



**PLANNING COMMISSION
STAFF REPORT**

September 20, 2018

AGENDA ITEM: Planning File No. 070-18-MAJ/CU: A public hearing of the Major Site Plan Application for the proposed Frisco Medical Office Building commercial project and the Conditional Use Permit Application for medical office use, and health, recreation, and exercise establishment use.

LOCATION: 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision

ZONING: Light Industrial (LI) District

OWNER: Sisters of Charity Health Services, Colorado
PO Box 372660
Denver, CO 80237-6660

APPLICANT: Development Solutions Group
1623 Blake Street, Ste 300
Denver, CO 80202

ARCHITECT: Boulder Associates, Inc.
1426 Pearl Street, Suite 300
Boulder, CO 80302

TOWN STAFF: Susan Lee, Planner (970) 668-2566
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PROJECT DESCRIPTION

The applicant, Centura Health (Sisters of Charity Health Services Colorado), represented by Alan Main, Development Solutions Group and Boulder Associates Architects, is requesting a public hearing of the Major Site Plan review for a new commercial project and a Conditional Use Permit Application for medical office use, and health, recreation, and exercise establishment use located on Tracts A, B, & C, Frisco Heights Subdivision. According to the application materials, the site development includes:

- Construction of a 31,367 sf, two-story, medical office building
- Creation of a new access drive off of School Road
- Installation of 73 new parking spaces including 8 accessible spaces
- Landscaping, sidewalks, and associated grading

In the Frisco Unified Development Code (UDC) the Light Industrial (LI) Zone District lists 'medical office' and 'health, recreation, and exercise establishment' as conditional uses, therefore the applicant is requesting a Conditional Use Permit (CUP) to conduct those uses within the proposed development. The CUP application is being reviewed concurrently with the Final Site Plan application. (UDC § 2.3.4. F.)

The location for the proposed building straddles the existing property lines for Tract B and C. The developer is required, per the Community Development Director, to submit a Final Subdivision Plat application to create one legal lot prior to building permit issuance. Staff recommends that Planning Commission applies this requirement as a condition of approval.

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

BACKGROUND

Tracts A, B, and C, of Frisco Heights Subdivision were purchased by St. Anthony Hospital Systems and platted in 1978. According to Town records an existing one story medical clinic and emergency room was located on Tract B at that time. Numerous additions were made to that structure over the next 30 years. The clinic building, in its final form, stretched across Tract B onto Tract C. It served as Summit County's hospital until 2007 when the new facility on Peak One Drive was opened. The clinic building was demolished in the fall of 2010. The Summit Vista Professional Building, located on Tracts A and B, received planning approval and a conditional use permit to allow for medical office use in 1991. This blue roofed building now contains medical offices, and two fitness centers.

To the south of Tracts A, B, and C is a Town-owned portion of the recreational pathway system located on property owned by Denver Water. To the west is CDOT right-of-way containing Summit Boulevard/ State Highway 9. To the east is the Town's Public Works facility, and to the north is the Town owned right-of-way containing School Road and beyond that is a parcel owned by Public Service Company of Colorado (PSCC). The PSCC lot contains vacant land and an electrical sub-station.

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. Also included for reference are photographs of the subject property.



Vicinity Map



View looking east at Summit Vista Professional Building from Summit Blvd



View looking south west at Summit Vista Professional Building from School Rd



View looking south towards vacant Tracts B and C from School Road



View looking south across existing parking lot on Tract C

CONDITIONAL USE PERMIT REVIEW

Conditional use approval is required for uses listed as conditional in the table of allowed uses. The proposed uses of 'medical office' and 'health, recreation, and exercise establishment' are both listed as conditional in the Light Industrial Zone District.

Please refer to the section entitled: *ANALYSIS – USE STANDARDS [§180-5]*, below for staff comments on compliance with the criteria for approval for a conditional use permit.

FINAL SITE PLAN REVIEW

Major Site Plan applications are reviewed by staff and Planning Commission twice; first as an initial sketch plan and second, as a full major site plan. The purpose of the site plan review is to ensure that the project complies with the development and design standards of the UDC.

Planning Commission reviewed the sketch plan for the Frisco Medical Office Building on May 17, 2018. The Planning Commission gave feedback on various aspects of the development proposal including parking and traffic circulation, architecture, landscape design, and compliance with the UDC's Development Standards.

