



**PLANNING COMMISSION
STAFF REPORT**

September 20, 2018

AGENDA ITEM: Planning File No. 127-18-MAJ: A Major Site Plan review for the Woodhaven Townhomes multi-family residential project

LOCATION: 205 South 2nd Avenue / Tract B, Woods in Frisco Condominiums

ZONING: Residential High Density (RH) District

APPLICANT & OWNER: Little Big Dog LLC
PO Box 3658
Boulder, CO 80305

ARCHITECT: S-arch
970 Yuma Street
Denver, CO 80204

ENGINEER: Pearson Engineering, Inc.
PO Box 1308
Frisco, CO 80443

NOTICING: Published in the Summit County Journal: 9/14/18
Mailed to adjacent property owners: 9/06/18
Posted at the Post Office: 9/06/18
Posted at the Site: 9/06/18

TOWN STAFF: Katie Kent, Planner (970) 668-9131
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PROJECT DESCRIPTION

The applicant, Little Big Dog LLC represented by Holly Hill and Greg Wurtz, is proposing to construct the Woodhaven Townhomes. The proposed project entails construction of:

- New three-story building 35 feet in height
- Four (4) attached residential townhome units
 - Unit 1: three (3) bedrooms
 - Units 2, 3 and 4: four (4) bedrooms
- Unit sizes range from 1,900 to 2,147 sq. ft. of floor area
- New driveways access from South 2nd Avenue and Teller Street Alley

The subject property was subdivided in August 2018. The Woods Inn was demolished on the property leaving the existing property vacant. The existing Woods In Frisco Condominiums are located on a separate parcel to the north of the subject property.

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

BACKGROUND

The subject property, 205 South 5th Avenue, fronts along South 2nd Avenue on the east and Teller Street Alley to the South. The former Woods Inn was demolished as of August 2018. The property to the north contains four (4) condominium units known as the Woods in Frisco Condominiums.

The Condominium Map of Woods In Frisco Condominiums and the Woods Inn was approved by the Town of Frisco and recorded on October 15, 2014 (Reception No. 1067273).

In May 2018, a Minor Site Plan was approved for reconfiguration of exterior stairs for the Woods in Frisco Condominiums. In June 2018, an Administrative Site Plan was approved for a reconfigured parking lot for the Woods in Frisco Condominiums.

On July 19, 2018 the Planning Commission reviewed the project at sketch plan review. Final comments from Commissioners reflected in the meeting minutes reflect:

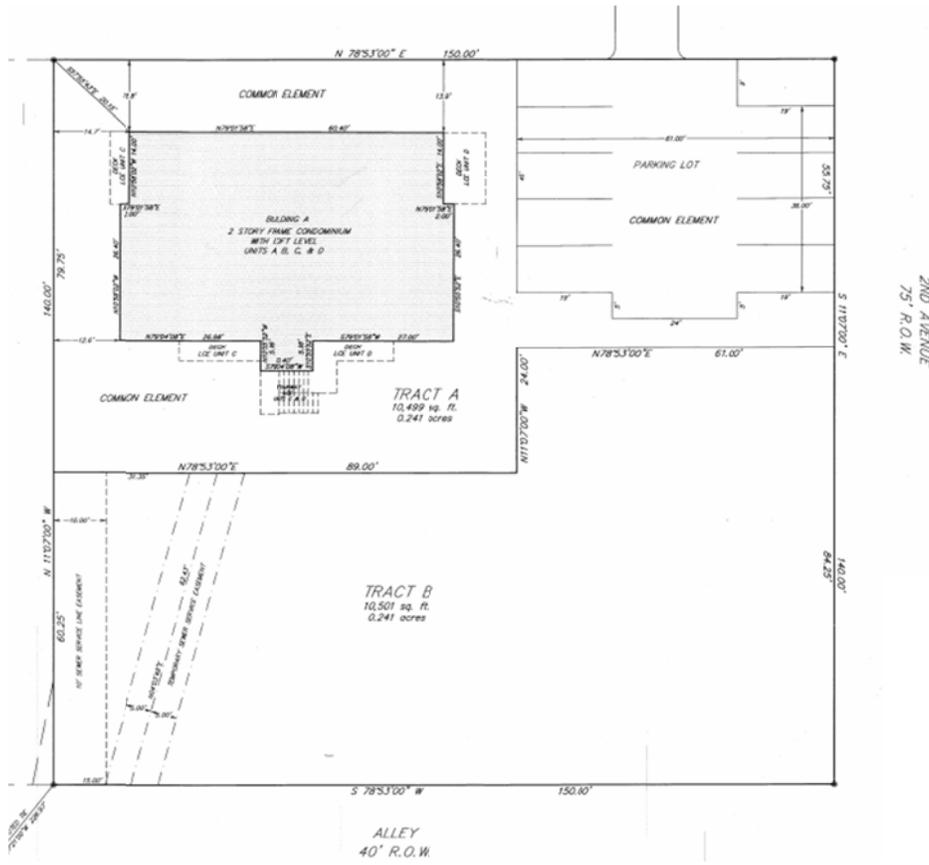
- *The farmhouse look does not seem to fit in with Frisco.*
- *The scale is a little too large, the bulkplane not architectural feature, lessen curb cuts to protect heavily trafficked area, white would be better as an accent color.*
- *A little too much for the space it's in and a little too much of a beach feel.*
- *Okay with the white, not happy with bulkplane encroachment, safety improvement on 2nd Ave for multi-use lane. Take look at the stormwater infiltration in drainage plan.*
- *Do not support the white, understand that it's a separate property but white is in stark contrast of what is existing. Prefer to see if parking access could be altered on 2nd, does not approve of the bulkplane encroachment.*
- *Not okay with the bulkplane encroachment. Tandem parking is fine, lot coverage if passes regulations, would prefer to reduce curb cuts. Nice project and attractive design.*
- *Overall favor for the project and request to consider renewables*

