



**PLANNING COMMISSION
STAFF REPORT**

December 7, 2017

AGENDA ITEM: Planning File 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 (HO) 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

LOCATION: 510, 512, and 518 East Main Street and 107 South 6th Avenue/Lots 1-12, Block 11, Frisco Townsite

ZONING: Central Core (CC) District / Main Street Overlay District

APPLICANT: Nathaniel Kelly Foote, 512 Main Street LLC
PO Box 307
Frisco, CO 80443

PROPERTY OWNERS: Nathaniel Kelly and Kerri Foote
PO Box 307
Frisco, CO 80443

Town of Frisco
PO Box 4100
Frisco, CO 80443

Jeff and Sue Counihan
PO Box 1507
Frisco, CO 80443

OWNER’S REPRESENTATIVE: Gateway Management
PO Box 1358
Aspen, CO 81612

LANDSCAPE ARCHITECT: Norris Design
409 Main Street, Suite 207
Frisco, CO 80443

ARCHITECT: Rowland and Broughton
234 E Hopkins Avenue
Aspen, CO 81611

CIVIL ENGINEER: JVA, Inc.
47 Cooper Creek Way, Suite 328
Winter Park, CO 80482

TRAFFIC ENGINEER: Felsburg Holt & Ullevig
6300 South Syracuse Way, Suite 600
Centennial, CO 80111

GROUND WATER ENGINEER: Leonard Rice Engineers
1221 Auraria Pkwy
Denver, CO 8024

HISTORIC PRESERVATION: BendonAdams
300 South Spring Street, #202
Aspen, CO 81611

TOWN STAFF: Bill Gibson, Assistant Community Development Director
billg@townoffrisco.com (970) 668-9121

PROJECT DESCRIPTION

The applicant is proposing to construct a new mixed-use project at 510, 512, and 518 East Main Street named "Foote's Rest Block 11". As part of this proposal, the applicant is also proposing to rezone the subject development site with the Historic Overlay (HO) District. For a more complete project description, please refer to the attached application materials.

On November 16, 2017, the Planning Commission held a public hearing for this application. The Planning Commission reviewed the application for conformance with the Frisco Community Plan and compliance with the standards of the Frisco Town Code. Please refer to the analysis provided in the attached November 16, 2017 Staff Report. The Planning Commission chose to table this item to its December 7th meeting to provide the applicant an opportunity to address comments, questions, and concerns expressed by the Commission.

The applicant has since revised the proposed application and submitted additional information. The attached letter from Norris Design dated November 30, 2017 identifies the following items as being addressed:

- "1. Parking – Increase parking provided, locate spaces for residential uses and provide additional background information regarding Town Code provision for mixed use projects.***
- 2. HO District – Provide additional information regarding preservation, develop rendering with Staley House on the corner of 5th and Main.***
- 3. Architecture – Reduce stair tower height and eliminate clock from folly element.***
- 4. Green Building – Identify any green building measures being applied to the project.***
- 5. Noise – Provide parameters to limit noise from the proposed roof deck."***

Also at its November 16th meeting, the Planning Commission expressed support for relocating the Staley Rouse House to the corner of East Main Street and South 5th Avenue rather than between the Foote's Rest and Cabin #1. Such a change would require an amendment to the applicant's purchase and sales agreement. A recommendation to Town Council for such an amendment has been incorporated into the recommended action section of this staff report.

ANALYSIS - FRISCO COMMUNITY PLAN

The applicant has provided additional information addressing how this project conforms with the Quality of Life statement of the Frisco Community Plan related to Energy. Please refer to the attached revised application materials.

ANALYSIS – CENTRAL CORE (CC) ZONING DISTRICT [§180-17]

Maximum Building Height: The applicant has revised the proposed plans by reducing the height of the stair tower located in the southeast corner of the property to meet the zoning district height limits. The applicant has also revised the proposed plans by eliminating the previously proposed clock from the “mining headframe” architectural feature located above Level 3. The revised application meets this standard.

ANALYSIS – MAIN STREET OVERLAY DISTRICT [§180-18.1]

Standard # 2.3. The bulk of a building shall be restricted on any site within the Main Street Overlay District through the use of a bulk plane envelope.

The applicant has revised the proposed plans by reducing the height of the stair tower located in the southeast corner of the property to meet the zoning district height limits. This stair tower no longer encroaches into the bulk plane. The “mining headframe” architectural feature and the front entry roof encroachments remain as previously shown.