At that time the Planning Commission directed the applicant to proceed with a final major site plan application and ensure that the project meets the UDC Development Standards (§180.6).

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 2. Enhance Frisco as a cohesive community, which includes fulltime residents, second homeowners, businesses and visitors.*

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 4. Enhance the Summit Boulevard area as a primary gateway and as a functional and efficient economic center of the town*

Economy

Frisco is a community that promotes a diverse, sustainable, year-round economy.

- *EC 1. Develop economic strategies to encourage a diversity of commercial businesses in town.*
- *EC 5. Support the creation and outlet for local markets and support local workforce policies.*

Health & Well-being

Frisco is a community that promotes healthy lifestyles, which support good physical health and mental well-being.

- *HW 3. Implement walkability (includes pedestrians, bikes, etc.) concepts into Town government land use regulations.*
- *HW 5. Provide community gathering spaces for people, groups and organizations, to enhance Frisco’s character.*

Transportation and Mobility

Frisco is a community that provides a safe and efficient multi-modal transportation system, and promotes walkability, bicycling and alternative modes of travel.

- *TM 2. Maintain the town’s paved pathway system, and enhance connections to the community’s neighborhoods, parks, commercial areas and to the county-wide recpath system.*

Staff finds this application conforms to the criteria contained in the Frisco Community Plan.

ANALYSIS – LIGHT INDUSTRIAL (LI) ZONE DISTRICT [§180-3.10]

The requirements of the Light Industrial Zone District are applicable to the review of the proposed project.

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

“To promote the development of professional trade, industrial, general services, storage, and contractor services in Frisco, and to allow for other associated uses complementary to contractor trades and light manufacturing.”

Minimum Lot Area: The development site is comprised of three separate tracts.

Tract A, 0.98 acres

Tract B, 1.10 acres

Tract C, 1.76 acres.

The size of each tract is greater than the 10,500 sf minimum lot size requirement. The applicant will be required to submit a replat that complies with the LI requirements prior to application for building permit.

Minimum Lot Frontage: Minimum lot frontage is 50 feet. The frontage of the individual tracts is as follows:

Tract A - Summit Boulevard Frontage is 365 feet

School Road Frontage is 108 feet

Tract B - School Road Frontage is 150 feet

Tract C - School Road Frontage is 281 feet

The application meets the minimum lot frontage requirements.

Setbacks: The minimum required setbacks and proposed setbacks for this property are as follows:

	Minimum Setback	Proposed Setback
Front Yard (School Road)	15 feet	146 feet
Side Yard	none	N/A
Rear Yard	10 feet	20.64 feet

The application meets the setback requirements.

Lot Coverage: There is no lot coverage requirement within the LI District.

Maximum Building Height: In the LI District, the maximum building height is forty five (45) feet for a pitched roof and thirty five (35) feet for a flat roof. The submitted plans show flat roof elements over the majority of the building at varying heights between 12.58 feet and 33.58 feet. The UDC’s definition of building height (§180-9.3) is as follows:

“The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions. The building height is thus measured parallel to the existing grade in any direction as depicted in Figure 9 A. Where a building utilizes multiple roof styles or pitches, the highest

point of each type of roof or parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district.

This methodology for measuring height maximums can best be visualized as an irregular surface located above the building site at the height limit mandated by the zoning district, having the same shape as the natural grade of the building site. This methodology can be calculated by overlaying a roof plan onto a site plan or land survey that contains topographic information. Where there are minor irregularities (as determined by the Community Development Department) of the natural grade, such minor irregular areas shall not be used in determining compliance with the height limitation set forth herein and the surrounding typical grade shall be used.”

The maximum building height for a flat roof in the LI District is 35 feet. The majority of the building is meeting this requirement based on the definition above. The rooflines vary between 32.49 and 34.92 feet in height above exiting grade. The central portion of the southern elevation (shown as point M on Sheet A-203) is located at 36.42 feet above current existing grade, however, staff finds that this is due to a minor irregularity caused by a drainage swale and will allow the use of the surrounding typical grade in the height calculation for this point and the associated roofline.