A final plat application was administratively processed and recorded on August 31, 2018. With this plat application, the former property was subdivided in half and the applicant purchased the 10,500 sq. ft. which will contain the proposed Woodhaven Townhomes and associated improvements. The remaining 10,500 sq. ft. lot will remain under previous ownership with the four (4) existing condominium residential units and associated improvements. See picture below of newly created Tract B where the Woodhaven Townhomes are proposed.

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.



Vicinity Map



Plat Recorded August 31, 2018



View looking southwest at Property



View looking west at property and Teller Street Alley



View looking west at property

REQUIRED ACTION

Planning Commission: Approval, approval with conditions, or denial of the proposed Major Site Plan application.

ANALYSIS - FRISCO COMMUNITY PLAN

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

Plan Overview (excerpt)

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

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

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

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

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

Chapter 2. Community Direction (excerpts)

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

Art & Culture

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

- *A&C 1. Preserve and enhance the Town's historic resources.*
- ***A&C 2. Enhance Frisco as a cohesive community, which includes full-time residents, second homeowners, businesses and visitors.***
- *A&C 3. Promote public art.*
- *A&C 4. Improve existing community programs and/or explore opportunities to develop new effective programs to benefit Frisco.*
- *A&C 5. Celebrate and highlight Frisco's heritage.*

Built Environment

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

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

Housing

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

- *HS 1. Encourage a mixture of housing unit sizes and types within new residential developments.*
- ***HS 2. Ensure new housing is compatible with adjacent properties and compliments existing neighborhoods.***
- *HS 3. Provide a variety of affordable housing opportunities, regulations and/or programs that meet the needs of the Frisco residents.*

- *HS 4. Promote and encourage public/private partnerships for the development of affordable housing to achieve the highest quality housing possible.*
- *HS 5. Implement strategies that complement existing housing programs to ensure a diverse community.*

The proposed application appears to further the quality of life statements highlighted above in bold. Four (4) residential units on the subject property are consistent with the allowed density of the RH District. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site are the Woods In Frisco Condominiums and, across Granite Street is the Frisco Historic Park and two detached single family residences. To the east of this site is Ten Mile Creek Condominiums. To the west of this site is the Magnum Condominiums contain four (4) units. South of the site are the King Solomon Townhomes and the Mae Belle Creek Townhomes containing five (5) units. The application appears to be in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL HIGH (RH) ZONE DISTRICT [§180-3.7]

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

Maximum Density: The permitted density in the RH District is sixteen (16) dwelling units per developable acre. The property contains 0.24 acres which allows a density of four (4) units. Four (4) units of density are proposed. The application meets this standard.

