



PLANNING COMMISSION STAFF REPORT

June 20, 2019

AGENDA ITEM: Planning File No. 062-18-MAJ: A public hearing for the review of the Major Site Plan application for the proposed addition to the Frisco Emporium Building

LOCATION: 307, 309, 311, and 313 East Main Street / Lots 4-9, Block 6, Frisco Townsite

ZONING: Central Core (CC) District

APPLICANT & OWNER: Robert Philippe
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PROJECT DESCRIPTION

The applicant, Robert Philippe, is requesting a Major Site Plan Review for an addition to the Frisco Emporium Building located at 313 East Main, Lots 4-9, Block 6, Frisco Townsite. According to the application materials, the project includes:

- Construction of a 2,250 s.f. addition to the existing Frisco Emporium Building to create additional retail space.
- The relocation of the existing dumpster and construction of a new enclosure.

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

BACKGROUND

The property contains an existing structure built in 1986, known as the Frisco Emporium Building. Approximately 6,770 sf in floor area, it contains retail uses, the Ein Prosit Beer Garden, and an antique steam locomotive. As stated in the applicant's narrative, the proposed project is to create a 2,250 sf addition in order to expand the existing retail and allow for a new tenant space with separate entrance off of the Galena Street Alley.

Planning Commission reviewed the Sketch Plan submittal at the September 20, 2018, meeting. The project is being treated as a single development site that includes Lots 4-9, Block 6, Frisco Townsite. At the sketch plan review Planning Commission advised the applicant to resolve issues associated with the adjacent properties at 307, 309, and 311 East Main Street (Greco's building) involving shared parking, access, snow storage, and trash removal. The applicant was also advised to ensure the building materials comply with Town Code.

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



Southwest Corner of existing building, Fall 2018



South-facing, Main Street Façade of existing building, Fall 2018



North-facing, Galena Street Elevation of existing building, Fall 2018



Northwest corner of existing building, Fall 2018

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.*

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 2. Continue to promote the town as a year-round destination.**
- **EC 3. Encourage and direct economic growth.**
- *EC 4. Allocate public resources to effectively support and encourage cost-effective private investments that enhance the community.*
- **EC 5. Support the creation and outlet for local markets and support local workforce policies.**

The proposed application appears to further the quality of life statements above in bold. The application conforms to the recommendations of the Frisco Community Plan.

ANALYSIS – CENTRAL CORE (CC) DISTRICT [§180-3.11]

The requirements of the Central Core (CC) District are applicable to the review of the proposed Frisco Emporium Building addition project as follows:

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

“To promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.”

Minimum Lot Area: 3,500 square feet. The existing project consists of six lots for a total of 21,000 square feet.

Minimum Lot Frontage: None required.

Setbacks: The subject property is located along Main Street. The minimum required setbacks and the proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard (Main Street)	3 feet	3 feet (no change)
Side Yards	0 feet	N/A
Rear Yard (Alley)	0 feet	N/A
Minimum Stepback for the third and above floors of street-facing wall facades	10 feet	14 feet

Section 3.17.11 of the Town of Frisco UDC states that in the Central Core District, the following encroachments into a required stepback are allowed:

- A. Roof overhangs, limited to two feet in depth; and*
- B. Railings, limited to the minimum height required by the building code.*

The application appears to meet the setback standards.

Maximum Lot Coverage: None required.

Maximum Building Height: The maximum building height is forty (40) feet for a pitched roof and thirty-five (35) feet for flat. According to the architectural elevations the proposed pitched roof is approximately thirty-one (31) feet in height.

Section 3.17.8 of the Town of Frisco UDC states that for properties along Main Street in the Central Core District, the ground floor ceiling height for all uses shall be a minimum of ten (10) feet in height. The application meets this standard.

Density: The permitted density in the Central Core District is sixteen (16) dwelling units per developable acre. The Emporium building contains no dwelling units and none are proposed with this addition. The adjacent building located at 307, 309, 311 East Main Street, contains four (4) existing two-bedroom units above the first floor. The allowed density equals eight (8) units. The application meets this standard.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Central Core District, a variety of commercial uses are permitted including restaurants/bars/taverns, offices, personal service, and light retail. The application appears to meet this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Buildings Occupying More Than One Lot (§180-6.3.2): The application lists the project site as Lots 4-9, Block 6, Frisco Townsite. Lot 6 contains portions of Building #1 as shown on the application materials therefore, for the purposes of the development review process, the entire project is considered one site and reviewed together.

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. The proposed site modifications do not impact steep slopes. The application is in compliance with this section of Code.