Staff is seeking input from the Planning Commission regarding whether the mechanical equipment screening is “of reasonable, balanced proportions” in relation to the building. The rooftop mechanical equipment is approximately 47 feet above the average existing grade. Should the Planning Commission find the proposed mechanical equipment screening to be of reasonable, balanced proportions, then the application meets this standard.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: According to UDC §180-5.1.5, *Table of Allowed Uses*, “Medical Office” and “Health, recreation, and exercise establishment” are considered conditional uses in the LI Zoning District.

According to the UDC §2.5.1.D.:

The Planning Commission may approve a conditional use permit application upon finding that each of the following criteria are met:

- 1. The proposed use in its particular location is necessary or desirable to provide a service or facility that will contribute to the general welfare of the community;*

Staff finds that the proposed uses provide an additional opportunity for local access to medical services, a desirable community service.

- 2. The proposed use will, under the circumstances of the particular case and the conditions imposed, be neither detrimental to the health, safety and general*

welfare of persons nor injurious to property or improvements in the community;

The uses currently exist in this location and have caused no adverse impacts to the general health, safety, and welfare of the neighborhood.

- 3. The proposed use will comply with the regulations and conditions specified in the Town Code for such use;*

The uses have operated in this location since 1991 and have remained in compliance with Town Code.

- 4. The proposed use furthers one or more of the goals and objectives of the Master Plan for the Town of Frisco; and*

The site development is in general compliance with the Town's Community Plan.

- 5. The proposed use is compatible in function, operations, and design with surrounding land uses in the vicinity and will not cause any significant adverse impacts.*

Staff finds that the uses are generally compatible with the surrounding uses.

Staff finds that the proposed uses of 'medical office' and 'health, recreation, and exercise establishment' meet the criteria outlined above.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

This is the final review of the Frisco Medical Office Building Major Site Plan Application. The purpose of this review process is to ensure compliance with the development standards of the Frisco Uniform Development Code (UDC).

This development site contains more than one lot. For the purposes of review and compliance with Town Code staff will review the application pursuant to UDC §180-6.3. Buildings Occupying More Than One Lot:

Where a residential or non-residential project has been resubdivided into more than one lot, it shall be considered to be occupying one lot for purposes of complying with district regulations such as density, floor area ratio (FAR) lot coverage, open space, lot size, lot frontage, and setbacks. For purposes of this section, the boundaries of the one lot shall be the outermost lot lines of all lots occupied by the project.

Drainage Plan (§180-6.6): The drainage plan submitted was reviewed by the Town Engineer. The plans show stormwater from the site being directed to concrete pans and gutters then into a water quality unit designed for a two-year storm event. From the water quality unit stormwater will be discharged directly to Lake Dillon. The outlet for

the stormwater quality unit is proposed to be located on the adjacent property to the south. Staff recommends that Planning Commission apply a condition of approval requiring that prior to issuance of a building permit the applicant provide an agreement with the adjacent property owner for drainage improvements to be located on their property. With this condition, staff finds that the application meets this standard.

Access (§180-6.11):

Vehicular Access Requirements - The proposed vehicle access complies with the standards set forth in Frisco UDC Chapter 155, Minimum Street Design and Access Criteria. Access was reviewed by the Town Engineer. The plans show a new access point off of School Road as well as an existing School Road access drive. The existing access point does not meet Town standards. It is located within 175 feet of the highway intersection. The Public Works Director has requested that the existing access be closed once the new access is point is operational in order to comply with Town Code. Staff recommends that the Planning Commission apply a condition of approval requiring the developer to close off the existing access drive and complete the sidewalk improvements along School Road prior to receiving a Certificate of Occupancy. With this condition, staff finds that the application meets this standard.

Non-Vehicular Access Requirements - The Frisco UDC requires that every principal structure provide safe and convenient non-vehicular access to a public street or road year-around, and provide access to adjacent trail systems or public open space. The plans show a 5 foot wide, concrete sidewalk connecting the proposed development to School Road and a connection to the Town's recreation pathway located on Denver Water Property. The Town of Frisco is expecting that the applicant will coordinate approval with the property owner, Denver Municipal Water Works, and be responsible for construction and maintenance of this paved pathway. Staff recommends the Planning Commission apply a condition of approval that prior to the issuance of Building Permit the applicant provide an agreement with the adjacent land owner for the construction and maintenance of the path connection. With this condition, staff finds that the application meets this standard.