The applicant is not proposing to construct any deed-restricted accessory housing rental units and the density bonus exemption provisions of the Unified Development Code do not apply to the RH District.

Minimum Lot Area: The minimum lot area in the RH District is 10,500 sq.ft. The lot is 10,501 square feet (0.24 acres). The property will not be able to be subdivided into separate development sites in the future since individual lots would not meet the minimum lot area requirement. The applicant has stated that they will be submitting a final plat application for Townhome units. The application meets this standard.

Minimum Lot Frontage: The minimum lot frontage in the RH District is sixty (60) 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 south property line has 150 feet of frontage along the Teller Street Alley and 84.25 feet of frontage along South 2nd Avenue. The application meets this standard.

Setbacks: In the RH District, a twenty (20) foot front yard setback, ten (10) foot side yard, and ten (10) foot rear yard setback is required. Pursuant to §180-5, Definitions, Frisco Town Code:

“Lot Line, Front – On an interior lot, the line separating the lot from the street. On lots fronting upon two (2) streets, the owner may select which line shall be considered the fronting line.”

The applicant has selected the South 2nd Avenue frontage as the front lot line and the twenty (20) foot front yard setback has been applied to that side of the lot. The ten (10) foot side and rear setbacks have been applied to the remaining sides of this lot. Based upon the submitted plans, there are no proposed building encroachments into the setbacks. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback. The application meets this standard.

Lot Coverage: Lot coverage shall not exceed fifty-five percent (55%) of the total lot area. At sketch plan review, staff raised concerns with upper level decks not being clearly delineated. The applicant has submitted a lot coverage analysis showing all lot coverage clearly. The project proposes 5,767 sq. ft. of lot coverage which is 55% of the 10,501 sq. ft. lot. The application meets this standard.

Maximum Building Height: The maximum building height is thirty-five (35) feet in the RH District. The height calculation table shows the new detached residential unit as thirty-five (35) feet. Compliance with building height will further be verified through an Improvement Location Certificate (ILC) during construction. The application meets this standard.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: Pursuant to §180-5.1, townhomes, attached or standalone, are a permitted use in the RH Zoning District. The application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Joint Use Restrictions (§180-6.3.1): The property has recently been subdivided. All standards for the development have been analyzed using proposed structures on the newly created parcel. The application meets this standard.

Buildings Occupying More Than One Lot (§180-6.3.2): This standard does not apply to this application.

Development on Steep Slopes (§180-6.5.1): For all development in areas with steep slopes between 15% and 30%, the net site disturbance shall not exceed 50% of the total area within this range of slopes. This lot does not have steep slopes, so this standard does not apply to this application.

Grading Permit (§180-6.5.2): The developer will be subject to the standards regulating grading permits.

Drainage Plans (§180-6.6): A drainage report and plan has been submitted and reviewed by the Town Engineer and Public Works Department. Bill Linfield, Frisco Town Engineer has stated that the concept in the drainage plan and report is in line with what has been done in other locations throughout Frisco. However, concern was raised that the applicant's engineer used the existing topographic study by Range West for his design which is from 2012 and specifically notes no current field work was done. This means it does not include the existing alley improvements that were made to the south by the adjacent project, including a pan down the alley and a pan across the alley at South 2nd Avenue. Mr. Linfield expressed that the Planning Commission should consider a special condition to ensure that that pan across the alley works with the applicant's design and that the design is based on the elevation of that pan. Staff recommends the Planning Commission impose a condition that the applicant shall satisfy the

review comments of the Town Engineer. With the proposed condition, the application meets this standard.

Water Quality Protection (§180-6.7): These standards are intended to maintain natural buffers, protect riparian habitat and the visual appearance of the Town's waterways, lakeshores, and wetlands. This standard does not apply to this application.

Air Quality Protection (§180-6.8): There are no solid fuel (wood) burning fireplaces or appliances proposed with this project. This standard does not apply to this application.

