



**PLANNING COMMISSION
STAFF REPORT**

August 06, 2020

AGENDA ITEM: Planning File No. 011-20-MAJ: A review of the Major Site Plan Application for a proposed new multi-family townhome project

LOCATION: 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite

ZONING: Central Core (CC) District

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

OWNER: E2MH LLC
PO Box 609
Lewisville, NC 27023

ENGINEER: Ten Mile Engineering, Inc.
PO Box 1785
Frisco, CO 80443

NOTICING: Published in the Summit County Journal: 7/31/2020
Mailed to adjacent property owners: 7/23/2020
Posted at the Post Office: 7/23/2020
Posted at the Site: 7/23/2020

TOWN STAFF: Katie Kent, Planner (970) 668-9131
katiek@townoffrisco.com

PROJECT DESCRIPTION

The applicant, Ploen House Architects, representing E2MH LLC, is proposing a new multi-family residential development at 317 Granite Street. The project involves the construction of nine (9) townhome units:

- o Nine (9) multi-family residential units
 - o 5 market rate dwelling units (3-bedrooms)
 - o 2 bonus units (one 2-bedroom and one 3-bedroom)
 - o 2 deed restricted affordable bonus units (2-bedrooms)

- The proposed exterior materials include telluride stone, vertical reclaimed board, cedar lap siding, horizontal metal siding, frameless glass railings, and an asphalt roof.

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

BACKGROUND

The subject property is located at the northwest corner of the Granite Street and South 4th Avenue intersections. On October 4, 2007, the Frisco Planning Commission approved a preliminary plat and development application for a mixed-use development project on this site consisting of 3 commercial units and 7 residential units (including one deed restricted affordable unit). The name of the development project was “Latitude 39” (Planning File 133-07-DA/SD). This project was not constructed and the development application approval has since expired.

On May 17, 2018, the Frisco Planning Commission approved a development application for a multi-family residential development proposing the construction of one (1) new building with fifteen (15) multi-family residential units. The property owner has decided not to continue with this project and is now returning with this new proposal for nine (9) townhome units.

On October 17, 2019, a demolition permit was issued to remove the existing three (3) structures on the property. The structures have been removed and the property is currently vacant.

On May 7, 2020 the Planning Commission reviewed the project at sketch plan review. Final comments from Commissioners reflected in the meeting minutes are as follows:

- *Commissioners noted that the studies were worrisome as they could easily be turned into bedrooms in the future. The more certain they can make it that they can't become bedrooms in the future, the better off.*
- *Commissioners expressed concern over the bulk plane encroachments and would prefer they not exist.*
- *Commissioners agreed that the sidewalks should be part of the project, both on 4th and Granite. The sidewalk is not just an amenity but needed by the renters and owners. Commissioners suggested that perhaps the Applicant could contribute to a fund for the sidewalk connection. Commissioners would encourage the Applicant to please pursue the sidewalk connection to complement a great project and coordinate with the master plan so that there is no conflict.*
- *Commissioners agreed to withhold judgement on the concrete block vs. stone veneer and wait for materials, colors, renderings, and the 3D model.*
- *Commissioners expressed concern over snow stack/snow removal in the corridor, noting that extra parking may become snow storage. Commissioners would encourage Applicant to use storm water infiltration where possible.*
- *Commissioners felt the project was a good project and it was nice to see a project scaled down instead of a big bulky building. Noted the progression this project has taken: the open areas, parking and deed restricted housing are all positive.*

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 looking southwest at property



View looking south 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:

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.**

1.5: Promote a balanced community through support for diverse and equitable housing options

- 1.5A Develop a diverse portfolio of workforce housing programs to support a broad range of housing needs—type of unit, rental vs. ownership, and price points—at the community and neighborhood level.
- 1.5B Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.
- **1.5C Collaborate with community partners and the private sector to expand the reach of Frisco's workforce housing efforts.**

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 at the intersection of South 4th Avenue and Granite Street. There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. To the north of this site is the Frisco Market Place Condominiums mixed-use development. To the east of this site is Condos Off Main containing twenty-three (23) residential units and one commercial unit. To the west of this site are the Granite Courtyard Townhomes. South of the site, across Granite Street, is a single-family residence. The proposed project encourages infill and redevelopment on a property that has been cleared and is currently vacant.