Traffic Studies (§180-6.12): According to the report by the Town Engineer, the traffic study provided shows the intersection of School Road and Summit Boulevard will function at a level of service B after this project is completed. Per the Town of Frisco Public Works Director, the applicant will need to apply for an access permit from the Colorado Department of Transportation (CDOT) prior to issuance of a building permit. Staff recommends the Planning Commission apply a condition of approval that prior to the issuance of Building Permit the applicant obtain a CDOT access permit. With this condition, staff finds that the application meets this standard.

Parking (§180-6.13): Section 180-6.13 of the Frisco Town Code addresses parking requirements based on proposed use. The use of medical office requires one (1) space per 350 square feet of gross floor area. The chart provided in the application (Sheet A-102) shows a floor area of 45,963 sf for the medical office uses in both the existing and proposed building. For medical office use this requires 132 spaces, including 5 accessible spaces. The use of health, recreation, and exercise establishment requires one (1) space per 200 square feet of gross floor area. The chart provided in the

application (Sheet A-102) shows a floor area of 2,303 sf for the medical office uses in the existing building. For health, recreation, and exercise establishment use this requires 12 spaces, including 1 accessible space. The applicant is proposing a total of 147 spaces, including 74 existing spaces to remain. According to the application the health, recreation, and exercise establishment will not be relocating to the new building. Should the owner decide to lease space in the new medical office building for a health, recreation, and exercise establishment a new parking analysis will be required. Staff finds that the application meets this standard.

Bicycle Parking (§180-6.13.4): All commercial and mixed-use development shall provide bicycle racks, in an appropriate location, with bicycle stalls in the amount of not less than 20 percent of the total number of parking spaces required for the project. Based on the required parking from above this would require space for 30 bicycles. The landscape plan shows a total of 30 bicycle parking spaces including an existing rack for 8 bikes and two proposed racks to hold 11 bikes each. Staff finds that the application meets this standard.

Snow Storage Areas (§180-6.13.7): Snow storage shall be provided on premises in the amount of 100 square feet for every 350 square feet of paved surface area and any unpaved parking and driveway areas. Pursuant to Town Code (§180-6.13.9.) required parking spaces shall not be used as snow storage areas.

Snow storage calculations are shown on Sheet L-200. The total paved area on site is 73,400 sf which requires 20,971 sf of snow storage. The landscape and site plan show 21,352 sf of snow storage area. The size, location, and minimum width of the snow storage areas meet the requirements of UDC §180-6.13.7. The application includes a letter from the landscape architect stating that the landscape design and plant selection are compatible with the impacts of snow storage and therefore are acceptable as a combined snow storage and landscape area. Staff finds that the application meets this standard.

Landscaping and Revegetation (§180-6.14): The landscaping plan submitted with the Sketch Site Plan review materials appears to meet the Town's landscape requirements for a commercial large project. The landscape requirements are determined by the amount of disturbed area on site. (§180-6.14.3.G.) For this project the applicant is proposing an area of 79,917 sf of disturbance. The UDC requires one tree for every 1,500 sf of disturbance and one shrub for every 2,500 sf of disturbance for a total of 53 trees and 32 shrubs. Parking areas containing more than 20 spaces are required to have a landscape area equal to 6% of the paved parking area, of which half must be internal to the parking area. The parking area landscaping also has an additional tree and shrub requirement of one tree and two shrubs for every 150 sf of the parking area landscape requirement. The proposed paved parking area is 73,400 sf. This necessitates an additional 1,742 of parking landscape area and an additional 12 trees and 24 shrubs. The application includes doubling the amount of trees required for the parking lot screen per UDC §180-6.21.3.1.3. *Landscaping of Parking Lots.*

In total, the landscape plan proposes 72 trees and 80 shrubs, and to preserve 5 existing trees. The plant materials meet the UDC required landscaping in regards to type, size, quantity, and location. Staff finds that the application meets this standard.

Outdoor Lighting (§180-6.16): The lighting plan submitted demonstrates compliance with the UDC requirements. The proposed canopy and parking lot fixtures are downcast, fully cut-off, and meet the height requirements and general design standards outlined in UDC §180-6.16. The parking lot pole lights will be set at 22.5' in height. The canopy lights do not exceed the building height. The parking area lighting complies with the maximum average level of illumination of 2.0 footcandles and maximum allowable light spillage of 0.9 footcandles. The design of the pole lights are compatible with Frisco's character and have decorative bases and fixtures. The lighting also meets the requirements of UDC §180-6.16.9. Special Zones, A. Dillon Reservoir, *"all fixtures are fully shielded (totally concealed) from shoreline viewing, except as required for safety."*

The wall sconce, E3, shown on Sheet E-200 is not fully cut-off. This does not meet the standards of UDC §180-6.16.3. General Requirements. Staff recommends that Planning Commission apply a condition of approval that all light fixtures including the wall sconces intended for the eastern entry retaining wall meet the requirements of UDC §180-6.16. With this condition, staff finds that the application meets this standard.