Road Construction and Maintenance Standards (§180-6.9): No new public or private roads are proposed in association with the project. A portion of the Teller Street Alley has recently been constructed to street standards for the Mae Belle Townhomes. The applicant will be required to apply for a Right-of-Way permit from the Frisco Public Works Department prior to performing utility work in the adjacent alley and street right-of-ways and all work shall adhere to Town of Frisco standards. Staff recommends the Planning Commission impose a condition that the applicant shall satisfy the conditions of Frisco Public Works. With this proposed condition, the application meets this standard.

Stream Crossings by Roads and Utilities (§180-6.10): The application does not involve a stream crossing. This standard does not apply to this application.

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. At sketch plan review, the application showed two (2) access points off South 2nd Avenue and two (2) access points off Teller Street Alley which complied with Town of Frisco Street Standards. Commissioners raised concern over two (2) access points off South 2nd Avenue and requested the applicant work with Public Works to seek a variance to reduce driveway separation requirements and provide three (3) access points off Teller Street Alley.

The applicant applied for an administrative variance from the Town's Street Design Standards to provide three (3) access points along Teller Street Alley with reduced separation between access points. Jeff Goble, Public Works Director has granted this variance request. The application meets this standard.

Traffic Study (§180-6.12): The proposed project is not classified as a large project, so a traffic study is not required. This standard does not apply to the application.

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. Dumpsters are required for commercial and mixed-uses projects. The applicant is proposing independent totes for each unit.

The application includes correspondence from Timberline Disposal & Recycling stating:

I am writing to you just to let you know that we will be able to provide the trash service to this complex as you asked, individually.

The application meets this standard.

Nuisances (performance standards) (§180-6.20): The developer will be subject to the nuisance standards prescribed by this section.

Bulk Standards (§180-6.23): The application shows bulk plane encroachments on the submitted elevation drawings. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. At the July 19, 2018 sketch plan meeting, Commissioners voiced concerns with the proposed bulkplane encroachments. In response to Commissioners concerns, the application has reduced the proposed bulkplane encroachments. See below comparisons of bulkplane encroachments illustrating encroachments proposed at sketch plan versus current proposed bulkplane encroachments.



Sketch Plan East Elevation



Site Plan East Elevation



Sketch Plan West Elevation



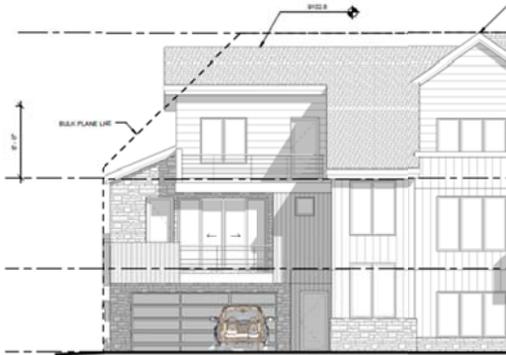
Site Plan West Elevation



Sketch Plan North Elevation



Site Plan North Elevation



Sketch Plan South Elevation



Site Plan South Elevation

Should the Planning Commission find that the encroachments provide substantial architectural relief and advance the intent of Section 180-6.23, then the application meets this standard.

ANALYSIS –RESIDENTIAL DEVELOPMENT STANDARDS [§180-6.22]

6.21.3 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.

The proposed building appears to be compatible with the existing neighborhood and consistent with Frisco’s small mountain town character. The proposed development includes building designs that are unique to this project but that are also reflective of the architectural elements and styling of other buildings in Frisco. The proposed scale, design, proportions, site planning, landscaping, materials and colors are in compliance with the standards of this Unified Development Code. The application meets this standard.

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.

As shown on the submitted 3-D renderings and elevations, the proposed structure is utilizing a minimum of four of the building elements as stated above on each facade. Building elements utilized include balconies, architectural features to add variety of depths to the wall plane, change in texture and material, and variation in window sizes and shapes. The application meets this standard.

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.

The building design does not duplicate other buildings on the property or within a 300 foot radius of the property. The application meets this standard.

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.

The project provides architectural relief from the duplication of units on the property through utilizing a variety of windows, decks and balconies. The proposed units have small differentiations added so they are not mirrored images and still have an architectural appealing design. The application meets this standard.

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.

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

B. Bulk Plane Standards

See Section 6.23 for bulk plane requirements.