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 addition of deed restricted units aids in the creation of workforce housing and responds to a need that has been defined within the community.

The proposed construction of nine (9) residential dwelling units on the subject property is permitted through the bonus density provisions 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 14,000 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 application materials note South 4th Avenue as the front lot line and the five (5) foot front yard setback has been applied to the eastern portion of the lot. The five (5) foot side yard and rear yard setbacks have been applied as has the three (3) foot alley setback. The site plan shows boulder stairs and flagstone patios within the setback which is permitted at-grade.

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 Granite Street and Granite Street Alley. The minimum required setbacks and proposed the setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard (South 4 th Avenue)	5 feet	East: 5 feet
Side Yard	5 feet	South: 5 feet
Rear Yard	5 feet	West: 5 feet
Alley facing yard	3 feet	North: 3 feet

Section 180-3.17.11 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.*

	Minimum Stepback	Proposed Setback
Minimum Stepback for the third and above floors of street-facing wall facades	10 feet	North (Granite Street Alley): 10 feet South (Granite Street): 10 feet East (South 4 th Avenue): 10 feet

This proposal involves the installation of driveways and concrete sidewalks in the adjacent street right-of-ways. Any proposed improvements in the street right-of-way will be subject to Public Works Department review and may require the execution of a revocable license agreement or other similar legal agreement between the Town and the property owner addressing such improvements including construction and maintenance responsibilities and costs.

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. 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. 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”.

Compliance with building height will further be verified through an Improvement Location Certificate (ILC) during construction. The application meets this standard.

Density: The permitted density in the Central Core District is sixteen (16) dwelling units per developable acre. This site is 14,000 square feet in size (~0.32 acres), so a maximum density of five (5) dwelling units is allowed. Frisco Unified Development Code, Sections 180-5.3.1 and 5.5.1.

regulate accessory dwelling units and density bonuses as applied by the proposed application. The application proposes five (5) market rate dwelling units, two (2) market rate bonus units, and two (2) deed restricted affordable bonus units for a total of nine (9) units in conformance with these standards.

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.

Accessory Dwelling Units (180-5.5.1): In the RL, RM, RH, GW, CC, and MU Districts, any accessory dwelling unit meeting the Town’s requirements may be exempted from the density calculation as long as the unit is deed-restricted to persons earning a maximum of 100 percent of the area median income, at a rate established by the Summit Combined Housing Authority for that income level, and pursuant to other criteria as established from time to time by the Town or the Summit Combined Housing Authority.

Density Bonus Requirements (180-5.5.1.B)

- a. In order to qualify for the density bonus incentive of additional dwelling units in multi-family and/or mixed-use projects, each deed restricted affordable unit shall be no more than 15 percent smaller in gross floor area than the corresponding bonus market rate unit. Provided, however, that if the affordable housing units provided under any density bonus provision of this Chapter are located off of the site of the subject property, then the foregoing requirement shall not apply and, instead, for every two off-site affordable units provided, the total combined floor area of such units shall, at a minimum, be equal to the floor area of the associated one on-site density bonus unit. Further provided, however, that in no instance shall an off-site affordable housing unit provided under any density bonus provision of this Chapter be less than 600 square feet in gross floor area.

Gross Floor Area is defined as:

Floor Area, Gross (GFA)

The area included within the exterior walls of a building or portion thereof including basements, lofts, usable spaces, and other areas with floors but excluding parking in garages.

