



**PLANNING COMMISSION
STAFF REPORT**

May 7, 2020

AGENDA ITEM: Planning File No. 011-20-MAJ: A review of the sketch plan step 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
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OWNER: E2MH LLC
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TOWN STAFF: Katie Kent, Planner
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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:

- Nine (9) multi-family residential units
 - 5 market rate dwelling units (3-bedrooms)
 - 2 bonus units (2-bedrooms)
 - 2 deed restricted affordable bonus units (1 2-bedroom, 1 3-bedroom)
- 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 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 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.

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. A photograph of the subject property is included for reference.



Vicinity Map



View looking south at property

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.*

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 demolished 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 applicant has selected 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. 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
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

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

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

The application appears to meet the setback standards.

Maximum Lot Coverage: None required.

Maximum Building Height: The maximum building height is forty (40) feet for 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 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”.

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. In this zone district, an Accessory Dwelling Unit is exempted as a unit of density when complying with Frisco Unified Development Code, Section 180-5.5.1. 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.

Affordable Housing: 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 for rent 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

- 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.

Deed Restricted Unit (sq. ft.)	Corresponding Bonus Unit (sq. ft.)	Maximum Percent Difference Permitted	Percent Difference
Unit 7 (1,430)	Unit 1 (1,293)	15%	~-10%
Unit 8 (1,381)	Unit 9 (1,250)	15%	~-10%

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.

At time of full site plan review, Staff will recommend 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 density standards.

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.

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.

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 Galena 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.

The proposed access will be further reviewed by the Public Works Department and the Town Engineer 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 traffic study shall be submitted with the final site plan application. The traffic study will be reviewed by the Public Works Department and the Town Engineer at that time.

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. 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 & 1 unit w/3-bedroom	5
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, 7, 8 and 9 do not meet the definition of a bedroom as long as a door is not installed into the study spaces. The application materials at time of full site plan review shall clearly note this. Units 7 and 8, the deed restricted units, may have the studies designated as bedrooms since two parking spaces are the maximum required for those units and so an additional bedroom in a deed restricted unit will not require an additional parking space. The application materials note twenty-six (26) 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.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. 2,587 sq. ft. of uncovered paved area is shown on the submitted application materials, requiring 739 sq. ft. of snow storage. 789 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 14,000 square feet, this formula requires sixteen (16) trees and nine (9) 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 eight (8) existing trees may be utilized to meet these standards.

The application includes the planting of seven (7) Aspen trees, two (2) Bristlecone Pine trees, six (6) Shubert Chokecherry and one (1) Englemann Spruce for a total of sixteen (16) new trees. The application is proposing twelve (12) 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.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects shall provide adequate space for the collection and storage of refuse and recyclable materials. Dumpsters are required for commercial and mixed-uses projects. The 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 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. Frisco Public Works has verbally given a nod of consent to a waiver from the Town of Frisco Minimum Street Design and Access Criteria to allow the dumpster to be permitted a second access off Granite Street Alley. A formal waiver request is required to be submitted to the Town of Frisco Public Works department at time of full site plan review.

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 elevations have extensive plane changes in the roofs and walls, a cohesive building look that is not a “duplicate” layout, varied finish materials, use of planter boxes at various levels to help soften all aspects of the building and a relatively small scale with the project broken into 3 buildings to stay away from the “big box” look.*
- *All required dimensions are adhered to, including but not limited to, building setbacks, heights, bulk plane and 3rd story ten-foot setbacks on all street facing facades that don’t qualify for a basement designation.*
- *Where there has been a noted minimal bulk plane encroachment it is with reason to create a significant architectural feature to drive the character of the whole development.*
- *The façade of the proposed development has been broken down extensively to reduce the scale and to allow the smaller massing to fit into the existing mountain character of the neighborhood.*
- *The elevations have employed all of the techniques laid out in the UDC to articulate the different wall surface. The techniques used are balconies, decks and 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. Minimum 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 shedding 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. Garage doors are oriented away from the main street facades as to not dominate the streetscape.”*

Staff has provided some initial comments for the Planning Commission to discuss and offer feedback to the applicant. The project will be reviewed for compliance with the residential development standards at time of final site plan review.

- o Building Material Standards (§180-6.22.3.D): Staff had requested the applicant revise the large expanse of concrete block on the wall noting that the Code states 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 of the Code. The architect responded that the decorative concrete block is in place per Xcel requirements for a non-combustible wall near the new transformers that are required. Staff recommends the Planning Commission provide feedback at sketch plan review on the proposed building materials, including concrete.

Bulk Standards (§180-6.23):

Table 6-K of the UDC outlines bulk plane requirements. The applicant has shown bulk plane encroachments on the submitted elevation drawings. §180-6.23.3 of the UDC states that building forms may deviate from this standard and project beyond the bulk plane if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. Staff recommends the Commission provide the applicant feedback on the proposed bulk plane encroachments. The applicant will need to submit a 3D massing model to show the bulk plane encroachments more clearly at time of full site plan review. Staff requests the Commission provide the applicant feedback on the proposed bulk plane encroachments.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of April 29, 2020.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the 317 Granite 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:

- Staff supports the general architectural design direction of the new buildings which appear 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 6:12. 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. The Planning Commission should also consider and provide the applicant feedback on the appropriateness of the proposed large expanse of concrete block required by Xcel Energy.
- The Planning Commission should provide the applicant with feedback about the appropriateness of the proposed bulk plane encroachments.
- 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

180-3.11 Central Core (CC) District

[Amended 04-09-19, Ord. 19-04]

180-3.11.1. PURPOSE

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.