The application shows bulk plane encroachments on the submitted elevation drawings. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. At the July 19, 2018 sketch plan meeting, Commissioners voiced concerns with the proposed bulkplane encroachments. In response to Commissioners concerns, the application has reduced the proposed bulkplane encroachments which are illustrated above in this staff report. Should the Planning Commission find that the encroachments provide substantial architectural relief and advance the intent of Section 180-6.23, then the application meets this standard.

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.

The roof elements are of an architectural design which complement historic roofs in the area. The applicant is proposing a variety of pitched roofs and breaks in ridgelines. The proposed pitched roofs are 4:12, 5:12 and 7:12. The application meets this standard.

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.*

The proposed structure contains 4:12, 5:12 and 7:12. roof pitches with a variety of breaks in ridgelines. There are no proposed mansard roofs. The application meets this standard.

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.

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

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.*

As shown on the exterior finish material board, the roof is proposed to be an asphalt shingle roof of a weathered wood color. The application meets this standard.

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.

The proposed exterior materials include board and batten, reclaimed barn wood, metal siding and an asphalt roof. These materials are compatible and complementary to other structures in

the neighborhood and throughout Frisco. The various exterior siding materials generally wrap around the proposed building. The application is consistent with the intent of this section.

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*

The proposed board and batten, reclaimed barn wood, metal siding and an asphalt roof have proven durable and are not obviously artificial. Metal is proposed for railings, garage door and siding and is permitted as long as combined with acceptable materials and of a matte finish. The proposed materials have been approved for other residential projects in Frisco. The application meets this standard.

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.

The application notes metal proposed for the railing, siding and garage door. The applicant has stated that metal will be of a matte finish. No reflective or mirrored glass is proposed. The application meets this standard.

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.*

The proposed exterior materials appear to be in balance and proportional on all elevations of the building. The elevations drawings include a note stating that all exterior materials cladding will wrap to inside corner. The application meets this standard.

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.

There are no accessory structures proposed in conjunction with the new residential structure. This standard does not apply to this application.

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.

This standard does not apply to this application.

E. Building Colors

1. *Intent*

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

At the July 19, 2018 sketch plan meeting, Planning Commissioners expressed concern over the large amount of white color being proposed, stating that it was not mountain character. In response, the application is proposing exterior colors of browns and grays. The proposed exterior colors are earth tones that are compatible with the site and surrounding buildings. The application meets the intent of this section.

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.

The primary building colors do not exceed a chroma of four. The application meets this standard.

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.

There are no proposed colors that exceed a chroma of four on the Munsell Color chart.

F. Garage Standards

1. *Intent*

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

The proposed garage doors are accessed from the front and side property line. At sketch plan review, the Planning Commission requested the applicant provide three (3) driveway accesses

off Teller Street Alley. The applicant has responded to the Planning Commissioners requests by reconfiguring accesses. The one garage door on South 2nd Avenue does not dominate the streetscape. The application meets this standard.

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.

The garage door is recessed behind the front façade of the dwelling. At sketch plan review, the Planning Commission requested the applicant provide three (3) driveway accesses off Teller Street Alley. The applicant has responded to the Planning Commissioners requests by reconfiguring accesses. The one garage door on South 2nd Avenue does not dominate the streetscape. The application is proposing windows to break up garage door appearances. The application meets this standard.

ANALYSIS – PARKING AND LOADING [180-6.13]

Purpose: The intent of the parking and loading regulations is to require parking be provided relative to the impacts created and proposed by new development, while promoting a pedestrian oriented commercial and downtown area.

On-Premise Parking Requirements (§180-6.13.3.B): 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
Unit One	3	3	4
Unit Two	4	4	4
Unit Three	4	4	4
Unit Four	4	4	4
		15	16

The application meets this standard.

Bicycle Parking: (§180-6.13.4, §180-6.21.3.J.2): 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. This is not a commercial or mixed-use development. This standard does not apply to this application.

Accessible Parking (§180-6.13.3.H): All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. The application proposes four (4) dwelling units, so this standard does not apply to this application.

Parking Standards and Criteria (§180-6.13.6): Required parking spaces shall be a minimum of 9 feet by 18.5 feet in size. The application meets this standard.