Deed Restricted Unit (sq. ft.)	Corresponding Bonus Unit (sq. ft.)	Maximum Percent Difference Permitted	Percent Difference
Unit 7 (1,454)	Unit 1 (1,285)	15%	~-12%
Unit 8 (1,417)	Unit 9 (1,436)	15%	~1%

The proposed units meet the size restrictions as outlined in the Frisco Town Code.

3. Criteria for Approval

Bonus units may be approved by the Planning Commission upon finding that the additional units, because of the structure’s design, height, mass, and scale, do not detract from the character of the vicinity and small mountain town character.

The affordable housing bonus units must be deed restricted and occupied by a tenant who is a full-time employee in Summit County and who meets the income qualifications limits implemented by the Town of Frisco and the Summit County Combined Housing Authority.

Staff has recommended a condition requiring the applicant to execute covenants for the deed restricted units prior to the issuance of a Certificate of Occupancy for any of the units. With this condition, the application will meet the affordable housing standards. Should the Planning Commission find the additional units do not detract from the character of the vicinity and small mountain town character, then application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Joint Use Restrictions (§180-6.3.1): This application does not involve the joint use of any yard, open space, or portion of a lot associated with another use or structure. This standard does not apply to this application.

Buildings Occupying More Than One Lot (§180-6.3.2): Lots 21-24, Block 9, Frisco Townsite are one development site for the purposes of analyzing development standards. Since there is not an existing townhome plat, a replat is required to formally consolidate Lots 21-24, Block 9, either by vacating the lot lines, or through a townhome plat. With this suggested condition of approval, the application meets this standard.

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, offered comments on the submitted drainage plan which the applicant addressed. At time of writing of staff report, all concerns by the Town Engineer and Public Works have been satisfied. 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. 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, 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.

The Town of Frisco requested at a Development Review Committee meeting that the applicant only design access to the property from Granite Street Alley. This allows for future improvements to Granite Street with regards to a potential complete street plan as referenced in the Community Plan, and the potential for the Town to install diagonal public parking to South 4th Avenue adjacent to this property. The Public Works Department gave initial support to a waiver from the Town of Frisco Minimum Street Design and Access Criteria to allow a second access for the dumpster enclosure from the alley.

At the May 7, 2020 sketch plan meeting, Commissioners agreed that sidewalks should be part of the project, on Granite Street. The sidewalk is not just an amenity but needed by the renters and owners. Commissioners encouraged the Applicant to pursue the sidewalk connection to complement a great project and coordinate with the master plan so that there is no conflict. In response to the sketch plan comments, the application materials note a proposed new sidewalk along Granite Street.

This proposal involves the installation of driveways and concrete sidewalks in the adjacent street right-of-ways. Any proposed improvements in the street right-of-way will be subject to Public Works Department review and may require the execution of a revocable license agreement or other similar legal agreement between the Town and the property owner addressing such improvements including construction and maintenance costs and responsibilities.

Depending on the timing for completion of a complete street plan for Granite Street, the Town may request that the Granite Street sidewalk construction be delayed to coordinate with other improvements on Granite Street.

The proposed access meets this standard.

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 traffic study has been submitted by Joseph Maglicic P.E. dated May 25, 2020 stating that in conclusion:

1. *Because of the central location in the core of Frisco it is anticipated that the traffic generated will be distributed equally to the east and west onto the paved alley for incoming and outgoing trips generated.*
2. *The increase in traffic due the redevelopment will be minimal.*

3. *The traffic impacts of the proposed development can be accommodated by the existing adjacent road and alley network within the Town of Frisco core.*

Frisco Public Works and the Town Engineer have reviewed the traffic letter and have agreed with the conclusions. The application meets this standard.

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 application materials note a proposed trash and recycling area, adjacent to the primary access, along Granite Street Alley. All refuse and recycling dumpster facilities shall be screened on four (4) sides to a height of six (6) feet.

The application includes correspondence from Timberline Disposal dated June 17, 2020 stating:

After reviewing the trash dumpster enclosure plans and placement for 317 Granite Street in Frisco Colorado, we have approved the 19' X 8'4" design. The size and placement is acceptable for up to two 4-yard trash dumpsters.