Refuse Management (§180-6.17): All commercial projects shall provide adequate space for the collection and storage of refuse and recyclable materials. The application complies with the general standards, screening and location of the refuse and recycling containers.

The refuse and recycling area will be enclosed by a four sided enclosure approximately 6' in height, made of brick masonry walls, cast stone cap, and steel doors. The materials appear to be similar and complimentary to the materials used for the primary structure. Per UDC §180-5.2.3. Outdoor Storage Areas, C. General Provisions, 2. Dumpster Enclosures, the dumpster enclosure *"shall be designed to provide a separate pedestrian access into the enclosure."* The design includes a separate pedestrian entrance to the enclosure.

The application includes a letter from Timberline Disposal and Recycling demonstrating willingness to serve the proposed development.

Staff finds that the application meets this standard.

Signs (§180-6.19): The UDC requires the applicant to prepare a Master Sign Plan for this property to establish a common theme to create visual harmony between the tenant signs. Master Sign Plans are an administrative review performed by Staff.

Non-Residential Development Standards (§180-6.21): *The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.*

This is the final review of the Medical Office Building site plan. The project is being reviewed for compliance with the non-residential development standards. The application appears to comply with the following sections of the non-residential development standards:

Compatibility with Neighborhood Character. Intent

- *§180-6.21.3.B.2. Building Elements*

All building elevations shall employ varied articulation of wall surfaces, as shown in Figure 6 00.

a. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth.

b. Each façade or each 75 foot portion of a façade visible from public streets or parking lots shall be articulated through the use of at least four of the following building elements that provide shelter from natural elements and provide visual relief.

i. Balconies, porches, or patios;

ii. Building elements that provide shelter from natural elements;

iii. Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;

iv. A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;

v. Variation in roof planes or roof forms, including dormers or gables;

vi. Variation in window sizes and shapes; or

vii. Prominent building entrance features.

- *§180-6.21.3.D.3. Roof Design*

a. Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.

- *§180-6.21.3.E. Building Material Standards*

1. Intent

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

Staff finds that the variation in building form, the prominent architectural elements over the northern entrance, and variations in roof form meet the general intent of this section. The use of natural materials such as stone veneer, and wood in a natural color palette also meet the general intent of this section. Material samples have been provided and appear to meet the standards of UDC §180-6.21.3.E. Building Material Standards.

In addition to the standards above, the application has been revised to comply with the following standards per the direction received at the sketch site plan review at the May 17, 2018 Planning Commission meeting:

- §180-6.21.3.B.3. *Building Articulation*
 - a. *Building walls and corresponding eaves shall not exceed 27 feet in the same geometric plane.*
 - b. *Building walls over 27 feet in length shall change geometric planes by at least two feet in depth for a minimum length of six feet.*
 - c. *Building walls that exceed 54 feet in total building façade length shall change geometric planes by at least four feet in depth for a minimum length of six feet.*
 - d. *Building walls or roof ridgelines over 33 feet in length and facing a front yard or street side yard shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plane.*

- §180-6.21.3.B.4. *Entrances*
 - e. *For development with over 25,000 square feet of gross floor area, at least two separate and distinct public entrances into the building shall be provided.*

- §180-6.21.3.I.3. *Landscaping of Parking Lots*
 - a. *Except in the Central Core District, parking lots abutting a property line shall incorporate a landscaped buffer between the property line and the paved surface of the parking lot. Non-raised planters in parking lots are encouraged so that, where possible, stormwater may be accommodated through such landscaped areas and maintenance is reduced.*

The application complies with the building façade articulation requirements. The building incorporates window elements that are recessed to a depth of 2 feet on all building elevations as well as multiple material and geometric plane changes of 4 feet in depth on all four building elevations. In addition the building has significant vertical articulation further supporting the intent of this requirement. The application includes a second public entrance on the east elevation. The Parking and Loading requirements (§180-6.21.3.I.2.) state that “No more than 60 percent of required parking spaces may be located in front of a building along the principal street façade. If another building or other structure blocks the view of parking from the street, the blocked parking spaces may be excluded from this percentage.” The landscape plans provide a chart

illustrating that of the 147 spaces provided 75 or 51 percent are located adjacent to School Road. The landscape plans show a planting buffer along the parking lot that is adjacent to School Road. The buffer contains twice the required trees per UDC §180-6.21.3.1.3. *Landscaping of Parking Lots*.