ANALYSIS - HISTORIC OVERLAY DISTRICT & REZONING [§180-18.2]

At its November 16, 2017 meeting the Planning Commission asked how §180-18.2-F-5, Frisco Town Code, applied to the proposed demolition of some existing structures on the site when a rezoning to the Historic Overlay District is proposed. This code section states:

5. *Demolition of a historic structure or feature in the Historic Overlay District.*
An owner of a designated historic property must provide data to clearly demonstrate that the situation meets all of the following criteria before demolition can occur:
 - a. *Review for total demolition:*
 1. *The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure; and*
 2. *The structure cannot be rehabilitated or reused onsite to provide for any reasonable beneficial use of the property; and*
 3. *The structure cannot be practically moved to another site in Frisco; and*
 4. *The applicant demonstrates that the proposal mitigates to the greatest extent practicable the following:*
 - i. *Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.*
 - ii. *Any impact on the historic importance of the other structure (s) located on the property and adjacent properties.*
 - iii. *Any impact to the architectural integrity of the other structure (s) located on the property or adjacent properties.*

As stated above, these review criteria apply to historic structures in the HO. The application proposes the demolition of the Counihan's commercial building and sheds, the former High County Conservation Center greenhouse, and Foote Cabin #4. None of these structures proposed for demolition meet the criteria for historical designation as outlined in §180-18.2-C. As confirmed by the Town Attorney, since these structures are not "historic structures" in the HO, these review criteria are not applicable to this proposal.

At its November 16, 2017 meeting the Planning Commission asked for clarification of how the proposed relocation of some historic structures on this site conforms with the criteria of §180-18.2-F-6, Frisco Town Code. This code section states:

6. In the case of archaeological sites or relocation of a historic structure, consideration will be given to whether information can be recovered as part of the demolition or relocation process.

a. Review criteria for partial demolition or relocation:

1. The partial demolition or relocation is required for renovation, restoration or rehabilitation of the structure in its present location or future site; and

2. The applicant has mitigated to the greatest extent possible:

i. Impacts on the historic importance of the structure (s).

ii. Impacts on the architectural integrity of the structure (s).

The applicant is proposing to preserve six (6) historic buildings and rehabilitate those buildings in accordance with US Secretary of Interior standards to help preserve the historic importance and architectural integrity of the structures. Some of the historic structures on this site are proposed to be relocated from their current location to another location within the development site. No historic structures are being relocated to the Historic Park or other off-site locations.

The proposed relocation of historic buildings consolidates the historic elements and accommodates the construction of a new building on the remainder of the site. This approach facilitates the preservation of these historic resources. Historic preservation is not required by the Frisco Town Code and property owners have the right to demolish historic structures. The applicant could choose to forgo a Historic Overlay rezoning request, demolish the historic structures on their property, and pursue redevelopment of their property without any historic preservation. Therefore, the proposed relocation is required for the renovation, restoration, and rehabilitation of the subject historic buildings. The revised application meets this standard.

ANALYSIS – PARKING AND LOADING [§180-23]

On-Premise Parking Requirements:

Land Use	Required Parking Spaces
Retail, personal service, restaurant, non-first floor office	0
Bowling Alley (2.5/lane, 10 lanes)	25
On-street Parking Credits for Bowling Alley	-25
New hotel (1/bedroom, 65 rooms)	65
New Employee Housing Units (1/bedroom, 6 studios)	6
Existing Foote's Rest Home (1/bedroom, 4 bedrooms)	4

Existing Cabin #2 (1/bedroom, studio)	1
Existing Cabin #3 (1/ bedroom, studio)	1
Visitor Parking (1 for every 5 dwelling units)	1
Sub-Total	78
Mixed-Use Reduction (-20%)	-16
Required Parking Spaces	62
Proposed Parking Spaces	67

The application has been revised to increase the number of proposed on-premise parking spaces from 44 to 67 with the installation of a vehicle lift system in 23 of the 40 parking spaces in the Basement Level garage. The revised application meets this standard.

Since the application now meets the minimum on-premises parking space standard, the applicant is no longer requesting an incentive through the Historic Overlay District.

Multi-use Shared Parking Provisions: A parking reduction for multi-use developments may be allowed for up to twenty percent (20%) of the required parking. For this project, a twenty percent (20%) reduction equals sixteen (16) parking spaces. The applicant has submitted additional information supporting their request for a multi-use shared parking reduction. The revised application meets this standard.