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

Drainage Plans (§180-6.6): A drainage plan must be submitted prior to the approval of a proposed subdivision or development. A drainage plan, prepared by a licensed engineer, was submitted with the application materials and approved by the Town Engineer. The Town Engineer found that the project would not increase the historic runoff from this site. 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, however, the applicant will be required to submit a construction management plan in association with the building permit 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 (§180-6.9): No new public or private roads are proposed in association with the project. This standard does not apply to this application.

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 Frisco Public Works. Frisco Public Works has reviewed and approved the access points shown on the application materials. The application meets this standard.

Traffic Study (§180-6.12): Due to the size of the proposed development site, the application does not require a traffic report.

Parking and Loading (§180-6.13): There is no required on premise parking for retail, second floor office, or restaurant uses within the CC District. Parking for the entire site is calculated according to the use. The application lists restaurant, second floor office, retail, and residential as the proposed and existing uses. There are four, two-bedroom units in the existing building located on Lots 6, 7, 8, and 9 (Greco's building). The required parking for the residential units is 8 spaces. One ADA van accessible space is required and has been shown on the site plan. Accessible spaces shall not count towards any required visitor parking space requirements. The total number of parking spaces shown is 10 including one ADA van accessible space. (§180-6.13.3.H.). The application meets this standard.

Commercial and mixed-use developments are required to provide bicycle stalls equal to 20 percent of the total number of required parking spaces. A minimum of five bicycle parking stalls are required pursuant to §180-6.13.4. The plans show a rack with a 6 bike capacity near the rear entrance to Building #1. This meets the minimum bicycle parking requirements.

On premise service and loading facilities are required for commercial uses. Since the application is proposing that Frisco Emporium Building functions as one project site with the neighboring building located on Lots 6, 7, 8, & 9, Block 6, Frisco Townsite (Greco's building), the applicant will be required to provide a loading area per UDC §180-6.13.8 or receive permission from the Public Works department *"that sufficient loading is available from an adjacent alley or other suitable area, which alley or area is shown not to impede vehicular traffic or pedestrian use when used for loading purposes"*. Public Works has reviewed and approved alley loading for this project site. The application meets this standard.

Snow Storage Areas (§180-6.13.7.): One-hundred (100) square feet of snow storage is required for every 350 square feet of paved surface area for any unpaved parking and driveway areas. The majority of the (10) proposed parking spaces are covered parking. The two existing drive areas are approximately 1,855 sf which requires 530 sf of snow storage. The plans show 712 sf of snow storage area. The application meets this standard.

Landscaping and Revegetation (§180-6.14): The landscaping plan provided shows Lots 4 – 9 as the extents of the project site. For a 21,000 sf site, a total of 14 trees and 8 shrubs are required. This is a mixed-use, large project since it is on a lot with a combined size of 10,500 sf or greater. The application proposes a 50% reduction in accordance with §180-6.14.4.B.1 which offers relief from the minimum tree requirements in exchange for the provision of street furniture, planter boxes, or other forms of landscaping, each 16 square feet of which may be substituted for one tree. The plans show a total of 498 sf of planting beds and appears to meet this requirement. The application proposes a further 25% reduction in accordance with §180-6.14.4.B.2. which offers an exemption from the minimum tree requirements in exchange for the provision of a public plaza or patio or public art at a rate of one tree per 100 sf of public

space or piece of art. The applicant is showing a public patio on the chart, but not on the plans, of 364 sf in size and 2 pieces of public art. With the above reductions staff finds that the applicant is exceeding the minimum required (4) trees by preserving (11) existing trees with diameters greater than 6 inches. The plans show replacing or supplementing the existing planting bed in front of Building #1 (Greco's) to meet the 8 shrub requirement. The requirement for species diversity (§180-6.14.4.C.) does not apply to existing trees. Town Code requires that landscape plans be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles (§180-6.14.5.C.). The landscape requirements are being met by existing, established plant materials that meet this requirement.

Outdoor Lighting (§180-6.16): The lighting fixture cutsheets provided demonstrate compliance with UDC requirements. They are fully cutoff, downcast, and do not exceed the maximum height or illumination.

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-use projects. The plans show the dumpster being relocated to the northern portion of Lot 6 and 7. The dumpster plans include space for collection and storage of recyclable materials.

All refuse and recycling dumpsters and facilities must be screened on four sides with an approved enclosure at least 6 feet in height. The screening appears to meet the requirements of UDC §180-6.17.2. Screening and §180-5.2.3. Outdoor Storage Areas.

