



**PLANNING COMMISSION
STAFF REPORT**

November 1, 2018

AGENDA ITEM: Planning File No. 225-18-MAJ: The sketch plan step of the major site plan application for the proposed renovations to the existing multi-family residential project

LOCATION: 219 Pitkin Street / Lots 22-24, Block 37, Frisco Townsite

ZONING: Residential Low Density (RL) District

APPLICANT & OWNER: Melissa Cummings
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PROJECT DESCRIPTION

The applicant, Melissa Cummings, is proposing to construct a 1,723 sq. ft. addition to an existing residential dwelling unit on a property which currently contains three (3) units. The proposed project also entails new siding and windows on all three (3) units.

This is the sketch plan step of the Major Site Plan application. The project will require a final site plan review application to be reviewed by the Planning Commission at a future public hearing. For a more complete project description, please refer to the attached application materials.

BACKGROUND

The property contains an existing attached single-family style structure and a duplex style structure. According to the Summit County Assessor's Office, the structure was constructed in 1976.

The existing three units were approved and built prior to the Town of Frisco adopting the zoning code in 1983. The property is currently a legal non-conforming use and structure with regards to:

- Density

- Lot Coverage
- Setbacks
- Multi-unit dwelling
- Driveway access
- Dimensional standards for three or more units in the RL District

In 2011, staff administratively approved a small project application to permit an accessory apartment to be located within the single-family residence. The accessory unit was never constructed and that approval has expired.

Below is a vicinity map of the subject property with an aerial photography base layer. The location of the property lines shown on this map vary in accuracy and should only be used for reference purposes. Photographs of the subject property are included for reference.



Vicity Map



View looking west at property (Google Earth, August 2008)



View looking west at property (October 12, 2018)



View looking west at property (October 12, 2018)



View looking south at property (October 12, 2018)



View looking north at property (Google Earth, August 2008)

SKETCH PLAN REVIEW

A sketch plan review is an opportunity for Planning Commission to comment on the various aspects of a development proposal including proposed uses, parking and traffic circulation, architecture, landscape design, and compatibility with the neighborhood. It is also an opportunity for the applicant to listen to Commissioners' comments and make changes to the proposal prior to a final site plan application submittal.

Pursuant to Section §180-2.5-D-3, Frisco Town Code (in part):

- a. *All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission. The applicant shall notify the Community Development staff in writing at least 21 calendar days prior to the Planning Commission meeting at which the sketch plan is requested to be presented. Materials to be presented in support of the development must be of sufficient nature to allow the Planning Commission and Community Development staff to provide informed feedback on the project. At a minimum the applicant must submit the following information:*
 - i. *Written project description, including a synopsis of the proposed development program, and how the project will meet the principles of the Master Plan and the standards of the zoning code;*
 - ii. *Site plan showing the location of the building(s) and other improvements (retaining walls, berms, dumpster locations, open space, etc.) with dimensions to setbacks, property lines, easements, north arrow, scale (no smaller than 1"=20'), legend, vicinity map;*
 - iii. *Existing and proposed utility (main and service) lines;*

- iv. Existing and proposed topography at 2 foot intervals, including 50 feet beyond the property boundary, existing easements, lot dimensions, lot size in square feet/acreage;
- v. Existing site characteristics map with vegetation, wetlands, unique natural features;
- vi. Parking space location and counts and traffic circulation design, with driveway locations, points of access from right-of-way, preliminary grades, bike and pedestrian improvements;
- vii. Proposed landscaping, post-development grades, snow storage, preliminary stormwater plan showing approach to stormwater handling;
- viii. Scaled drawings of all building locations and schematic elevations; and
- ix. Samples of all colors and materials proposed.

- b. The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.
- c. The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 180 days after the date of the Planning Commission's review of the sketch plan.

A final site plan application for this proposal will require Planning Commission review. The proposal will be reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC) at that time.