Parking Dimensions and Design: Required parking spaces shall be a minimum of 9 feet wide by 18.5 feet long in size. Covered parking shall have a minimum vertical clearance of eight (8) feet. To facilitate the installation of the proposed vehicle lift systems, the applicant is now requesting relief from this standard through the Historic Overlay (HO) District incentives. Should the Planning Commission choose to approve the proposed Historic Overlay District incentives, then the application meets this standard.

Tandem Parking: In addition to the previously proposed traditional front-to-back tandem parking, the application has been revised to include over-under tandem parking with the proposed installation of vehicle lift systems. The Planning Commission must find that the layout of the proposed tandem parking is functional and, at a minimum, two of the following four criteria are met:

1. *That some of the spaces could be used as potential visitor parking space; and/or,*
2. *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,*
3. *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,*
4. *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 spaces could be used as visitor parking. Adequate storage is provided for the existing Foote's Rest Residence, Cabins, and the new Employee Housing Units. The tandem parking is located in a Basement Level parking garage and does not involve above grade building façades that create a canyon effect. Adequate turning radius area is provided. Should the Planning

Commission find that the proposed tandem parking meets the criteria of this section, the application meets this standard.

Tandem parking is only allowed for residential uses. The tandem parking spaces located in the Basement Level garage could be utilized by the hotel and other commercial uses. All vehicles in the parking garage will be valet parked to minimum operational conflicts. The applicant continues to request relief from this standard through the Historic Overlay (HO) District incentives. Should the Planning Commission choose to approve the proposed Historic Overlay District incentives, then the application meets this standard.

PUBLIC COMMENT

The Community Development Department has not received any new public comments concerning this application as of November 30, 2017.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the 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 (HO) District:

Based upon the review of the Staff Reports dated November 16, 2017 and December 7, 2017, and the evidence and testimony presented, the Planning Commission finds:

Development Application

- 1. The proposed development application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the arts & culture, built environment, energy, economy, housing, and health and wellbeing.*
- 2. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-17, Central Core District, since all of the applicable requirements have been met by the submittal, the recommended conditions of approval, and the incentives of the Historic Overlay District; including: permitted uses, lot area, lot frontage, setbacks, lot coverage, building height, and density. That proposed decorative roof elements are consistent with the definition of building height and are of reasonable, balanced proportion.*
- 3. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.1, Main Street Overlay District, since all of the applicable requirements have been met by the submittal, the recommended conditions of approval, and the incentives of the Historic Overlay District; including: that the development is designed in a manner compatible with the neighborhood and the small mountain town character of Frisco; the development includes shelter from natural elements and provides visual relief, the building is designed to relieve the feeling of mass, building façade and roof lines are broken up, compliance with bulk plane envelopes, exterior materials and colors are compatible with the surrounding area and meet specific standards, roof forms and design are compatible*

with the surrounding area and a variety of standards, and the other recommendations and standards of the Main Street Overlay District. The proposed building elements that project into the bulk plane meet the building height and provide substantial architectural relief.

4. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the applicant may request the use of incentives and the Planning Commission may allow for the use of some or all incentives (with a fewer number of criteria met justifying fewer incentives and a greater number of criteria justifying more incentives) based upon the following outlined in Section 180-18.2-F.2:*
 - a. *Protects and preserves the town's historic and cultural heritage by retaining and/or remodeling aspects of a historic building(s) such as, but not limited to, the facades being compatible with the character of the historic era; because the application preserves six (6) existing historic buildings on this site. A historic preservation plan has been proposed and certain non-historic elements of these buildings will be removed. Frisco does not have mandatory protection regulations for historic resources, so historic structures are at risk of being moved or razed by property owners.*
 - b. *Increases economic and financial benefits by enhancing the property and making it more accessible and/or attractive for heritage tourism; because these buildings are presently on the historic walking tour of the Frisco Historic Park and Museum and will be able to continue to be a part of Frisco's heritage if preserved. Economic analysis and visitor surveys show that heritage tourism plays a significant role in the town's visitor economy. As a whole, the development will add more diversity and vitality to this important Main Street frontage and, in the context of the development of the overall site; the historic buildings will likely increase the economic benefit to the property and town.*
 - c. *Provides educational opportunities to increase the public's awareness and appreciation of Frisco's unique heritage; because the buildings will still be in place and can be used to raise awareness about the town's history and architecture. The historic structures will be "living buildings"; improved, preserved, and put to uses that allow for their observation, as examples of historic architectural techniques and styles, and keep the buildings alive through reuse.*
 - d. *Maintains the structural integrity of the historic structure and/or rectifies safety concerns for the structure or brings the structure into greater compliance with life, health, and safety codes; because the building will be rehabilitated as required by the HO standards to conform to the Secretary of the Interior Standards. Equally important is that certain non-historic elements of these buildings will be removed.*
 - e. *Retains some or all of the historic structure(s) on the original site; because the application preserves six (6) existing historic buildings on this site. The Foote's Rest will remain in its original location. The location of the other buildings may be modified, but they will remain located on the overall development site. Each of the six historic buildings will be located along a street frontage in prominent public view. Portions of structures (notably the existing garage attached to the*