The application meets this standard.

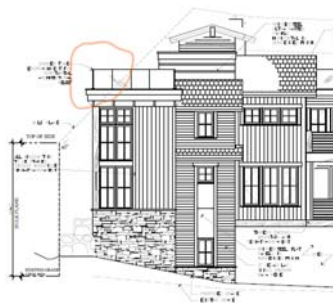
Nuisances (performance standards) (§180-6.20): The developer will be subject to the nuisance standards prescribed by this section.

Bulk Standards (§180-6.23):

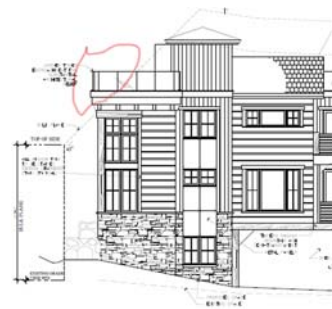
Table 6-K of the UDC outlines bulk plane requirements. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval.

During the May 7, 2020 sketch plan review, Planning Commissioners expressed concern over the bulk plane encroachments and stated they would prefer they not exist. In response to Commissioners concerns, the application has reduced the proposed bulk plane encroachments. The proposed bulk plane encroachment on Unit 5 is 30 cubic feet and the proposed bulk plane encroachment on Unit 9 is 72 cubic feet. See below comparisons of bulk plane encroachments illustrating encroachments proposed at sketch plan versus current proposed bulk plane encroachments.

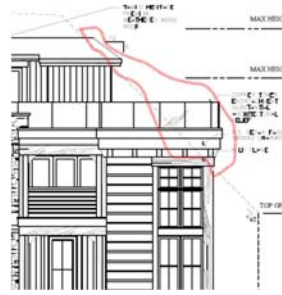
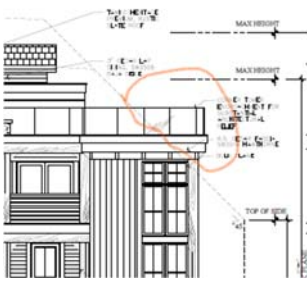
August 2020 Full Site Plan



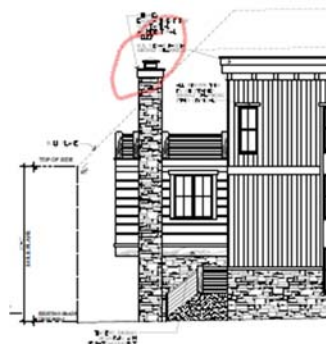
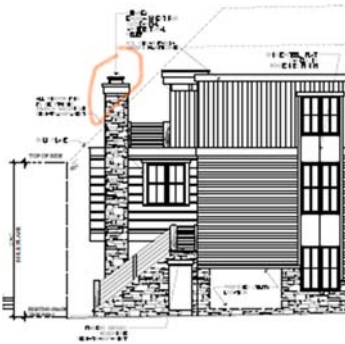
May 7, 2020 Sketch Plan



Bulk Plane Encroachment, East Elevation



Bulk Plane Encroachment, South Elevation

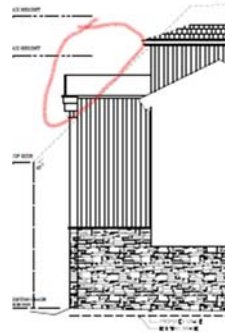
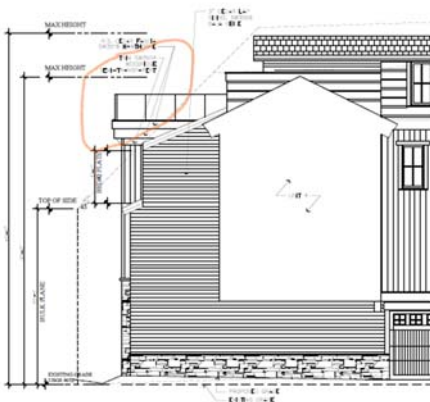


Bulk Plane Encroachment, West Elevation

No proposed bulk plane
On North Elevation in
August 2020



Bulk Plane Encroachment, North Elevation



Bulk Plane Encroachment, Interior North 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, porches and patios; building elements that provide shelter from natural elements; offsets, insets and architectural features to add variety of depths to the wall plane; change in texture and material; variation in roof planes and forms; 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 balconies and roof pitches. The proposed units have differentiations added so they are not mirrored images and still have an architecturally 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 above for bulk plane images.