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 application appears to further the quality of life statements above in bold. The existing three (3) residential units on the subject property are legal nonconforming units of density. The subject property is located between Pitkin Street Alley and Pitkin Street, along South 3rd Avenue. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site, across Pitkin Street Alley is a duplex. To the east of this site, across South 3rd Avenue is a single-family residence. To the west of this site is a duplex. South of the site, across Pitkin Street, are Ore House Condominiums containing fourteen (14) units. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL LOW (RL) DISTRICT [§180-3.5]

The requirements of the Residential Low (RL) District are applicable to the review of the proposed project as follows:

Purpose: The purpose of the RL district is as follows:

To promote detached single-household, duplex, and townhouse structures in neighborhoods and community residential areas that are well-sited, and to help preserve neighborhood character, natural amenities, and scenic views.

Maximum Density: The permitted density in the RL District is eight (8) dwelling units per developable acre. The 10,500 sq.ft. property allows two (2) units of density on the property. The property is currently a legal non-conforming building with regards to density. The existing three units were approved and built prior to the Town of Frisco adopting the zoning code in 1983. The application meets this standard.

Minimum Lot Area: The minimum lot area in the RL District is 10,500 sq.ft. The subject lot is 10,500 square feet (0.24 acres) 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 RL District is fifty (50) feet. Lot frontage is defined in the UDC as:

That portion of a lot fronting upon and providing rights of access to a dedicated street. Lot frontage is measured continuously along only one street.

The existing lot takes access from Pitkin Street and South 3rd Avenue. The east property line has 140 feet of frontage along South 3rd Avenue and the north and south property lines have 75 feet of frontage along Pitkin Street and Pitkin Street Alley. There are no proposed changes to the existing lot frontage. The application meets this standard.

Setbacks: The existing single-family residence was constructed approximately six (6) feet from the west property line and six (6) feet from the north property line. This structure is legal

nonconforming. The application notes the south property line, Pitkin Street, as the front property line.

The minimum required setbacks and proposed setbacks are as follows:

	Minimum Setback	Existing Setback	Proposed Setback
Front Yard (south)	20 feet	31 feet	27 feet
Side Yard (east)	15 feet	19 feet	13 feet
Side Yard (west)	15 feet	6 feet	9 feet
Rear Yard (north)	10 feet	6 feet	6 feet

The application does not increase the nonconformity of the west and north setbacks. The submitted site plan shows a proposed new stair and deck to upper level duplex which is encroaching on the east side setback. No new encroachments within the setback are permitted. The application will be required to show compliance with the east setback at time of full site plan review.

Lot Coverage: Lot coverage shall not exceed fifty percent (50%) of the total lot area. Lot coverage for the property is stated to be fifty-two percent (52%) with proposed addition and associated improvements. The application notes that although the lot coverage does not meet the required fifty percent (50%), it is a reduction from the existing lot coverage which is 54.3%. Staff would like to see the removal of a portion of the driveway that connects from Pitkin Street to South 3rd Avenue. If the applicant removed a portion of this driveway, the application could be in conformance with the lot coverage requirement. The applicant will be required to submit a lot coverage analysis at final site plan submittal for staff to verify compliance with lot coverage.

Maximum Building Height: The maximum building height is thirty (30) feet in the RL District. The application materials note the proposed addition to the single-family residence will be 29.6 feet. The sketch plan materials do not provide any ridge line height calculations. The applicant will be required to submit a roof plan on the site plan and include associated ridge line calculations with natural and finished grade elevations to verify height compliance along all sections of the roof at time of full site plan review.

Dimensions: Criteria for development of three (3) or more principal units on a single lot or project site:

- a. *All buildings and structures greater than 20 feet in height must be separated by a minimum of 12 feet, as measured from the edge of the closest wall plane.*

The existing three (3) units do not comply with this standard but are legal nonconforming.

- b. *Any third level must not exceed 60 percent of the Gross Floor Area (GFA) of the story below it.*

The application will be required to demonstrate compliance with the third level GFA at time of full site plan review.

- c. Each principal dwelling unit must be located in a detached building or duplex structure. Accessory dwelling units are permitted within the same building and in conjunction with a principal dwelling unit.

The existing three (3) units do not comply with this standard but are legal nonconforming. Accessory dwelling units are not proposed with this application.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: As illustrated in §180-5.1, “multi-unit dwellings” are not permitted in the RL Zoning District. Townhomes, attached or standalone, are permitted in the RL Zoning District. The three (3) existing dwelling units are a legal nonconforming use. The application is proposing to maintain three (3) dwelling units and not increase the nonconforming use. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

The project will be reviewed for compliance with the specific development standards of the Frisco Unified Development Code (UDC) at the time of major site plan review.

