions: Outdoor light fixtures must be placed so there are no direct light emissions onto adjacent properties. The proposed exterior lights are full cut-off and appear to not emit directly onto adjacent properties. The application meets this standard.

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes exterior wall fixtures in an iron rust finish. As shown on the submitted Lighting Photometrics Plan, these lights are in keeping with the small mountain town character of Frisco. The application meets this standard.

Energy Savings: Wherever practicable, it is encouraged (not required) that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. This standard is encouraged, not required. The application meets this standard.

ANALYSIS – PARKING AND LOADING [180-23]

On-Premise Parking Requirements: The parking requirements for multi-family residential uses are one (1) parking space per bedroom with a maximum requirement of four (4) spaces for any single unit. Two proposed residential units will contain three (3) bedrooms and one unit will contain four (4) bedrooms. Every unit is providing the required number of parking spaces in compliance with required parking spaces which meets the parking space requirement. The application meets this standard.

Visitor Parking: Visitor parking is required for multi-family residential developments at a rate of one (1) parking space for every five (5) units. Visitor parking is not required for the proposed three unit building. This standard is not applicable to the application.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet by 18.5 feet in size. The application meets this standard.

Tandem Parking: For multi-family residential projects, two spaces stacked (tandem) may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- I. *That some of the spaces could be used as potential visitor parking space; and/or,*
- II. *That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- III. *That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- IV. *That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The applicant is proposing tandem parking spaces for each unit. The applicant has stated that all tandem parking spaces comply with I and III of the above stated criteria. The proposed tandem spaces shall be approved by the Planning Commission.

Accessible Parking: All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. The application proposes three (3) attached dwelling units, so this standard does not apply to this application.

Snow Storage Areas: One-hundred (100) square feet of snow storage is required for every 350 square feet of paving. As noted on the site plan, each driveway has adjoining snow storage areas meeting this requirement. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of 8 feet in depth. The application meets this standard.

ANALYSIS – AGENCY REVIEWS

TOWN OF FRISCO PUBLIC WORKS DEPARTMENT

Town of Frisco Street Minimum Street Design and Access Criteria shall be complied with.

Addison Canino, Assistant Public Works Director

TOWN ENGINEER

- 1) *The plans appear to be in accordance with discussions we had in a field visit back on October 13 with the contractor (Pete) and the engineer (Mark) as to drainage concepts*
- 2) *Existing water and sewer service lines should be shown and specified for removal at the main as per Town Standards*

The drainage plans seem reasonable and consistent with other projects in Town.

Bill Linfield, Town Consulting Engineer

LAKE DILLON FIRE RESCUE

- 1) *Please advise the contractor that a construction permit through the fire department is required for all triplexes and larger.*
- 2) *If the developer/owner or the general contractor decide to install monitored fire protection systems, additional permits will be required through the fire department.*
- 3) *What is the proposed addressing scheme for this building?*

Steve Skulski, Former Assistant Chief/Fire Marshal

FRISCO SANITATION DISTRICT

1. *Applicable tap fees will be due prior to issuance of Building Permit*
2. *All service line construction must conform to the Frisco Sanitation Design Standards for Sewer Lines.*
3. *Existing service line shall be abandoned in conformance with Frisco Sanitation standards*
4. *The sewer main in the alley is a clay line, extreme caution must be used when tapping the sewer main*
5. *It appears that the water services will cross perpendicular to the sewer main, sewer main replacement at the locations of these crossings may be necessary to conform to TOF and CDPHE standards for minimum distances between water and sewer lines*

Matt Smith, Manager

SUMMIT COUNTY GIS

The new triplex should be readdressed since only one of the units is accessed off of Granite St. Please see below for proposed addressing.

*Unit 1 – 100 Granite ST
Unit 2 – 102 1st AVE
Unit 3 – 106 1st AVE*

Suzanne Kenney, GIS Analyst II

XCEL ENERGY

Existing transformer

Field verify capacity available based on new building loads. Transformer may need to be upgraded to accommodate new load.

Existing Electric and Gas Service line(s)

Existing electric and gas service line(s) will need to be removed/cut-off before construction can start.

An application will be needed for this process.

Meter locations:

Verify meter locations meet Xcel standards

Front 1/3 of building with safe access on a non-drip location.

Amy Lagace, Designer

PUBLIC COMMENT

The Community Development Department has received no inquiries or public comments concerning this proposal as of January 25, 2018.

STAFF RECOMMENDATIONS

The Community Development Department recommends the following findings pertaining to the development application for the Mattox 3-plex multi-family residential project located at 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision #2.

Based upon the review of the Staff Report dated February 1, 2018, and the evidence and testimony presented, the Planning Commission finds:

1. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-12, Residential High Density (RH) District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: use, lot area, lot frontage, setbacks, building height, density, lot coverage, etc.*
2. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.3, Granite Street and Galena Street Overlay District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: building design, bulk planes, exterior building materials and colors, roof design, etc. The Planning Commission finds that the proposed encroachment into the bulk plane provides substantial architectural relief and advances the intent of the overlay district.*
3. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20, Development Standards since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: drainage, snow storage and snow shedding, vehicular access, non-vehicular access, joint use restrictions, refuse management, etc.*
4. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.1, Landscaping since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: required vegetation, plant sizes, species diversity, revegetation of disturbed areas, protection of existing vegetation, irrigation systems, etc.*

5. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-20.2, Outdoor Lighting, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: full cut-off fixtures, height, light emissions, design, energy savings, etc.*
6. *The proposed development application is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-23, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: tandem parking, on-premise parking, parking dimensions, snow storage, etc.*

Recommended Action

Based upon the findings above, the Community Development Department recommends **APPROVAL** of the development application for the Mattox 3-plex multi-family residential project located at 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision #2, subject to the following conditions:

Special Conditions:

1. *The applicant shall satisfy the following review comments of the Town of Frisco Public Works Department.*
2. *The applicant shall satisfy the review comments of the Town Engineer.*
3. *The applicant shall satisfy the review comments of the Lake Dillon Fire District.*
4. *The applicant shall satisfy the review comments of the Frisco Sanitation District.*
5. *The applicant shall satisfy the following review comments of Summit County GIS.*
6. *The applicant shall satisfy the following review comments of Xcel.*
7. *The applicant shall submit a red line plan verifying lot coverage calculations to be approved by staff prior to submittal of a building permit.*
8. *The applicant shall submit a landscape plan with information including but not limited to, species diversity, percentage of sod area, and revegetation notes, for Town Staff review demonstrating that the Mattox Triplex project complies with all landscaping standards prescribed by §180-20.1, Town of Frisco Zoning Ordinance, prior to submittal of a building permit.*

Standard Conditions:

1. *That a complete and revised planning application plan set and permit set be submitted to the Community Development Department and found complete and reflect the approval of the Planning Commission and all required plan amendments prior to the submittal of a*

building permit application or foundation only application. Such plan set shall include all required amendments and development application submittal requirements.

- 2. Development Application Appeals: Planning Commission decisions may be appealed to the Planning Commission by filing the appropriate form with the Community Development Department within ten (10) calendar days from the date of the decision. An appeal stays all proceedings and authorizations, including building permits, issued in conjunction with the decision being appealed. Planning Commission decisions may also be called-up before an appeal hearing before Town Council with the concurrence of any two Council members. [§180-46-C, Appeals, Town of Frisco Zoning Ordinance]*
- 3. Development Application Modifications: Once a development plan has been approved, no substantial variation of the plan shall be permitted, including changes to the building design or exterior materials and colors, without the approval of the Community Development Department or the Planning Commission. [§180-19-I, Modifications to Approved Plans, Town of Frisco Zoning Ordinance]*
- 4. Development Application Expiration: If construction of this project has not begun within three (3) years or been completed within four (4) years from the date of this Notice of Decision or if the owner has failed otherwise to comply with the approved development plan, the development plan approval shall be revoked. Notwithstanding the above, the Planning Commission may reconfirm and extend the time period for compliance or approve modification to such development plan, upon good cause shown by the owner. Such reconfirmation, extension or modification shall be at the discretion of the Planning Commission. [§180-19-J, Expiration of Development Application Approval, Town of Frisco Zoning Ordinance]*
- 5. Improvement Location Certificate Survey (ILC): An improvement location certificate survey showing the location of all foundations for structures approved on the site plan; the USGS elevation at the top of the foundation walls; the elevation of any adjacent paved street(s) as measured at the edge of adjacent asphalt or alley right-of-way; and the location of all sewer cleanouts and water curb stops, with a bearing and distance reference to two points on a foundation wall shall be submitted to the Community Development Department. Such survey may be performed after the foundation forms or the foundation itself is in place. The survey shall be certified by a land surveyor licensed in the State of Colorado. [§180-19-K, Town of Frisco Zoning Ordinance]*
- 6. Zoning Violations: It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provisions of the Town of Frisco Zoning Ordinance. The Town may impose any and all penalties and actions prescribed by the Code of the Town of Frisco against any person, firm, corporation, either as owner, lessee, occupant or otherwise, who violates any provisions of the Zoning Ordinance. [§180-47, Violations & Penalties, Town of Frisco Zoning Ordinance]*
- 7. Excavation Permits: This Notice of Decision does not constitute the issuance of a utility excavation permit. A utility excavation permit may be required for this project. For additional information, please contact the Town of Frisco Public Works Department. [Chapter 87, Excavations, Code of the Town of Frisco]*
- 8. Building Permits: This Notice of Decision does not constitute the issuance of a building permit. A building permit may be required for this project. For additional information,*

please contact the Town of Frisco Building Division. [Chapter 65, Building and Construction and Housing Standards, Code of the Town of Frisco]

9. *Business Licenses: A business license is required for all construction contractors operating within the Town of Frisco. For additional information, please contact the Town of Frisco Town Clerk's Office. [Chapter 110, Licensing of Businesses, Code of the Town of Frisco]*
10. *Compliance with the Town Code: Should the Planning Commission grant approval of the preliminary plat request, the applicant is hereby on notice that compliance with all other provisions of the Frisco Town Code, which are applicable to this project, is mandatory. The applicant is advised that unmet code provisions, or code provisions that are not specifically listed as conditions of approval, does not, in any way, create a waiver or other relaxation of the lawful requirements of the Frisco Town Code or state law.*

Recommended Motion

Should the Planning Commission choose to approve this development application, the Community Development Department recommends the following motion:

With respect to File No. 314-17-DA, I move that the recommended findings set forth in the February 1, 2018, staff report be made and that the recommended action set forth therein be taken and that the Planning Commission APPROVES the development application for the Mattox 3-plex multi-family residential project located at 100 Granite Street / Lots 10-12, Block 4, King Solomon Subdivision #2

ATTACHMENTS

Attachments:

- Application Materials

cc: Pete Campbell, Campbell Construction & Engineering