Snow Storage Areas (§180-6.13.6.E.): One-hundred (100) square feet of snow storage is for every 350 square feet of paving. Snow storage areas shall be located adjacent to the applicable

paved areas and shall be a minimum of 8 feet in depth. As noted on the site plan, 1,456 sq. ft. of paving is proposed requiring 416 sq. ft. of snow storage. 441 sq. ft. of snow storage is provided. Snow storage is a minimum of eight (8) feet in depth. The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION [6-14]

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

Required Vegetation: In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one (1) tree must be planted on the site and one (1) shrub shall be required for every 1,500 square feet of lot area. With a lot size of 10,500 square feet, this formula requires twelve (12) trees and seven (7) shrubs. The landscape plan shows the planting of four (4) Balsam Poplar, six (6) Aspen and four (4) Colorado Spruce trees for a total of fourteen (14) trees. The application proposes to plant Red Twig Dogwood and Chokecherry Shubert for a total of ten (10) shrubs. The application meets this standard.

Plant Sizes: Plant materials used to satisfy the landscaping requirements of this chapter must meet minimum size requirements. Deciduous trees planted to meet these requirements must be a minimum of 50% three (3) inch minimum diameter and 50% two (2) inch minimum diameter. The application meets this standard.

Species Diversity: To prevent uniformity and insect or disease susceptibility, species diversity is required and extensive monocultures of trees are prohibited. A total of twelve (12) trees are required for this development site. When 10 to 19 trees are required, the maximum percentage of any one species shall not exceed 45% (45% of 12 equals a maximum of five trees of any one species). The application is proposing four (4) of each of the three (3) tree species to meet this requirement. The application meets this standard.

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

Revegetation of Disturbed Land: All areas disturbed by grading or construction, not being formally landscaped, shall be revegetated. The Landscape Plan has noted that all disturbed land to have a minimum 3" topsoil and seed with short dry grass mix. The application meets this standard.

Credit for Preservation of Existing Trees: There are no existing trees on the site to be preserved. This standard is not applicable to the project.

Protection of Existing Vegetation: There are no existing trees on the site. This standard is not applicable to this project.

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

ANALYSIS – OUTDOOR LIGHTING [180-6.16]

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

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

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

Design: It is required that light fixture designs reflect the small mountain town character of Frisco. The application proposes exterior wall fixtures in a black aluminum finish. As shown on the submitted lighting specification, these lights are in keeping with the small mountain town character of Frisco. The application meets this standard.

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

ANALYSIS – AGENCY REVIEWS

TOWN OF FRISCO PUBLIC WORKS DEPARTMENT

- *Utility work done in Teller Alley will require a ROW permit, and this will require the contractor to adhere to Town of Frisco standards. They are in the ROW permit request form.*
- *Variance application has been approved for reduced driveway spacing for the three driveways that connect to Teller Alley.*

Addison Canino, Assistant Public Works Director

Summit Fire & EMS

1. *A Construction permit through the fire department is required for this project. Please advise the developer/contractor to contact the fire department for details.*
2. *What is the proposed addressing for the townhome units located off of Granite Street South Alley?*
3. *The Granite Street South Alley shall be developed to the Town of Frisco Road Standards so as to provide approved access for fire apparatus. All Fire Apparatus access roads shall support an imposed load of at least 75,000 pounds.*
4. *Will the Town of Frisco allow parking within the alley right of way?*

5. *Based on the building code designated by the Frisco Building Official and the type of construction method used for the building, the fire department may require additional fire protection for the building.*

Kim J. McDonald, Fire Marshal

TOWN ENGINEER

As to the drainage plan and report, the concept is in line with what has been done in other locations throughout Frisco, so should be ok. I do have a bit of concern in that the existing topo by Range West that the Gray used for his design is from 2012 and specifically notes no current field work was done. This means it does not include the existing alley improvements that were made to the south by the adjacent project, including a pan down the alley and a pan across the alley at 2nd. My concern is to make sure that that pan across the alley works with Gray's design, or actually that Gray's design is based on the elevation of that pan.