Joint Use Restrictions (§180-6.3.1): The property contains three (3) existing residential structures. All standards for the development will be analyzed at major site plan review using all structures and uses on the property.

Drainage Plan (§180-6.6): A drainage plan must be submitted with the final site plan application. Said plan shall be prepared by an engineer licensed in the State of Colorado. Submittal requirements, design standards and erosion and sediment control shall be addressed as outlined in §180-6.6, Frisco UDC.

Access (§180-6.11): All vehicle access shall comply with the standards set forth in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, location of access points to the road must be approved by the Frisco Public Works Director. Multi-family projects shall have a driveway width of nine (9) feet minimum and sixteen (16) feet maximum. The property contains a total of three (3) existing access points with one (1) off Pitkin Street and two (2) off South 3rd Avenue. One existing access off South 3rd Avenue is nonconforming with the Town of Frisco Street Standards as it exceeds the maximum width of a driveway. The other access off South 3rd Avenue is nonconforming with the Town of Frisco Street Standards with regards to minimum distance to a street intersection.

The application proposes to maintain an existing 904 sq. ft. driveway access connecting to both Pitkin Street and South 3rd Avenue. An additional existing access off South 3rd Avenue is proposed to be reduced in width and have two (2) accesses within 4.5 feet of each other. Chapter 155, Minimum Street Design and Access Criteria, states that no two driveways connecting to a public or private street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the town Right-of-Way. A variance would be required from Public Works to permit the proposed 4.5 foot separation.

The application proposes to maintain an existing driveway which connects to both Pitkin Street and South 3rd Avenue. Staff requests that the South 3rd Avenue portion of this driveway be removed and revegetated. This would reduce the lot coverage and the overall number of accesses on the property.

Driveways accessing a street right-of-way shall be a minimum of thirty-five (35) feet from the intersecting street right-of-way as measured from the nearest edge of this driveway. If the existing driveway access which is twenty-three (23) feet from the Pitkin Street/South 3rd Avenue

intersection was removed, it would reduce the existing nonconforming access with regards to distance to the street intersection.

Public Works has given preliminary review comments that they will also want to see the roundabout driveway from Pitkin to South 3rd Avenue removed and replaced with a driveway that only connects to Pitkin Street.

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. Parking requirements are as follows:

STRUCTURE	# BEDROOM	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
Single-Family Residence	4	4	4
Lower Duplex Unit	2	2	2
Upper Duplex Unit	2	2	2
Total		8	8

Eight (8) parking spaces are required for the project. The application notes that each duplex unit will have a garage parking space and a tandem parking space behind it. The single-family residence will have three (3) garage parking spaces and one (1) parking space in the driveway. Parking spaces for different residential units may not be stacked. Proposed number of parking spaces are in compliance with the Frisco Unified Development Code.

Tandem Parking (§180-6.13.4): For multi-family residential projects, two (2) spaces stacked (tandem) spaces may be permitted if 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. The applicant will be required to show compliance with two (2) out of four (4) of the above stated criteria at time of final site plan review.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. Snow storage areas shall be located adjacent to the applicable paved areas and shall be a minimum of eight (8) feet in depth. Dimensions and sizes of the snow storage areas will be required to be labeled on the site plan at the time of final site plan review to ensure compliance.

Landscaping and Revegetation (§180-6.14): This proposal is subject to the landscaping requirements for a residential development. 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 use of

existing healthy, undamaged vegetation is encouraged because it is already established on the site and is natural to the area. Existing healthy trees may be substituted for up to fifty (50) percent of the tree landscaping required. The applicant is permitted to utilize six (6) existing trees.

The application includes the planting of seven (7) Aspen trees and preserving nine (9) Lodgepole Pine trees for a total of sixteen (16) trees. The applicant is proposing to plant seven (7) shrubs. All landscape requirements shall be complied with at full site plan review including plant sizes, species diversity, water conservation, revegetation of disturbed land, protection of existing vegetation and irrigation system requirements.