Table 6-K of the UDC outlines bulk plane requirements. §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. During the May 7, 2020 sketch plan review, Planning Commissioners expressed concern over the bulk plane encroachments and stated they would prefer they not exist. In response to Commissioners concerns, the application has reduced the proposed bulkplane encroachments. The proposed bulk plane encroachment on Unit 5 is 30 cubic feet and the proposed bulk plane encroachment on Unit 9 is 72 cubic feet for a total of 102 cubic feet of bulk plane encroachments. 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 application materials illustrate a variety of flat roofs and pitched roofs and breaks in ridgelines. The proposed pitched roofs are 4:12 and 5:12. 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 a combination of flat roofs with rooftop decks and pitched roofs containing 4:12 and 5:12 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 roof of a rustic brown 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 telluride stone, vertical reclaimed board, cedar lap siding, horizontal metal siding, frameless glass railings, and an asphalt roof. These materials are compatible and complementary to other structures in the neighborhood and throughout Frisco. The various exterior siding materials 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*

At the May 7, 2020 sketch plan meeting, Planning Commissioners expressed concern regarding the proposed concrete block vs. stone veneer and stated they would wait for materials, colors, renderings, and the 3D model. In response to sketch plan comments, the application notes a split face block with stone to be provided along the north elevation where the transformer is located. Below are images of the proposed materials at time of sketch plan compared to the Major Site Plan.



August 2020 Major Site Plan



May 7, 2020 Sketch Plan

The proposed telluride stone, vertical reclaimed board, cedar lap siding, horizontal metal siding, and asphalt roof have proven durable and are not obviously artificial. Metal is proposed for railings, windows and siding and is permitted as long as combined with acceptable materials and of a matte finish. 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 windows. The applicant has stated that metal will be of a matte finish. Frameless glass railings are proposed but are not a reflective or mirrored glass. 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. Exterior materials are proposed to wrap the building corners. 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.

The proposed dumpster enclosure is a stone veneer to match the proposed primary structure. The application meets this standard.

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.

The proposed exterior colors are earth tones including beige, greys and browns 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 interior of the structures and are not visible from streets. 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 doors are accessed from the interior of the site and are not visible from streets. 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.D): For properties within the Central Core District, one (1) parking space is required per bedroom with a maximum requirement of four (4) parking spaces per unit. Deed restricted units are required to provide one (1) parking space per bedroom with a maximum of two (2) parking spaces per unit. One (1) visitor parking space is required for every five (5) units in multi-family developments. 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	5 units w/3-bedroom	15
Bonus Units	1 per bedroom Maximum of 4 spaces per unit	1 unit w/2-bedroom &	2
Bonus Units	1 per bedroom Maximum of 4 spaces per unit	1 unit w/3-bedroom	3
Deed Restricted Units	1 per bedroom Maximum of 2 spaces per unit	2 units w/2-bedroom	4
Visitor Parking	1 per five units		1
Total Required			25

Based upon the information provided in the submitted application, the proposed study rooms within Units 2, 3, 4, and 9 do not meet the definition of a bedroom as long as a door is not installed into the study spaces. As a response to discussions at the May 7, 2020 sketch plan review, the application materials note the study areas incorporated more into the “great rooms” and each study contains a note stating they shall not be used as a bedroom. The application materials note twenty-six (26) proposed parking spaces.

The application meets this standard.