Bill Linfield, Consulting Town Engineer

FRISCO SANITATION DISTRICT

1. *Existing sewer line from remaining building has been relocated into building setback.*
2. *With a shared sewer service billing will have to be through a single entity.*
3. *Sewer service sizing will have to be determined by an engineer licensed in the State of Colorado.*
4. *Sewer Main in alley is 8" VCP.*
5. *Tap fees will be due prior to the issuance of a building permit.*

Matt Smith, Manager

SUMMIT COUNTY GIS

The name on the plans read as "Granite Street South ALY". It is the County's recommendation to reject this road name. The County's preferred options are listed below.

Option A, would be to continue Teller Street ALY all the way through from Madison to S 7th AVE. Some of this alley is currently not constructed all the way through, but this will create a more consistent way of addressing for future redevelopment of this area. Note this would also create some addresses issues, 3 units in "RAVENWOOD AT FRISCO TOWNHOMES" currently accessing off of this alley are currently addressed off of Granite ST.

–OR–

Option B, would be to leave the alley unnamed and address all of the Woodhaven Townhomes off of S 2nd AVE.

Suzanne Kenney, GIS Analyst II

*Summit Fire provided further comment that they would support Option B.

XCEL ENERGY

- 1) *The gas and electric meters can be banked on one side of the building as drawn as long as the property and outside walls are owned and controlled by 1 entity. IE, an HOA. If the outside walls and footprint is owned by individual owners the meters have to be on the outside of the respective unit.*
- 2) *There will need to be a point of service on the newly created lot. There has to be a pedestal or transformer on the lot where the condo building is.*
- 3) *The meters must be in a safe accessible location. The meters can not be under a “drip edge”, where snow will fall on to the meter.*

Ryan Selchert, Technician

PUBLIC COMMENT

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

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the Woodhaven Townhomes multi-family residential project located at 205 South 2nd Avenue / Tract B, Woods in Frisco Condominiums:

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 development application is in general conformance with the principals and policies of the Frisco Community Plan, specifically, the quality of life statements and associated criteria related to the art & culture, built environment, and housing.*
2. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-3.7, Residential High Density (RH) District, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: lot area, lot frontage, lot coverage, setbacks, building height and density.*
3. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.22, Residential Development Standards, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: that the development is designed in a manner compatible with the neighborhood and the small mountain town character of Frisco; the development includes required building elements, shelter from natural elements and provides visual relief, the building is designed to relieve the feeling of mass, building façade and roof lines are broken up, exterior materials and colors are compatible with the surrounds and meet specific standards, roof forms and design are compatible with the surrounding area and a variety of standards, and the other recommendations and standards of the Residential Design Standards.*

4. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.23, Bulk Standards, since all applicable requirements with regards to bulk standards have been met by the submittal and the recommended conditions of approval. The Planning Commission finds that the proposed encroachments into the bulk plane provide substantial architectural relief and advance the intent of the overlay district.*
5. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, 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 plan, snow storage and snow shedding, vehicular access, non-vehicular access, traffic studies, and refuse management.*
6. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.14 Landscaping since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
7. *The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically 180-6.16 Outdoor Lighting since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: exterior light fixtures, light emissions, design, and energy savings.*
8. *The proposed development application is in general conformance with the Town of Frisco Zoning Code, specifically Section 180-6.13, Parking and Loading Regulations, since all of the applicable requirements have been met by the submittal and the recommended conditions of approval; including: on-premise parking, visitor parking, accessible parking, parking dimensions & design, and snow storage areas.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the proposed Major Site Plan application for the Woodhaven Townhomes multi-family residential project located at 205 South 2nd Avenue / Tract B, Woods in Frisco Condominiums, subject to the following conditions:

Conditions:

1. *The applicant shall satisfy the comments of the Summit County GIS Department.*
2. *The applicant shall satisfy the comments of the Frisco Sanitation District.*
3. *The applicant shall satisfy the comments of the Summit Fire & EMS.*
4. *The applicant shall satisfy the comments of the Town of Frisco Public Works Department.*
5. *The applicant shall satisfy the comments of the Town Engineer.*
6. *The applicant shall satisfy the comments of Xcel.*

Recommended Motion

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

With respect to File No. 127-18-MAJ, I move that the recommended findings set forth in the September 20, 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 Woodhaven Townhomes multi-family residential project located at 205 South 2nd Avenue / Tract B, Woods in Frisco Condominiums

ATTACHMENTS

Attachments:

- Application Materials

cc: Little Big Dog LLC