Outdoor Lighting (§180-6.16): The sketch plan materials note full cut off exterior light fixtures that are in compliance with the UDC. A lighting plan is not required as the project is not classified as a large project.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. At time of full site plan review, the applicant will be required to submit a letter from a waste disposal company confirming the collection and storage plan.

Residential Development Standards (§180-6.22): The purpose of the residential development standards is to promote high-quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

Staff has provided some initial comments for the Planning Commission to discuss and offer feedback to the applicant. The project will be reviewed for compliance with the residential development standards at time of final site plan review.

- Façade Standards: The applicant will need to address in their full site plan application materials that they are articulating the use of at least four (4) building elements for the new structure as stated in §180-6.22.3.A.2.

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:

- a. Deep eaves or overhangs, at least 24 inches in depth;*
- b. Balconies, porches, or patios;*
- c. Building elements that provide shelter from natural elements;*
- d. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;*
- e. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;*
- f. Variation in roof planes or roof forms, including dormers or gables; or*
- g. Variation in window sizes and shapes.*

As shown on the submitted elevations and 3-D renderings, the proposed structure is utilizing a minimum of four (4) of the building elements as stated above on the south and east facades where the addition is proposed. Building elements utilized include eaves at least 24 inches in depth, balconies and porches, building elements providing shelter from natural elements, architectural features to add variety of depths to the wall plane, change in texture and material, variation in roof planes and variation in window sizes and shapes. Structural elements have been grouped to provide a balanced façade composition.

Staff notes that the north and west elevations do not provide the minimum of four (4) elements but are not part of the addition and not required to be brought into conformance at this time. The applicant is proposing window and roof replacement and new siding on the west and north elevations which bring the entire structure into a balanced composition.

Where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.

Duplex structures shall be designed to look like a single-household structure to the extent architecturally feasible. The design shall not result in each half of the structure appearing substantially similar or a mirror image in design.

The project provides architectural relief from the duplication of units on the property through utilizing a variety of windows, decks and balconies. The submitted perspective drawings illustrate all three units on the property. Staff is seeking Planning Commission feedback on the proposed exterior finishes on the duplex unit.

- Building Material Standards (§180-6.22.3.D):

Primary Materials

- a. *Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.*
- b. *Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.*
- c. *Stucco or steel are acceptable materials when used in combination with other acceptable materials*

Variety of Materials on All Building Elevations

- a. *There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.*
- b. *Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.*

Building Additions

Additions that are 50 percent or less of the existing building floor area, or exterior remodels or renovations, may be allowed to complement the existing structure, even if the building does not currently meet the material standards of this section.

Steel is proposed for railings and is permitted as long as combined with acceptable materials and of a matte finish. The proposed new exterior finishes include a combination of stone, metal siding and cement fiber siding. Staff requests the Planning Commission provide feedback at sketch plan review on the proposed building materials, including the proposed use of metal siding.

- Building Colors (§180-6.22.3.D):

The application notes proposed exterior colors of browns and grays with blue accents. Staff requests the Planning Commission provide feedback on the proposed colors.

ANALYSIS – NONCONFORMITIES [§180-8]

Purpose (180-8.1):

It is the intent of this section to permit nonconforming lots, uses, and structures to continue to exist until they are removed, but not to encourage their continuation. Over time, any changes, extensions, or alterations to nonconforming properties shall bring the property substantially closer into conformance with the Town Code.

Nonconforming Uses (180-8.4): A nonconforming use may be continued, although such use does not conform with the provisions of this Chapter or amendment thereto, unless otherwise specifically stated in the Chapter.

A nonconforming use may be changed to a conforming use, or to any use that is less intensive in nature. For purposes of this section, the intensity of a use is determined by the Community Development Director after consideration of factors reasonably related to the intensity of a land use including, but not limited to, the amount of commercial activity, the number of visitors and/or customers, the amount of parking required, the number of trips generated, and the level of noise generated by the use. A nonconforming use may not be expanded or enlarged under any circumstance.

As illustrated in §180-5.1, “multi-unit dwellings” are not permitted in the RL Zoning District. The three (3) existing dwelling units are a legal nonconforming use. The application is proposing to maintain three (3) dwelling units and not increase the nonconforming use. The application meets this standard.

Nonconforming Buildings or Structures (180-8.5): Applications for changes, extensions, and alterations to nonconforming structures may be approved by the Planning Commission if the criteria below are met.