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 application materials note proposed tandem parking. The submitted site plan notes that the proposed tandem parking spaces comply with all four of the above stated criteria. If the Planning Commission finds that the layout of tandem parking is functional and a minimum of two criteria are met, then 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 notes one van accessible space located between Units 3 and 4. The application meets this standard.

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.

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. 2,780 sq. ft. of uncovered paved area is shown on the submitted application materials, requiring 794 sq. ft. of snow storage. 794 sq. ft. of snow storage is provided. At the May 7, 2020 sketch plan review, Planning Commissioners expressed concern over snow stack/snow removal in the corridor, noting that extra parking may become snow storage. Additional snow storage has been added behind the visitor parking space and the remaining snow storage is proposed the same as at sketch plan. The application meets this standard.

ANALYSIS – LANDSCAPING AND REVEGETATION [180-6.14]

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 14,000 square feet, this formula requires sixteen (16) trees and nine (9) shrubs. The landscape plan shows the planting of seven (7) Aspen, six (6) Shubert Chokecherry, one (1) Bristlecone Pine and two (2) Engelmann Spruce trees for a total of sixteen (16) trees. The application proposes to plant twelve (12) Alpine Currant for a total of twelve (12) 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 sixteen (16) 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 16 equals a maximum of seven trees of any one species). 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 and a note is included on the Landscaping Plan stating only natural grasses to be used instead of sod. 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 2" topsoil and seed with native seed mix at 2 lb/1000 sq. ft. 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.

Firewise Landscaping: 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.

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 are to be watered by a drip irrigation system until established. 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

- *A right-of-way permit shall be applied for, and approved, prior to construction.*
- *PW would like to see the washout area utilize an impermeable liner to contain all washout materials. Area also looks small in comparison to the spec shown.*
- *Location of construction parking shall be noted.*
- *Excavation permit is required prior to utility installation.*
- *Bollards on the alley side of the transformer are greatly appreciated for plowing purposes.*

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. *Minimum road width between structures shall be 26 feet. Minimum unobstructed height above finished roadway shall be 13 feet 6 inches.*
3. *The Granite Street Alley and roadway between structures 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 a minimum imposed load of 75,000 pounds.*
4. *Will the Town of Frisco allow parking within the alley right of way?*
5. *Manual dry fire standpipes are required for this project.*
6. *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

1. The architectural site plan and the civil plans show different numbers of sidewalks from 4th Street over to the new building, and also show different shapes. These should be the same so the Town knows what it is approving.
2. The architectural site plan shows a new sidewalk on Granite. None of the civil plans include this or have this in their design. This should be corrected and a typical section provided.
3. The plans show the sidewalk along the western boundary being built right on property line. Not sure how this can be done?
4. The architectural site plan shows orange construction fencing on the entire perimeter of the site, while the civil erosion plan only calls it out on the west edge. These should agree.
5. Given the tightness of the access and driveway, no parking signs should be added to insure the aisle is kept free at all times. Fire will also likely require this.
6. The overflow pipe from the onsite storm water system connecting over to the alley storm sewer should connect in the upper half of the alley pipe. This will help insure alley water is not flowing back into the site.
7. No construction staging should occur on Town ROW without first getting approval from Public Works.

Bill Linfield, Consulting Town Engineer

The applicant addressed all Engineer concerns and at time of writing of the staff report, there are no outstanding concerns by the Town Engineer.

FRISCO SANITATION DISTRICT

- *Tap fees will be due prior to permit issuance.*
- *The stretch of 6" SDR 26 terminating at the new manhole will be treated as a service line, FSD will not be responsible for maintenance of service lines.*
- *There should be a single billing entity for the entire development.*

Matt Smith, Manager

SUMMIT COUNTY GIS

Please provide a project name for this development. Project names must be approved by GIS and may not duplicate other existing project names in the County.

The existing address of 317 Granite ST may remain as the main address. Unit numbers will designate the individual units.