Foote's Rest) will be removed due to poor condition. Another cabin (presently the outside restrooms), are not considered historic in terms of age and construction type.

- f. *Structural or use changes that further the goals or objectives of the Frisco Master Plan; because the application preserves six (6) existing historic buildings on this site. A historic preservation plan has been proposed and certain non-historic elements of these buildings will be removed. The development furthers the following goals of the Frisco Community Plan:*

Arts & Culture:

- *Preserve and enhance the Town's historic resources*
- *Enhance Frisco as a cohesive community, which includes fulltime residents, second homeowners, businesses and visitors.*
- *Celebrate and highlight Frisco's heritage.*

Built Environment:

- *Encourage eclectic and sustainable designs for new construction and redevelopment to enhance the community's character.*
- *Ensure the design of Frisco's public spaces, streets and pathways reflect Frisco's mountain town character.*
- *Preserve and enhance the Main Street area as the heart of the community.*

Energy:

- *Encourage the use of recycled materials, renewable energy sources and the use of green and energy efficient building practices.*
- *Promote conservation and use of resources to maintain sustainable community for generations to come.*

Economy:

- *Continue to promote the town as a year-round destination.*
- *Encourage and direct economic growth.*
- *Support the creation and outlet for local markets and support local workforce policies.*

Housing

- *Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of Frisco residents.*
- *Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*

- g. *Brings new development/redevelopment on the site that allows for the preservation of historic resources on the site that would not likely occur without the development; because the Frisco Town Code does not preclude property owners from demolishing historically significant buildings. This applicant has the right to raze this resource. It is very likely that the reason the resource can be preserved is because of the economics of the new development, coupled with the incentives of the HO. The HO District is intended to encourage historic preservation while also allowing property owners the opportunity to take advantage of the underlying zoning and development opportunity. The development will bring new vitality while integrating a historic resource into the*

development. Over time, the resource will become even more special and a unique vestige of Frisco's past.

- 5. 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, the recommended conditions of approval, and the incentives of the Historic Overlay District; including: drainage plan, snow storage and snow shedding, vehicular access, non-vehicular access, traffic studies, and refuse management.*
- 6. 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, the recommended conditions of approval; including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
- 7. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically 180-20.2 Outdoor Lighting since all of the applicable requirements have been met by the submittal, the recommended conditions of approval; exterior light fixtures, light emissions, design, and energy savings.*
- 8. 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, the recommended conditions of approval, and the incentives of the Historic Overlay District; including: on-premise parking, visitor parking, accessible parking, parking dimensions & design, and snow storage areas. That the proposed multi-use shared parking reduction meets the criteria outlined in §180-23-C-4. That the proposed tandem parking meets the criteria outlined in §180-23-E-4.*

Rezoning Application

- 1. The proposed rezoning application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the arts & culture, built environment, energy, economy, housing, and health and wellbeing.*
- 2. The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the subject property, including the six (6) existing historic structures, Foote's Rest (store and residence), Cabin #1-3, Blacksmith Shop and Staley Rouse House, has special historic value and should be designated as historical. The proposed designation of the subject property as a historical property meets the criteria outlined in Section 180-18.2-C.2, as follows:*
 - a. That the structure(s) are at least fifty (50) years old; because county records and research by the Frisco Historic Museum indicate that the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House are all more than 50 years old based upon county records and research by the Frisco Historic Museum.*