A nonconforming structure may be changed, altered, or extended provided that the following criteria are met:

- A. Does not increase the nonconformity of said structure and,*
- B. Serves to alleviate hardship on the owner or occupant, and promotes property values in the neighborhood.*

All changes, extensions, alterations, and additions to nonconforming structures must meet the requirements of this Chapter including but not limited to, the respective setback, height, density, lot coverage, parking, landscaping, and overlay district requirements. Any proposal which increases the nonconformity of the structure or use will require a variance. Once brought into conformance, no structure or use shall be permitted to revert to nonconforming status.

The existing structure is nonconforming with regards to density, setbacks, multi-unit dwelling, driveway access, lot coverage, and dimensional standards for three or more units in the RL District. The proposed modifications are proposed to reduce the nonconformities. The submitted site plan shows a proposed new stair and deck to upper level duplex which is encroaching on the east side setback. No new encroachments within the setback are permitted. The application will be required to show compliance with the east setback at time of full site plan. The application shall address compliance with Section 180-8.5 at time of full site plan review.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of October 25, 2018.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the proposed 219 Pitkin Street modifications in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Unified Development Code.

At the time of final site plan review, the application must demonstrate compliance with the Frisco Town Code including steep slope disturbance, drainage, snow storage, landscaping, building height, parking, etc.

ATTACHMENTS

Attachments:

- Residential Low (RL) District
- Residential Development Standards
- Sketch plan application materials

cc: Melissa Cummings

3.5 Residential Low Density (RL) District

3.5.1. PURPOSE

To promote detached single-household, duplex, and townhouse structures in neighborhoods and community residential areas that are well-sited, and to help preserve neighborhood character, natural amenities, and scenic views.

3.5.2. DISTRICT STANDARDS

A. Dimensions

See

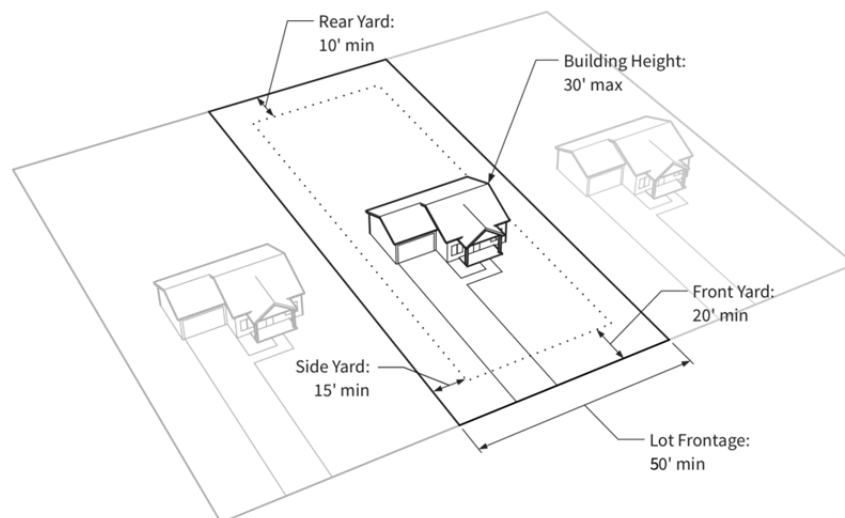
1. Figure 3-C and Sections 3.16 and 3.17.
2. Criteria for development of three or more principal units on a single lot or project site:
 - a. All buildings and structures greater than 20 feet in height must be separated by a minimum of 12 feet, as measured from the edge of the closest wall plane.
 - b. Any third level must not exceed 60 percent of the Gross Floor Area (GFA) of the story below it.
 - c. Each principal dwelling unit must be located in a detached building or duplex structure. Accessory dwelling units are permitted within the same building and in conjunction with a principal dwelling unit.

TABLE 3-3: RL DISTRICT DIMENSIONAL STANDARDS	
PROJECT STANDARDS	
Maximum density	8 du/acre
LOT STANDARDS	
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
Maximum lot coverage	50%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum side yard setback	15 ft.
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	30 ft.

B. Development Standards

1. All residential development is subject to the Residential Development Standards in Section 6.22.
2. All non-residential development is subject to the non-residential development standards in Section 6.21.

