



**PLANNING COMMISSION
STAFF REPORT**

August 20, 2020

AGENDA ITEM: Planning File No. 116-20-MAJ: A review of the sketch plan step of the Major Site Plan Application for a proposed new multi-family townhome project

LOCATION: 116 Galena Street / Lots 20-21, Block 2, King Solomon Subdivision #1

ZONING: Central Core (CC) District

APPLICANT & ARCHITECT: PLOENHAUS
Abby Ploen
6590 East Lake Place
Centennial, CO 80111

OWNER: MACATR LLC
8360 W. 48th Avenue
Wheat Ridge, CO 80033

TOWN STAFF: Katie Kent, Planner
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PROJECT DESCRIPTION

The applicant, Ploen House Architects, representing MACATR LLC, is proposing a new multi-family residential development at 116 Galena Street. The project involves the construction of three (3) townhome units:

- Three (3) multi-family residential units
 - 4-bedrooms within each unit
- Exterior building materials include horizontal shiplap siding, vertical reclaimed boards, beams & timbers, telluride stone, rusty corrugated metal roofing and asphalt roofing.

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

BACKGROUND

The subject property is located between Galena Street and Galena Street Alley. The property contains a single-family residence constructed in 1984 and a detached garage with an apartment above it. A demolition permit was submitted to the Town on August 3, 2020. The applicant has stated that the existing structures will be demolished prior to proposed construction occurring on the lot.

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



View from Galena Street Alley



View from Galena Street

SKETCH PLAN REVIEW

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

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

- a. *All applications for major site plans shall present an informal sketch plan of the development before a regularly scheduled meeting of the Planning Commission. The applicant shall notify the Community Development staff in writing at least 21 calendar days prior to the Planning Commission meeting at which the sketch plan is requested to be presented. Materials to be presented in support of the development must be of sufficient nature to allow the Planning Commission and Community Development staff to provide informed feedback on the project. At a minimum the applicant must submit the following information:*
 - i. *Written project description, including a synopsis of the proposed development program, and how the project will meet the principles of the Master Plan and the standards of the zoning code;*
 - ii. *Site plan showing the location of the building(s) and other improvements (retaining walls, berms, dumpster locations, open space, etc.) with dimensions to setbacks, property lines, easements, north arrow, scale (no smaller than 1"=20'), legend, vicinity map;*
 - iii. *Existing and proposed utility (main and service) lines;*
 - iv. *Existing and proposed topography at 2 foot intervals, including 50 feet beyond the property boundary, existing easements, lot dimensions, lot size in square feet/acreage;*
 - v. *Existing site characteristics map with vegetation, wetlands, unique natural features;*

- vi. *Parking space location and counts and traffic circulation design, with driveway locations, points of access from right-of-way, preliminary grades, bike and pedestrian improvements;*
 - vii. *Proposed landscaping, post-development grades, snow storage, preliminary stormwater plan showing approach to stormwater handling;*
 - viii. *Scaled drawings of all building locations and schematic elevations; and*
 - ix. *Samples of all colors and materials proposed.*
- b. *The Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.*
- c. *The sketch plan presentation shall become null and void if a complete major site plan application is not submitted to the Community Development Department within 90 days after the date of the Planning Commission’s review of the sketch plan.*

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

ANALYSIS - FRISCO COMMUNITY PLAN

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

Vision and Guiding Principles (excerpts)

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time. The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council’s Strategic Plan.

Guiding Principle 1: Inclusive Community

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

1.1: Protect the character and livability of Frisco’s residential neighborhoods

- **1.1A Ensure new housing complements adjacent properties and neighborhoods through appropriate mass, scale, and design. See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.**
- **1.1B Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.**

- **1.1C Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.**

1.4: Reinforce Main Street as the heart of the Community, from the lake to the mountains

- 1.4A Support the creation of an attractive community entrance along West Main Street to create a gateway that is inviting to visitors, highlights the Tenmile Creek, and is an extension of the history and vision of Frisco.
- **1.4B Encourage infill and redevelopment that complements the character, scale, and massing of historic structures.**
- 1.4C Ensure ground floor uses on Main Street create a balanced mix of uses that support a thriving commercial atmosphere. Housing may be located above the ground floor along Main Street, to help support the vitality of downtown.
- **1.4D Preserve Frisco’s historic street grid to retain the character and walkability of the town core.**
- **1.4E Design and orient buildings to maintain historic development patterns along public rights of way.**

Guiding Principle 2: Thriving Economy

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain town appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and support the small businesses on Main Street. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a healthy small business community that attracts residents and visitors.

2.1: Maintain a diverse and strong economy

- 2.1A Continue to attract and retain businesses that support and enhance Frisco’s tourism revenues, while also seeking to build upon entrepreneurship and new or emerging niches.
- **2.1B Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.**
- **2.1C As development and infill occurs, ensure that the Town’s overall mix of land uses remains aligned with community goals.**
- 2.1D Participate in regional and state economic development efforts that support a diverse economy.
- 2.1E Support the creation of home-based businesses and remote workers.