- b. *That the structure(s) or Lot(s) have unique historical significance, because the subject property and structures are listed on the town's Historic Inventory and are of unique and representative architecture of the early days of Frisco. The Foote's Rest building is listed on both the Colorado State Register of Historic Properties and the National Register of Historic Places. The Staley Rouse House is currently listed on the Colorado State Register of Historic Properties. Additionally, the Foote, Staley, and Rouse families are all notable in terms of their historic involvement in the community. The application meets this standard. The Staley Rouse House is significant in terms of the unique architecture it possesses. Notably, the logs of the lower story are oriented in a vertical position with unusual joinery at the corners.*
 - c. *That remodeling has not covered the original features of the structure(s), or that the structure(s) has been or is in the process of being rehabilitated to its original configuration and design, because inspection of the property and historic resource; because the existing Foote's Rest, cabins, blacksmith shop, and the Staley Rouse House will be preserved and non-historic building elements will be removed in accordance with the Secretary of the Interior's Standards for Historic Preservation. The application meets this standard.*
- 3. *The proposed rezoning application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-18.2, Historic Overlay District, since the proposed addition, alteration or rehabilitation to a historic structure or feature complies with the following US Secretary of Interior's Standards for Rehabilitation outlined in Section 180-18.2-F.1.*
 - a. *A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the structure and its site and environment; because the defining characteristics of all of the historic buildings will be improved or left the same with this development. While the Staley Rouse House will be moved from its original location, its new site will be in conformance with the purchase and sales agreement. Given the zoning of the property for commercial purposes and the allowances for additional development, the relocation is more complimentary versus detrimental to the integrity of the Staley Rouse House. The use of the building will not be residential, its original purpose, but will be put to a commercial use facing Main Street. The character of the Staley Rouse House will be improved as it will be brought back to its original character by removal of the porch and outside chimney.*
 - b. *The historic character of a property shall be retained and preserved. The removal of historic materials or alternations of features and spaces that characterize a property shall be avoided; because the historic character of the historic buildings on the site will be retained and preserved. The historic integrity of the Staley Rouse House will be improved by the removal of additions made to the building in the 1980/90s.*
 - c. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken; because no alterations are proposed that will obscure the historic or physical structure that might lead to a false sense of historic*

character or time period. The ATM machine feature should be removed and the Foote's Rest building should be repainted and improved to ensure its longevity. Staff will work with the applicant regarding this matter prior to the historic covenant being assigned and approved by council.

- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved; because while additions have been made to the historic structures over time, Staff is of the opinion that the porch and chimney of the Staley Rouse House should be removed to simplify the look and character of the building in keeping with the original design of the building. These additions are not of particular or valued representation of a time period.*
 - e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved; because the historic building character will be improved by the project.*
 - f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; because all historic buildings will be required to be stabilized, upgraded, and improved to increase the level of preservation over time. The application notes that all rehabilitation will be done in accordance with these standards. Staff recommends the Planning Commission impose a condition that prior to application for a building permit, the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that demonstrates compliance with these standards. With this condition, the application meets this standard.*
- 4. The proposed relocation of historic structures is required for the renovation, restoration or rehabilitation of the structure and the application mitigates the impacts on the historical importance and architectural integrity of the structures.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the development application for a proposed "Foote's Rest Block 11" mixed-use project, subject to the following conditions:

- 1. The approval of this development application is contingent upon the rezoning of this property to the Historic Overlay (HO) District.*
- 2. Prior to application for a building permit, the Applicant must submit to the Community Development Department for staff review a written historic preservation prescription for each historic building that is compliant with the US Secretary of the Interior's Standards for Rehabilitation as outlined in §180-18.2-F, Frisco Town Code.*
- 3. All rooftop mechanical, electrical, and electronic equipment shall be screened in a manner that is compatible and substantially similar with the colors and materials of the building or the roof.*

4. *Encroachments into the street right-of-way are subject to Town Council approval of a revocable license agreement or other legal mechanism as deemed appropriate by the Town Attorney.*
5. *The applicant shall satisfy the comments of the Town Engineer.*
6. *The applicant shall satisfy the comments of the Frisco Sanitation District.*
7. *The applicant shall satisfy the comments of the Lake Dillon Fire Protection District.*
8. *The applicant shall satisfy the comments of the Summit County GIS Department.*

Based upon the findings above, the Community Development Department also recommends that the Planning Commission RECOMMENDS APPROVAL to Town Council for the rezoning of the subject property to Historic Overlay (HO) District.

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. 191-17-DA/RZ, I move 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. I also move 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.

I further move 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.

ATTACHMENTS

Attachments:

- Revised Application Materials
- November 16, 2017 Staff Report and Application Materials