Community spaces are an amenity required for development with over 10,000 square feet of gross floor area. A minimum of three (3) community space shall be provided for any development with over 25,000 square feet of gross floor area. The landscape plans show three community spaces with benches along the northern elevation of the building.

Staff finds that the application meets the standards of the Non-residential Development Standards.

Bulk Standards (§180-6.23): Bulk plane standards do not apply to this property.

REFERRAL AGENCY COMMENTS

- SUMMIT FIRE & EMS – The applicant has resolved all of the comments from Summit Fire and EMS. Kim McDonald, Fire Marshall, has no additional comments at this time.
- TOWN ENGINEER – Please refer to Attachment A for a complete list of the consulting Town Engineer’s comments.
- SUMMIT COUNTY GIS – Addressing will reflect recommendations by Summit County GIS: “that a new address be assigned for the two-story medical office Building, (68 School Road)”.
- FRISCO SANITATION – No issues at this time.
- XCEL ENERGY – No comments received at this time.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of September 13, 2018.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan and Conditional Use Permit application for the Frisco Medical Office Building located at 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision:

Based upon the review of the Staff Report dated September 20, 2018 and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed site plan application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the criteria related to art and culture, the built environment, a year-round sustainable economy, health and well-being, and transportation and connectivity.*
- 2. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-3.10, Light Industrial (LI) District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: lot area, lot frontage, setbacks, and building height.*
- 3. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6, Development Standards since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: drainage, access (vehicular and non-vehicular), traffic, parking, snow storage, landscaping, lighting, and refuse management.*
- 4. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.21, Non-Residential Development Standards, all of the applicable requirements have been met by the submittal to ensure high-quality site and building design in Frisco; to meet minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character.*
- 5. The proposed conditional use request for “Medical Office” and “Health, recreation, and exercise establishment” is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-2.5.1, Conditional Uses, based on the following criteria established for allowing a conditional use have been met:*
 - a. The proposed use in its particular location is desirable to provide a service that will contribute to the general welfare of the community because they will provide an additional opportunity for local access to medical services.*

- b. *The proposed use will, under the circumstances of the particular case and the conditions imposed, be neither detrimental to the health, safety and general welfare because the uses have existed in this location in a safe and harmonious manner.*
- c. *The proposed use will comply with the regulations and conditions specified in the Town Code for such use because the application and conditions of approval comply with Town Code.*
- d. *The proposed use furthers one or more of the goals and objectives of the Master Plan for the Town of Frisco because the application conforms to the goals and objectives of the Frisco Community Plan including encouraging and providing for a diverse, sustainable, year-round economy, and desirable services and facilities that will benefit the community.*
- e. *The proposed use is compatible in function, operations, and design with surrounding land uses and will not cause any significant adverse impacts because the proposed structure will be compatible with the other structures located in the vicinity, providing a mountain contemporary style of architecture that is complementary to and enhances the small mountain town character of Frisco, and the use is compatible with surrounding land uses and in keeping with the overall intent of the land use designation of the area.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the proposed Major Site Plan application for an addition to the Frisco Medical Office Building and a Conditional Use application for “Medical office” and “Health, recreation, and exercise establishment” as part of said development located at 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision:

Conditions:

1. The applicant shall satisfy the comments of the Summit County GIS Department.
2. The applicant shall submit a Final Subdivision Plat application to create a legal lot prior to building permit application.
3. The applicant shall provide an agreement with the adjacent land owner for the construction and maintenance of the recreation path connection from the south west corner of the building to the recreation pathway to the south and the location of any other site improvements, including drainage structures, prior to the application for a building permit.