The following will be acceptable physical addresses:

- *317 Granite ST – Main Address Multi-Unit Building*
- *317 Granite ST Unit 1 – Unit 1 Building Unit*
- *317 Granite ST Unit 2 – Unit 2 Building Unit*
- *317 Granite ST Unit 3 – Unit 3 Building Unit*
- *317 Granite ST Unit 4 – Unit 4 Building Unit*
- *317 Granite ST Unit 5 – Unit 5 Building Unit*

- 317 Granite ST Unit 6 – Unit 6 Building Unit
- 317 Granite ST Unit 7 – Unit 7 Building Unit
- 317 Granite ST Unit 8 – Unit 8 Building Unit
- 317 Granite ST Unit 9 – Unit 9 Building Unit

Sally Bickel, GIS Analyst

XCEL ENERGY

When they are ready to move forward they will need to apply for the following

- *Relocation of the existing transformer in the ROW*
- *New electric distribution*
- *New electric meters – one for each meter needed*
- *New gas service –one for each meter needed*
- *Demo of existing service (if any currently on site)*

When they apply please attach

- *Site plan*
- *Deep and shallow utility plan*
- *Existing conditions plan*
- *Elevations with meter locations*
- *One line diagrams with panel schedules*
- *Gas loads for each service*

Amy Lagace, Designer

PUBLIC COMMENT

The Community Development Department has not received any public comments as of July 29, 2020.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the proposed new multi-family townhome project located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite:

Based upon the review of the Staff Report dated August 6, 2020 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, residential development of this lot is supported by the Frisco Community Plan Guiding Principles of Inclusive Community and Thriving Economy. 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 addition of deed restricted units aids in the creation of workforce housing and responds to a need that has been defined within the community.

- 2. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-3.11, Central Core Density (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, lot coverage, setbacks, stepbacks, building height and density. All of the applicable requirements have been met by the submittal and the recommended conditions of approval.*
- 3. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-5, Use Standards, since all of the applicable requirements for affordable housing have been met with the recommended conditions of approval. The Planning Commission finds that the bonus units do not detract from the character of the vicinity and small mountain town character because of the structure's design, height, mass, and scale.*
- 4. 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.*
- 5. 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 102 cubic feet of encroachments into the bulk planes provide substantial architectural relief and advance the intent of the bulk standards, the building proposed significant variation in all the wall planes and required wall façade breaks, the building is designed in a manner that relieves the feeling of mass. All of the applicable requirements have been met by the submittal and the recommended conditions of approval*
- 6. 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. The Planning Commission finds that the layout of the tandem parking is functional given the layout and design of the building, adequate storage space is provided so the tandem parking does not need to be used for storage, the architecture of the building façade which accesses the parking spaces avoids a canyon effect and 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.

- 7. 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.*
- 8. 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.*
- 9. 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 proposed new multi-family townhome project located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite, subject to the following conditions:

Conditions:

- 1. Prior to issuance of a Certificate of Occupancy, the Applicant shall cause to be executed a final plat to vacate the property lines between Lots 21-24, Block 9, Frisco Townsite in accordance with Section 180-6.3.2 of the Frisco Unified Development Code. This may also be accomplished through a townhome plat.*
- 2. Prior to the issuance of a certificate of occupancy for any residential dwelling unit in this development, the applicant shall execute the necessary deed restriction for the affordable housing bonus dwelling units.*
- 3. The applicant shall satisfy the comments of the Summit County GIS Department.*
- 4. The applicant shall satisfy the comments of the Frisco Sanitation District.*
- 5. The applicant shall satisfy the comments of the Summit Fire & EMS.*
- 6. The applicant shall satisfy the comments of the Town of Frisco Public Works Department.*
- 7. 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. 011-20-MAJ, I move that the recommended findings set forth in the August 6, 2020 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for the Major Site Plan application for the proposed new multi-family townhome project located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite

ATTACHMENTS

Attachments:

- Application Materials

cc: Abby Ploen, PLOENHAUS