



# APPLICATION: MAJOR SITE PLAN REVIEW

<b>For Office Use Only:</b>	File Number:	Application Fee Paid:
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied      Date:

PROJECT LOCATION	
Project Street Address:	317 Granite Street, Frisco
Legal Description:	LOT 21, 22, 23, 24 Block 9 Frisco Town Sub

PROJECT DESCRIPTION						
Lot Size Information:	Acres:	Sq. Feet:	Zoning:			
	0.321	14,000	Central Core			
Parking Spaces:	Existing:	Proposed:	Lot Coverage:	Existing (Sq. ft. and %):	Proposed (Sq. ft. and %):	
	-	29		-	-	
Residential Units:	# of Units Existing:	# of Units Proposed:	# of Deed Restricted Units Proposed:	Non-Residential Uses:	Type of Use(s):	Gross Floor Area (Sq. Feet):
	-	9	2			

**Description of Work:**  
(9) Townhome Units

PROJECT TYPE		Check all that Apply
<b>Multi-Family</b>	Including additions/accessory buildings that do not qualify as minor site plans	X
<b>Mixed-Use</b>	Including additions/accessory buildings that do not qualify as minor site plans	
<b>Non-Residential</b>	Including additions/accessory buildings that do not qualify as minor site plans	

APPLICANT	
Name: Abby Ploen	Phone #: 3.495.8124
Mailing Address: 6590 E. lake Pl.	City, State: Centennial, CO
E-Mail: Abby @ ploenhaus.com	Zip Code: 80111

OWNER (if not the applicant)	
Name: Robb Bryan (KOC Investors)	Phone #: 678.592.5088
Mailing Address: 165 W. Wieuca Rd. Suite 208	City, State: Atlanta, GA
E-Mail: robbbryan@gmail.com	Zip Code: 30342

**CERTIFICATION**

I, the undersigned, authorize the Town of Frisco Community Development Department to proceed with this Major Site Plan Review Application under the requirements set forth by the applicable Town of Frisco Code(s), as they may be amended. I, the undersigned, understand and accept that the accuracy of the information contained within this application is the responsibility of me, the undersigned, and any information found to be incorrect or inaccurate by the Town of Frisco Community Development Department during the processing of this application, will cause this application to be delayed. I, the undersigned, also, understand and accept that only complete applications will be processed. Incomplete applications will be returned to me to fulfill the requirements for my respective application. If the applicant is not the owner of the Property, a statement by the owner consenting to this application shall be submitted with this application.

A statement by the owner(s) consenting to this application is included (required if the applicant is different from the owner).

APPLICANT [Signature] Architect 1.29.2020  
Signature Title Date



**Abby Ploen**  
<abby@ploenhaus.com>

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## Statement from Owner

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**Robb Bryan**

Wed, Jan 29, 2020 at 9:33

<robbbryan@gmail.com>

AM

To: Abby Ploen <abby@ploenhaus.com>

To whom it may concern, Ploenhaus has the property owner's consent to represent the owner.

Thank you,  
Robb Bryan

[Quoted text hidden]

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Robb Bryan  
678-592-5088

# PLOENHAUS

noun | plain·house | \ˈplānhaús\

Abby@PloenHaus.com | 303.277.9390 | PloenHaus.com  
6590 East Lake Place, Centennial CO 80111

January 24<sup>th</sup>, 2020

Planning Commission  
Town of Frisco  
P.O. Box 4100  
Frisco, CO 80443

Re: Project Narrative for 4<sup>th</sup> and Granite Townhomes located at:

317 Granite Street  
Frisco, CO 80443

Dear Planning Commission,

Thank you for considering our project for Sketch Plan approval. In our submittal package you will see all required documents that we feel express our intent for this project, as well as our project narrative that is outline below. Thank you very much for your time.

Sincerely,  
Abby Ploen  
Architect

## **4<sup>th</sup> and Granite Project Narrative**

The proposed Townhome development, located at 317 Granite Street, is shown with (9) total units. The unit breakdown is as follows:

- (3) 3 bedroom Units
- (2) 4 bedroom Units
- (2) 3 bedroom Bonus Units
- (2) 3 bedroom Deed Restricted Units

The project is being developed under the standards of the Town of Frisco's Unified Development Code. Within this code the project is following the below standards:

### **CENTRAL CORE DISTRICT (UDC 180-3.11)**

The proposed project will help further the develop the commercial district by adding reasonable density, affordable units for residents that live and work on Main Street, and full market units to help

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drive business. The proposed elevations are well suited to add to the already beautifully designed Town of Frisco by having extensive plane changes in the roofs and walls, a cohesive building look that is not a “duplicate” layout, varied finish materials, use of planter boxes at various levels to help soften all aspects of the building and a relatively small scale with the project broken into 3 buildings to stay away from the “big box” look. All required dimensions are adhered to, including but not limited to, building setbacks, heights, bulk plane and 3rd story 10’ setbacks on all street facing facades that don’t qualify for a basement designation. Where there has been a noted minimal bulk plane encroachment it is with reason to create a significant architectural feature to drive the character of the whole development. The façade of the proposed development has been broken down extensively to reduce the scale and to allow the smaller massing to fit into the existing mountain character of the neighborhood.