Figure 3-C: Illustration of RL District Dimensional Standards



6.22 Residential Development Standards

6.22.1. PURPOSE

The purpose of the residential development standards is to promote high quality development while still providing for creative and unique building designs; to establish minimum standards related to scale, mass, architecture, materials, and overall design character of development and provide incentives to help achieve desired attributes; and to preserve established neighborhood scale and character, ensuring that residential areas contribute to the streetscape and are conducive to walking.

6.22.2. APPLICABILITY

- A. This section shall apply to the development of any residential use that requires site plan review. Findings shall be made that the residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-making body to request amendments to the proposed design or to deny a final plan or site plan.
- B. These regulations shall only be applicable to the building or portion of the building being constructed, altered, or added in the development application submitted by an applicant.

6.22.3. STANDARDS

The following mandatory standards shall be met by all residential development subject to site plan review.

A. Facade Standards

1. Intent

To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.

2. Building Elements

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6-UU. Each façade shall be articulated through the use of at least four of the following techniques:

- a. Deep eaves or overhangs, at least 24 inches in depth;
- b. Balconies, porches, or patios;
- c. Building elements that provide shelter from natural elements;
- d. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
- e. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
- f. Variation in roof planes or roof forms, including dormers or gables; or
- g. Variation in window sizes and shapes.

Figure 6-UU: Residential Building Design



3. Duplicate Building Design Prohibited

- a. Building designs that duplicate, or are substantially similar in terms of roof pitch, building articulation, materials, colors, and building elements to existing or proposed structures within a 300 foot radius of the property 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.
- b. Where a project contains two or more buildings or units, not identical units, the building design shall provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition.

4. Duplex Design

Duplex structures shall be designed to look like a single-household structure to the extent architecturally feasible. The design shall not result in each half of the structure appearing substantially similar or a mirror image in design.

Figure 6-WV: Duplex Design



B. Bulk Plane Standards

See Section 6.23 for bulk plane requirements.

C. Roof Standards

1. Intent

To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.

Figure 6-WW: Appropriate Roof Pitch



2. Roof Pitch

- a. Pitched roofs, or flat roofs augmented with pitched roof elements, are required.
- b. A minimum roof pitch of 6/12 is encouraged.
- c. Mansard roofs are prohibited.

3. Roof Design

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.

4. Roof Materials

- a. If metal roofs are used they shall be surfaced with a low-gloss finish, matte finish, or other finish proven to fade and not be reflective.
- b. Metal roofs, asphalt and fiberglass shingles are permitted provided that they heavy material that provides substantial relief and shadow, and the design and color are compatible with the building.
- c. Historic buildings, as noted in the Town's Historic Resource Inventory, may use rolled asphalt roofing materials.
- d. Bright colored roofs that exceed a chroma of four on the Munsell Color chart are prohibited.

D. Building Material Standards

1. Intent

To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.

2. Primary Materials

- a. Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.
- b. Other materials that imitate natural materials are also acceptable provided their texture, shape, and size are substantially similar to the natural materials they are imitating, and are not obviously artificial materials.
- c. Stucco or steel are acceptable materials when used in combination with other acceptable materials.

3. Specific Material Standards

a. Concrete Block

Concrete block shall not be allowed as the primary or extensive exterior finish. When used as an accent, concrete block shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building and the purpose of this section.

b. Metal

Metal shall have a matte finish or a finish proven to fade and not be reflective.