Fences and Walls (§180-6.18): No new fences or walls are being proposed as part of this application. The application is in compliance with this standard.

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

ANALYSIS – 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.

Compatibility with Neighborhood Character (§180-6.21.3. A.)

This standard requires that the building design be compatible with surrounding buildings through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors. The existing structure is sided in a clapboard-style, natural brown, wood siding, with a gray metal standing seam roof. The proposed addition will match the architectural layout of the existing structure with two floors of substantially the same size and a smaller, third level loft. The proposed addition will be sided with standing seam metal, rough sawn cedar, and cedar trim. The roof forms for the addition will

match the existing building along the highest ridgeline for approximately 26 feet. The north facing façade will have varied roof forms consisting of three dormers at different heights and a shed roof over the back entrance and where the main ridgeline breaks to match the existing building. To the east is the Frisco Lodge, which is sided in an off-white stucco, and the west is a multi-use building housing Greco's on the ground floor, which is sided in a natural brown log. The application meets this standard.

Façade Standards (§180-6.21.3. B.)

The standard requires that the building façade employ varied articulation of wall surfaces.

- 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."*

Although no changes are being proposed for the south facing façade, the existing building meets the Façade Standards outlined above. The building has deep eaves of greater than 24 inches in depth, it contains a variety of building elements including offsets in geometric plane, covered entrances, a patio area, changes in textures and materials, variations in the roof plane, variation in window sizes, and prominent entrance features.

The façade standards also include requirements for building articulation. These standards require that building wall and eaves shall not exceed 27 feet in the same geometric plane. The addition in combination with the existing building will contain walls over 27 feet in the same plane, however, UDC §180-6.21.3. H. regarding additions states that, *"Additions that are substantially smaller than the square footage of the existing building may be designed to complement the existing structure, even if the existing building does not currently meet the façade, roof, material, or color standards of this section."* The application meets this standard.

The standards require that roof ridgelines over 33 feet in length and facing a front yard or street side yard setback shall not have more than 66 percent of the length of the wall or roof ridgeline along the same geometric plan. None of the existing or proposed building has a roof ridgeline facing a front yard or street side setback over 33 feet in length. The application meets this standard.

Bulk Plane Standards (§180-6.21.3. C.)

The existing building meets the bulk plane requirements on the south (front) façade as shown on the architectural elevations. There are no bulk plane requirements for the side and rear elevations in the CC District between Main Street and the Galena Street Alley.

Roof Standards (§180-6.21.3. D.)

The roof standards state that steep pitched roofs are encouraged and pitched roof elements shall vary by a minimum of two feet in elevation. A minimum pitch of 4/12 is required and the existing building and proposed addition have 6/12 pitched roofs that exceed this requirement. The third level loft and cupolas create variation and relief from the second level roofline exceeding the two foot variation requirement. The existing south facing façade contains a dormer to break up the roof form. The proposed addition will have three dormers, one on each level as well as a shed roof over the rear entrance. The standards also state that, *“Ridgelines shall change elevation by no less than two feet for each 27 feet of building length.”* However, this project meets the exception standard for additions, *“Additions that are substantially smaller than the square footage of the existing building may be designed to complement the existing structure, even if the existing building does not currently meet the façade, roof, material, or color standards of this section.”*

The requirements state that no more than 66 percent of a ridgeline or roof line shall be on the same elevation. The application meets this standard. The long north south ridge line is 91.25 feet in length. This standard requires that no stretch of this ridge line be greater than 60.23 in length. The longest uninterrupted length of ridgeline is 52.25 feet. The standard meets this requirement.

The existing roof material is standing seam metal with a dull gray finish. The roof materials standards state that, *“If metal roofs are used they shall be surfaced with a low-gloss finish or be capable of weathering to a dull finish in order to not be reflective.”* And that, *“Metal roofs shall have a standing seam or shall be of a design that provides relief to the roof surface.”* The building addition will have two roof materials. The addition that matches the height and form of the existing building will be gray, standing seam metal. The new dormers on the north façade will be corrugated, corten steel. Corten steel will weather to a dull finish so as not to be reflective. No rooftop mechanical equipment is being proposed. The proposed addition meets all of the roof standards.

Building Material Standards (§180-6.21.3. E.)