The elevations have employed all of the techniques laid out in the UDC to articulate the different wall surface. The techniques used are, balconies/decks/patios, Building elements that provide shelter from natural elements, offsets/insets/bays, a change in texture or materials that are consistent with the overall architectural style of the building plane, variation in roof planes or roof forms, and variation in window sizes and shapes. Deeper eaves are being used where the bulk plane is non-restricting.

Since the project contains two or more units, great care has been taken in the design to provide architectural relief from the duplication of buildings and units by utilizing a variety of windows, decks, balconies, or exterior facade composition, as it states in the code. The buildings are designed to look “whole” and not one unit standing out in repeat. The roof elements have been broken up as to be complementary to the existing architecture of the area. Min. 6:12 pitched roofs, flat roofs and roof decks together allow the overall project to be dynamic, gives more character to the buildings and utilizes the great views. They are also designed to try and minimize snow sheading on living, utilities and circulation areas, when possible. The color is natural brown tones and all other materials are of low-gloss finish. The building materials and colors are keeping with the surrounding buildings and are of natural materials, non-shinny finishes and varied extensively at every wall plane deviation. Garage doors are oriented away from the main street facades as to not dominate the streetscape. Overall, this project has been designed to conform to all the applicable standards of the UDC and contribute to the beautiful Town of Frisco.

March, 12, 2020

Pete Campbell  
Campbell Construction, LLC  
PO Box 4272  
110 S. 1st Ave, Unit #1  
Frisco, CO 80443

**RE: Site Plan Review – 4<sup>th</sup> and Granite St. Project**

Dear Pete,

The following memo addresses the comments received from the Town of Frisco, responses and changes proposed by Ploenhaus associated with the development of the 4<sup>th</sup> and Granite Street property. There were four specific comments/concerns raised by the Town of Frisco. Ten Mile Engineering, Inc (TME) reviewed each item, please see our response to each are below.

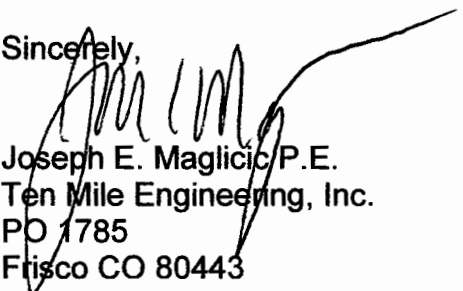
- 1) Turning Movements – TME reviewed the changes to the turning movements and associated changes to the turning radiuses. We believe the changes have dramatically improved the access to the proposed parking spaces. Several spaces may require a multiple point turn depending upon the size of the vehicle. This typical with larger vehicles in parking garages everywhere and very common in other approved projects in Frisco.
- 2) Adequate functioning of parking and cooperation of neighbors – A typical parking space per code is 9x18.5 and that is how the spaces are designed with some up to 20'. While some vehicles may be longer this is also a common occurrence. As for the concern expressed about people parking in front of their space this is simply an HOA enforcement issue. TME recommends that the HOA documents specifically addresses the parking rules associated with each unit and that it is the HOA's requirement to enforce those rules – not the Town of Frisco.
- 3) Orientation of access and snow removal – All projects in Summit County have ice and snow removal issues, some more than others. Similar to comments in item two above this is an HOA management issue and should be clearly explained in the HOA documents. Snow removal is a function of what equipment is used. It is very common in Frisco that a "skid steer" or "Bobcat" is used to remove snow due to the small turning radius they have and ability to get into tight spaces. TME would anticipate that the HOA may need to pay to have snow hauled offsite in heavy snow years.
- 4) Access to snow storage areas – TME agrees the changes to the plans have improved the situation significantly. Again snow removal is a HOA

TEN MILE ENGINEERING, INC.

issue and is their responsibility to manage accordingly, whatever it takes or costs. This should be clearly defined in the HOA documents also.

Please feel free to contact me with questions or comments.

Sincerely,



Joseph E. Maglicic P.E.  
Ten Mile Engineering, Inc.  
PO 1785  
Frisco CO 80443  
970.485.577  
tenmileengineer@aol.com