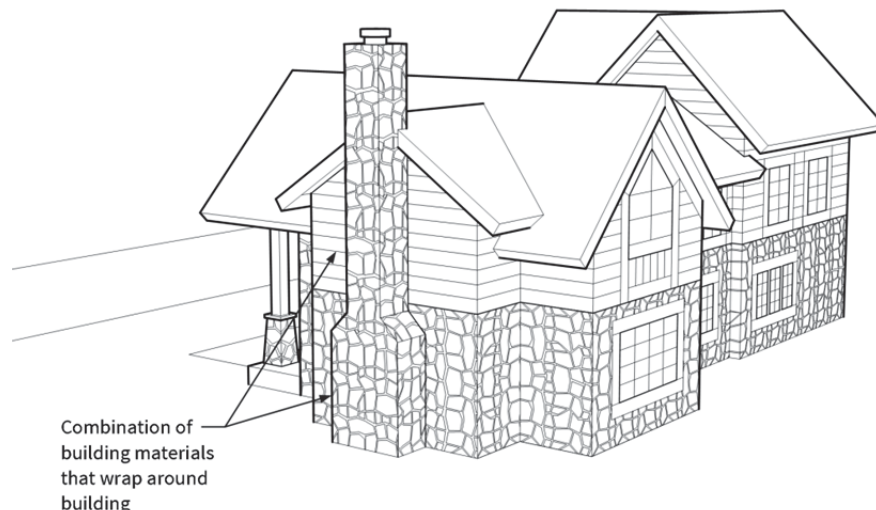
c. Glass

The use of mirrored or reflective glass is prohibited unless required for compliance with the voluntary green building program as administered by the Town's Building Official.

4. Variety of Materials on All Building Elevations

- a. There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.
- b. Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.

Figure 6-XX: Exterior Materials Wrap Around Building



5. Accessory Structures

The same or similar building materials shall be used on main structures and any accessory structures located on the same site, unless an alternative material can be provided that will complement the project and which meets the other standards of this section.

6. Building Additions

Additions that are 50 percent or less of the existing building floor area, or exterior remodels or renovations, may be allowed to complement the existing structure, even if the building does not currently meet the material standards of this section.

E. Building Colors

1. Intent

To promote building colors compatible with the site and surrounding buildings.

2. Maximum Color Chroma

No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart. Pure white or black may not be utilized as the primary building color.

3. Exception for Building Accents

Colors that exceed a chroma of four, but that do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.

F. Garage Standards

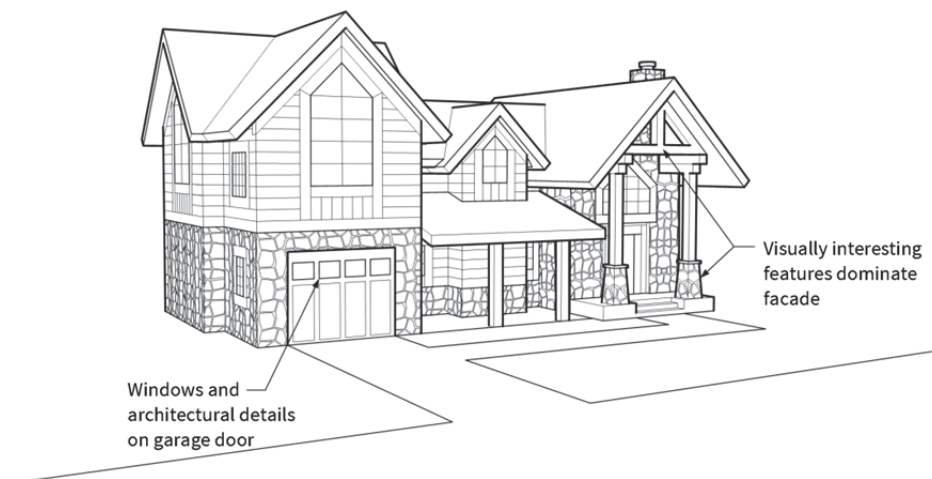
1. Intent

To promote an active and visually interesting streetscape that is not dominated by garage doors.

2. Garage Door Location

Street-facing garage doors shall be recessed behind the front façade of the dwelling and shall not comprise the majority of the street-facing building frontage, unless of a custom style broken up with windows or other features.

Figure 6-YY: Residential Visually Interesting Features



3. Incentives

a. Intent

To encourage the placement of garages away from the street, where they will not act as the primary design element of the building, and to encourage energy efficiency and “green” buildings.

b. Front Yard Reduction

- i. The front yard setback may be reduced to 20 feet in the RS, RL, RM, RH and MU Districts if one of the following is met:
 - a) Where there are garages, the garage doors do not face the street;
 - b) Where garages face the street, the garage doors are located a minimum of 40 feet from the front property line; or
 - c) The applicant has received approval for a voluntary energy efficiency related building program, such as the Energy-Star energy efficiency program or the green building program as administered by the Building Official.