The building material standards call for predominately natural materials. *“Building materials shall be predominantly natural, including but not limited to, wood siding, wood shakes, logs, stone, brick, or other similar materials.”* The existing building is wood siding in a clap board style. The addition is proposed to be sided in Cottage Red, standing seam metal siding, and tan, rough sawn cedar siding to match existing. Trim material is brown, rough sawn cedar trim to match existing. The material standards state that, *“Stucco, steel, or concrete block shall not be primary exterior materials for the majority of a building.”* And that *“Metal shall have a matte finish or a finish proven to fade and not be reflective.”* The majority of the building will be sided in natural wood

material. The metal accent will not have a reflective surface. The proposal meets the material standards.

Building Colors (§180-6.21.3. F.)

The building color standards state that the colors may not exceed a chroma of four on the Munsell Color chart. The existing building and proposed new materials meet the building color standards for chroma.

Design Variety (§180-6.21.3. G.)

The design variety standards state that, *“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 are not allowed,”* The third floor loft is setback substantially from the roofline of the lower floor. There is an existing cupola and the addition proposes a second cupola to match. These features are unique to this building within a 300’ radius.

Additions (§180-6.21.3. H.)

This code section gives relief for small additions in instances where the existing building does not meet the façade, roof, material, or color standards. The two instances where the existing building does not meet a specific standard has been referenced above.

Parking and Loading (§180-6.21.3. I.)

For retail and restaurant uses along Main Street there are no required parking spaces, therefore the requirement that *“No more than 60 percent of required parking spaces may be located in front of a building along the principal street façade”* does not apply.

Since the property is located in the CC District, it is exempt from the parking lot landscaping requirements.

Amenities (§180-6.21.3. J.)

The amenities standards require bicycle parking equal to 20 percent of the total number of required parking spaces. A minimum of five bicycle parking stalls are required pursuant to §180-6.13.4. The plans show a rack with a 6 bike capacity near the rear entrance to Building #1. This meets the minimum bicycle parking requirements.

Developments over 10,000 sf gross floor area shall provide community spaces including public benches, patio seating areas, public plazas, or public art. There are multiple pieces of public art located along the south facing façade of both buildings.

Bulk Standards (§180-6.23)

The proposed addition does not have any bulk plane encroachments. See above.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of June 13, 2019.

ANALYSIS – AGENCY REVIEWS

SUMMIT FIRE & EMS

The applicant has satisfied the concerns of Kim J. McDonald, Fire Marshal, Summit Fire and EMS.

FRISCO ENGINEERING

The applicant has satisfied the concerns of Bill Linfield, Frisco Town Engineer, regarding utilities and drainage.

SUMMIT COUNTY GIS

There were no concerns regarding this project from Suzanne Kenney, GIS Analyst II, Summit County GIS.

FRISCO SANITATION DISTRICT

There were no reported concerns from Matt Smith, Manager, Frisco Sanitation District.

XCEL ENERGY

The applicant has resolved all of the concerns from Amy Lagace, Designer, Xcel Energy.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the proposed addition to the Frisco Emporium Building, located at 307, 309, 311, and 313 East Main Street / Lots 4-9, Block 6, Frisco Townsite:

Based upon the review of the Staff Report dated June 20, 2019 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 quality of life statements and associated criteria related to art and culture, built environment, and the environment.*
- 2. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-3.11, Central Core (CC) District, since all of the applicable requirements have been met by the*

submittal and the recommended conditions of approval; including: lot area, lot frontage, building height, setbacks, lot coverage, and density.

- 3. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-5, Use Standards, since all of the proposed and existing uses meet the standards for allowed use in the Central Core zone district, and all of the applicable requirements have been met by the application materials.*
- 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, 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, and the facades, bulk plane, roof standards, building materials, building colors, design variety, and amenities meet the standards of this requirement.*
- 5. 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 plan, snow storage and snow shedding, vehicular access, non-vehicular access, traffic studies, and refuse management.*
- 6. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.14 Landscaping. The Planning Commission finds that the site meets the landscape requirements for a large, mixed-use project and all of the applicable requirements have been met by the submittal; including: required vegetation, landscape alternatives for mixed-use, large projects, species diversity, water conservation, and landscaping maintenance.*
- 7. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, 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 and design.*
- 8. The proposed site plan application is in general conformance with the Town of Frisco Unified Development 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 proposed addition to the Frisco Emporium Building, located at 307, 309, 311, and 313 East Main Street / Lots 4-9, Block 6, Frisco Townsite.

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. 062-18-MAJ, I move that the recommended findings set forth in the June 20, 2019, 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 proposed addition to the Frisco Emporium Building, located at 307, 309, 311, and 313 East Main Street / Lots 4-9, Block 6, Frisco Townsite.

ATTACHMENTS

Attachments:

- Application Materials

cc: Robert Philippe, applicant, and Jeff Goble, Public Works Director