The subject property is located between Galena Street and Galena Street Alley. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site, across Galena Street, is a combination of duplex and single-family residences that are zoned Residential High Density (RH) District. To the east of this site is Estates on Galena containing thirteen residential units. To the west of this site are the Backcountry Cabins, containing six residential units. South of the site, across Galena Street Alley, is 111 Main Street Lodge and Condominiums containing both commercial and residential units. The proposed project involves infill and redevelopment of the subject property.

The proposed development includes a building design that is unique to this project but that is also reflective of the architectural elements and styling of other buildings in Frisco. The location and orientation of this building create a design that enhances the overall character of the community. This application facilitates the construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood.

The proposed construction of three (3) residential dwelling units on the subject property is permitted through the density allowed in the Central Core District. The application appears to be in conformance with the purpose and 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 multi-family townhome 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 lot size is 7,000 square feet.

Minimum Lot Frontage: None required.

Setbacks: Pursuant to §180-9, Definitions, Frisco Town Code:

“Lot Line, Front – The property line separating a lot from the street except, where a lot is bordered by more than one (1) street, the property owner shall determine which side of the lot having street frontage is to be considered the front for setback purposes. Each lot proposed for development shall have at least one (1) property line designated as the front lot line.”

The applicant has selected Galena Street as the front lot line and the five (5) foot front yard setback has been applied to the northern portion of the lot. The five (5) foot side yard setbacks have been applied as has the three (3) foot alley setback. 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, does not encroach into the setback.

The subject property is located between Galena Street and Galena Street Alley. The minimum required setbacks and proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard (Galena Street)	5 feet	North: 5 feet
Side Yard	5 feet	East: 5 feet West: 5 feet
Alley facing yard (Galena Street Alley)	3 feet	South: 3 feet
Minimum Stepback for the third and above floors of street-facing wall facades	10 feet	North (Galena Street): 10 feet South (Galena Street Alley): 12 feet

Section 3.17.11 of the Town of Frisco UDC states that in the Central Core District, the following encroachments into a required setback 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 pitched roofs and thirty-five (35) feet for flat roofs in this zone district. Maximum building height for the first twenty (20) feet in from property line on Galena Street is required to be a twenty-five (25) foot pitched roof.

The application appears to meet this standard with the pitched roofs proposed at forty (40) feet and flat roofs proposed at thirty-five (35) feet. No structure is located within twenty (20) feet of the property line on Galena Street. The roof plan and associated height analysis will be reviewed in detail to verify height compliance along all sections of the roof at time of full site plan review.

The UDC allows chimneys, steeples, cupolas, turrets, clock towers and similar roof top elements to exceed the maximum height limits subject to the Planning Commission finding that these elements are “of reasonable, balanced proportions”. The application materials do not show any roof top elements exceeding the maximum height limit.

Density: The permitted density in the Central Core District is sixteen (16) dwelling units per developable acre. This site is 7,000 square feet in size (~0.161 acres), so a maximum density of three (3) dwelling units is allowed. The application meets this standard.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Central Core District, a variety of uses are permitted including multi-unit dwellings and townhomes. The application meets this standard.

Residential Uses in Central Core: For properties located between Main Street and Galena Alley and properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses are prohibited on the ground floor. The subject property is not located within this area; this standard is not applicable.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

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

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

Buildings Occupying More Than One Lot (§180-6.3.2): Lots 20-21, Block 2, King Solomon Subdivision #1 are one development site for the purposes of analyzing development standards. Since there is not an existing townhome plat, a replat will be required to formally consolidate Lots 20-21, Block 2, either by vacating the lot lines or through a townhome plat. This will be a suggested condition at time of Major Site Plan review.

Drainage Plan (§180-6.6): Drainage plan submittal requirements, design standards and erosion and sediment control will be reviewed as outlined in §180-6.6, Frisco UDC at time of full site plan review. Staff notes that the transformer appears to occupy the same space as an infiltration area shown the utility plan. At time of Major Site Plan review, a legend showing all cross hatch patterns will be required on the plans so staff and commissioners can easily interpret hatching.

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, the location and design 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 twenty (20) feet maximum. Proposed access width along Galena Street is twenty (20) feet and proposed access width along Galena Street Alley is sixteen (16) feet.

Alleys may be used for access to an adjacent property subject to approval of the Public Works Director in accordance with Section VI, Waivers to These Criteria, Town of Frisco Minimum Street Design and Access Criteria.

The transformer is proposed adjacent to Galena Street with required clearances being within the right-of-way. The proposed location will be further reviewed by the Public Works Department at the time of full site plan review.

Traffic Study (§180-6.12): Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for any large project that:

- A. *Requires a conditional use or rezoning approval;*
- B. *Is located adjacent to either Main Street or Summit Boulevard;*
- C. *Contains only one point of access;*
- D. *Contains an access point off an unimproved roadway or unincorporated area;*
- E. *Contains an access point off a road with a service level of D or F; or*
- F. *Is expected to generate 400 or more daily trips per day.*

A large project is defined in Frisco Town Code, 180-9.3 as:

Large Project

Any commercial or mixed-use project, occurring on a lot of 10,500 square feet or greater or occurring on a group of lots combined for a unified development project which contain a total lot area of 10,500 square feet or greater; or any residential development occurring on a lot of 21,000 square feet or greater or any development of 5 or more dwelling units.