4. The applicant shall obtain a CDOT access permit prior to the issuance of a building permit.
5. The applicant shall submit a lighting cut sheet for proposed exterior light fixtures that demonstrates compliance with UDC §180-6.16, prior to the issuance of a certificate of occupancy.
6. The applicant shall close off the existing access drive and complete the sidewalk improvements along School Road prior to receiving a certificate of occupancy.

Recommended Motion

Should the Planning Commission choose to approve this Major Site Plan and Conditional Use application, the Community Development Department recommends the following motion:

With respect to File No. 070-18-MAJ/CU, I move that the recommended findings set forth in the September 13, 2018, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for a Major Site Plan application for the Frisco Medical Office Building and a Conditional Use application for the associated uses of “Medical office” and “Health, recreation, and exercise establishment” located at 18, 38, & 98 School Road / Tracts A, B, & C, Frisco Heights Subdivision also known as the Frisco Medical Office Building.

ATTACHMENTS

- Memo from Town Engineer and applicant’s response
- Conditional Use Permit – Applicant’s statement of intent
- Site Plan application materials

September 5, 2018



Bill Linfield

RE: Frisco MOB (File No. 070-18-MAJ) Plan Review – Engineering Comments

Bill,

Thank you for your plan review comments for the above mentioned project. Please find our response to those comments below and in the documents and drawings attached here. For information, the original plan review comment is shown below in black, with the design team response in *blue*. Should you need any additional clarification, please don't hesitate to contact me.

1. The traffic study provided suggests that the intersection of School Road and Summit Blvd will function at level of service B after this project goes in. This should be fine. However, the study also notes that the new driveway into this new building should be located at least 175 feet from the highway intersection, to avoid impacts from stacked cars waiting to turn left onto the highway. Compliance should be verified by the development team.
 - o *We have confirmed that the new entry point is beyond the 175' recommendation so should provide for sufficient stacking.*
2. This same conflict noted in No 1 above would also apply to the existing driveway to the existing building west of the new proposed building. In addition, the existing driveway and the new driveway will be too close together in violation of Town Standards, therefore the old driveway should be closed as part of this new development, and the parking lot for the existing building should be connected to the new building parking lot for access and circulation.
 - o *The existing access drive will be closed around the same time as tenant occupancy of the new building. We have shown a temporary connection to the existing parking and circulation on sheet A-101.*
3. CDOT should sign off on the increased traffic on School Road where it intersects Summit Blvd. Although not likely, the increased traffic could impact any existing access permits the Town has for School Road
 - o *We will contact CDOT for their feedback based on our traffic report.*
4. The curb, gutter and sidewalk being added to School Road should be completed along the entirety of this properties frontage on School Road, west to east.
 - o *Per conversation between Mark Luna and Review Engineer on 8/8/18, the Review Engineer was made aware that Martin/Martin coordinated with Public Works on the extents of sidewalk to be constructed along the project frontage and the Project Engineer is OK with the extents shown per C1.00.*
5. The existing conditions drawing should include existing water and sewer service lines, which are currently not shown. This would apply to both the existing building on the site, as well as any lines left from the previous building that was torn down.

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- *Locations of those existing services were not discovered by survey and so are unknown at this time. A note has been added to Sheet C0.50 instructing the contractor to cap existing services at the main per the respective district standards.*
- 6. The new sidewalk along School Road will be difficult to plow unless this development allows the Town to plow snow off the walk onto the adjacent property. This same area is currently shown as snow storage for the new parking lot.
 - *The Developer and Owner does not take exception to plowing the sidewalk onto their property as long as there is availability to do so, and so long as this does not require additional snow storage requirements on our site. If the available space is full, then it should be plowed to a different location.*
- 7. The existing conditions plan should show any existing storm drain piping, especially any which will be reused.
 - *The existing storm drain piping has been added to the revised sheet C0.10.*
- 8. The plan calls for use of concrete wheel stops for some parking spaces. These do not work well with snow plowing and should be avoided.
 - *Bollards are being provided instead of wheel stops to limit vehicles from encroaching onto the adjacent sidewalk while still allowing for easier snow removal, see revised sheets C1.00 and A-101.*
- 9. Strongly suggest the dumpster pad (including area for the truck wheels) be concrete, as asphalt won't last.
 - *The dumpster pad has been revised to a concrete pad in lieu of asphalt, see revised sheet C1.00 and C1.10.*
- 10. The location and condition of the existing storm sewer on School Road should be verified by the development team since they are proposing to use it for part of the proposed improvements.
 - *The existing storm sewer location has been added to the revised sheet C0.10.*
- 11. A concrete path connection is shown south of the site connecting to the bike path that goes along the lake. Verify the width of this path and who will maintain it.
 - *The concrete bike bath connection is planned to be 5'-0" in width, but is now pending Denver Water approval, see revised sheet A-101.*
- 12. We need details for the design of the retaining wall shown on the east side of the new building, such as height, materials, etc. This wall will need to be engineered.
 - *The wall will be engineered and as currently shown on Sheet C1.10. It will vary in height from 0 to 3' in height and is planned to be constructed of cast in place concrete.*
- 13. Please identify the increase in runoff from the previous condition with the old building that was torn down to the proposed new condition. Can the existing pond before discharge under the bike path be enlarged to accommodate this volume for the 25-year storm?
 - *Per conversation between Mark Luna and Review Engineer on 8/8/18, the Review Engineer agrees that providing a water quality structure as shown on C2.00 will be sufficient for site drainage improvements and that on-site detention is not required.*
- 14. Suggest silt fence detail be changed to avoid having to dig fence into the ground. Instead let fence overlap on ground with gravel on top. Limits disturbance.
 - *Noted, and has been revised to a sediment control log to limit the disturbance, see sheet C3.01.*
- 15. Need details for proposed Stormwater Quality Unit and for Nyloplast Basins
 - *Details for the Stormwater Quality Unit and Nyloplast Basins have been provided on a new sheet C2.10.*
- 16. Need to see landscape plans to check for conflicts with utilities and snow storage.

- *Landscape plans were included in the original submittal on sheets L-100 thru L-300. It is our understanding that those original documents have since been distributed, but revised versions are also provided in this submittal.*
17. Need to see parking lot light locations for same reason.
- *The Electrical Site Plan was provided on sheet E-100 of the original submittal. It is our understanding that it has since distributed, but the revised sheet is also provided in this submittal.*

Sincerely,
BOULDER ASSOCIATES, INC.



Jeff Beardsley, AIA, LEED BD+C
Senior Associate

July 13, 2018

BOULDER
ASSOCIATES

ARCHITECTS

Susan Lee
Town of Frisco, Planning Division
1 East Main Street
Frisco, CO 80443

RE: Frisco Medical Office Building – Conditional Use Application

Susan,

This letter is intended to summarize our conditional use application per the Town of Frisco submittal requirements.

The site is currently occupied by medical office and recreational uses, and this proposed conditional use is to allow additional medical office uses and continued recreational use on the property. Please refer to sheet A-102 for existing and proposed areas for each type of use. This CUP would provide additional medical office space for the region. We suggest that there would not be any negative impacts to adding more medical office space to the site.

Please see below how the proposed land use would address the Town's six areas of concern:

- We believe that the proposed use will provide for an increase in medical services available to the local community, as well as the region.
- As the use already exists on this site, we don't expect that this use imposes any detrimental effect on the property or community. The site zoning is a commercial use (LI – Light Industrial), so the proposed use would not seem out of place or inconsistent with the area. Furthermore, medical office use is listed as a conditional use, and as such was conceived as being compatible with the underlying zoning.
- The proposed development intends to comply with the requirements of both the Unified Development Code, which has relatively few requirements specific to Medical Offices, as well as the Building Construction and Housing Standards adopted by the Town.
- We feel that the proposed use would be consistent with the Frisco Community Plan in many ways. There will be an economic benefit to providing additional medical services in the area. Those services will provide a benefit to the Frisco community. This site is not a greenfield site, so it makes use of existing infrastructure and preserves those natural resources elsewhere in the community. While not specific to this use, the proposed development plans to connect to the reservoir trail network to promote health, well-being, recreation, and alternate transportation.
- We believe the proposed design currently under review captures the aesthetic qualities, high degree of detailing, and articulation that is suggested by the requirements in the Unified Development Code regulations, and in the built environment throughout the Town of Frisco.
- The surrounding land uses east of Highway 9 are also commercial in nature, so this use would be consistent with others in the area.

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We look forward to discussing this application further with the planning commission.

Sincerely,

BOULDER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'J. Beardsley', is positioned below the company name. The signature is fluid and cursive, with the first letter 'J' being particularly large and stylized.

Jeff Beardsley, AIA
Senior Associate