The project does not meet the definition of a large project, so a traffic study shall not be required.

On-Premise Parking Requirements (§180-6.13.3.D): For properties within the Central Core District, one (1) parking space is required per bedroom with a maximum of four (4) parking spaces per unit. A visitor parking space is not required for three units. The following is a preliminary parking analysis:

Use Type	Parking Standard	# Bedrooms	Required Spaces
Market Rate Units	1 per bedroom Maximum of 4 spaces per unit	3 units w/4- bedroom	12
Total Required			12

Based upon the information provided in the submitted application, the proposed study room within Unit 2 does meet the definition of a bedroom since there is a bathroom adjacent to the space. Since there is a maximum requirement of four spaces per unit, the application materials are in compliance noting twelve (12) parking spaces.

Tandem Parking (§180-6.13.4): For multi-family residential projects, two (2) stacked (tandem) spaces may be permitted if Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two (2) out of the following four (4) criteria are met:

- i. That some of the spaces could be used as potential visitor parking space; and/or,*
- ii. That, given the layout and design of the building, adequate storage space is provided for the residents so that it is not anticipated the parking space(s) will be needed predominately for storage; and/or,*
- iii. That the architecture of the building façade which faces or accesses the parking spaces avoids a canyon effect, such that movement is provided in the building design; and/or,*
- iv. That an adequate turning radius area is provided with the parking layout to allow for turning and backing into or out of the tandem parking spaces.*

The applicant is proposing tandem parking. The applicant will be required to show compliance with two (2) out of four (4) of the above stated criteria at time of final site plan review.

Electric Vehicle Charging Stations: Chapter 65 of the Code of Ordinances of the Town of Frisco concerning Building Construction and Housing Standards, Section C405.10.1 references electric vehicle charging stations for new construction. The property will be required to comply with requirements as outlined in Section C405.10.1 at time of building permit submittal.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. 1,294 sq. ft. of uncovered paved area is shown on the submitted application materials, requiring 370 sq. ft. of snow storage. 373 sq. ft. of snow storage is provided.

Landscaping and Revegetation (§180-6.14): This proposal is subject to the landscaping requirements for a residential development. In residential developments, for every 875 square feet of project lot area or fraction thereof, a minimum of one (1) tree must be planted on the site and one (1) shrub shall be required for every 1,500 square feet of lot area. With a lot size of 7,000 square feet, this formula requires eight (8) trees and five (5) shrubs. The use of existing healthy, undamaged vegetation is encouraged because it is already established on the site and is natural to the area. Existing healthy trees may be substituted for up to fifty (50) percent of the tree landscaping required, so four (4) existing trees may be utilized to meet these standards. It appears all existing landscaping will be removed.

The application includes the planting of three (3) Aspen trees, three (3) Bristlecone Pine trees and two (2) Shubert Chokecherry for a total of eight (8) new trees. The application is proposing five (5) Alpine Current shrubs. At time of full site plan review, Staff will review all landscape requirements including plant sizes, species diversity, water conservation, revegetation of disturbed land, protection of existing vegetation and irrigation system requirements.

The application materials will be required to comply with the Firewise program, including defensible space zones, as regulated by Summit Fire & EMS at time of building permit review.

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 but not multi-family projects. The application materials note the proposed refuse management is individual totes as permitted by Town Code.

Town Staff has requested the applicant consider providing a dumpster as there are concerns throughout Town with short-term rental units preferring to utilize dumpsters since the responsibility of individual totes is often not preferred. Due to site constraints, it will be difficult to fit a dumpster and required screening on the property at a later time.

The applicant will be required to submit a letter from a waste disposal company showing that proposed refuse and recycling facilities are located and sized appropriately for the proposed project.

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

The proposed project will help further develop the commercial district by adding reasonable density and full market units to help 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 and a relatively small scale 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. 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-shiny finishes and varied extensively at every wall plane deviation. Overall, this

project has been designed to conform to all the applicable standards of the UDC and contribute to the beautiful Town of Frisco.

Staff has preliminarily reviewed the application materials to determine if in compliance with the Residential Development Standards and has no concerns at this time.

Bulk Standards (§180-6.23):

Table 6-K of the UDC outlines bulk plane requirements. No bulk plane encroachments are shown on the submitted elevation drawings.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of August 12, 2020.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the 116 Galena Street townhomes project and associated improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code.

Staff observations:

- The general architectural design direction of the new buildings appears to be complementary to other buildings while providing a variety of building elements and preventing the appearance of duplication of units. Proposed roofs include a combination of flat roofs and pitched roofs, many providing a pitch of 10:12. Proposed colors meet the requirements of the UDC. Staff recommends the Planning Commission review the application and provide the applicant with feedback on the general design direction as well as the various specific architectural features and elements being proposed.
- At the time of final site plan review, the application must demonstrate compliance with all Frisco Town Code standards.

ATTACHMENTS

Attachments:

- Central Core (CC) District
- Residential Development Standards
- Application Materials

cc: Abby Ploen, PloenHaus