180-3.11.2. DISTRICT STANDARDS

A. Dimensions

See Figures 3-I through 3-L and Sections 180-3.16 and 180-3.17.

B. Development Standards

1. For properties with frontage along Main Street, on-site parking shall be located at the rear of the property.
2. All residential development is subject to the Residential Development Standards in Section 180-6.22.
3. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

Figure 3-I: Illustration of CC District Dimensional Standards for Properties on Main Street

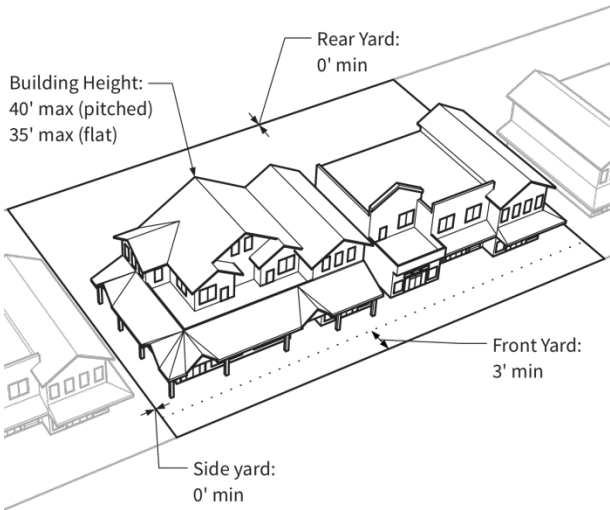


TABLE 3.11-1: CC DISTRICT DIMENSIONAL STANDARDS	
PROJECT STANDARDS	
Maximum density	16 du/acre
LOT STANDARDS	
Minimum lot area	3,500 sf
Minimum lot frontage	None
Maximum lot coverage, one or two residential units	70%
Maximum lot coverage, all other uses	None
SETBACKS	
<i>Properties on Main Street</i>	
Minimum front yard setback	3 ft.
Minimum side yard setback	0 ft.
Minimum rear yard setback	0 ft.
<i>Properties located between Granite Street and Granite Street Alley, and Galena Street and Galena Street Alley</i>	
Minimum front yard setback	5 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
Minimum setback for alley facing yard	3 ft.
<i>One or Two Residential Units, Including Accessory Units</i>	
Minimum front yard setback	10 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	5 ft.
STEPBACKS	
Minimum stepback for the third and above floors of street-facing wall facades (as taken from the floor below, see Figure 3-L.)	10 ft.
BUILDING STANDARDS	
Maximum building height	40 ft. (pitched); 35 ft. (flat)
Maximum building height, first 20 feet in from property line on Galena Street	25 ft. (pitched roof required)

Figure 3-J: Illustration of CC District Dimensional Standards for Properties on Granite Alley, Galena Alley, Granite Street, and Galena Street

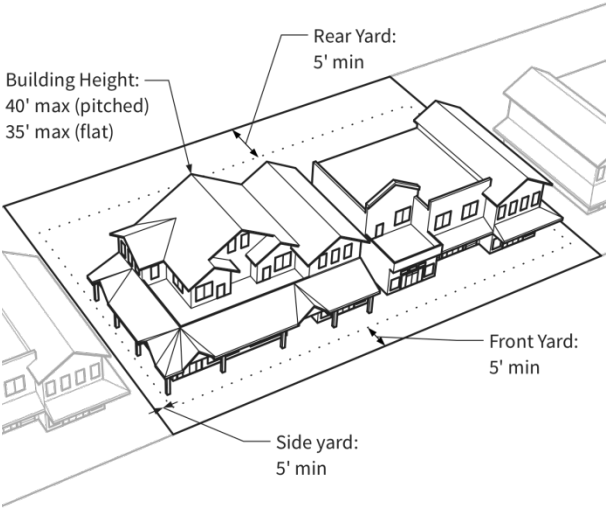


Figure 3-K: Illustration of CC District Dimensional Standards for One or Two Residential Units, Including Accessory Units

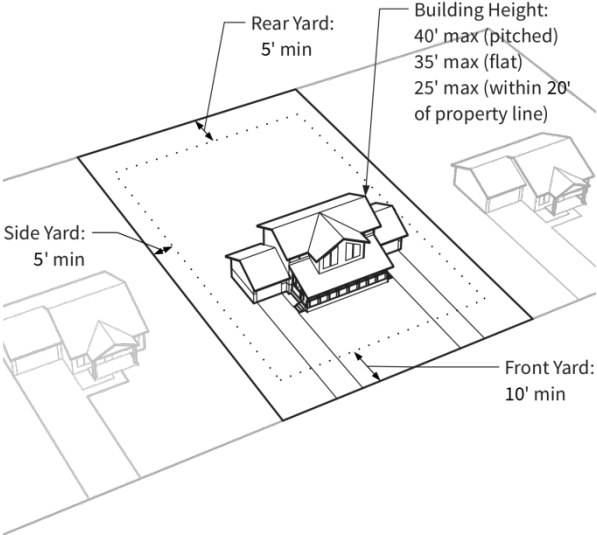
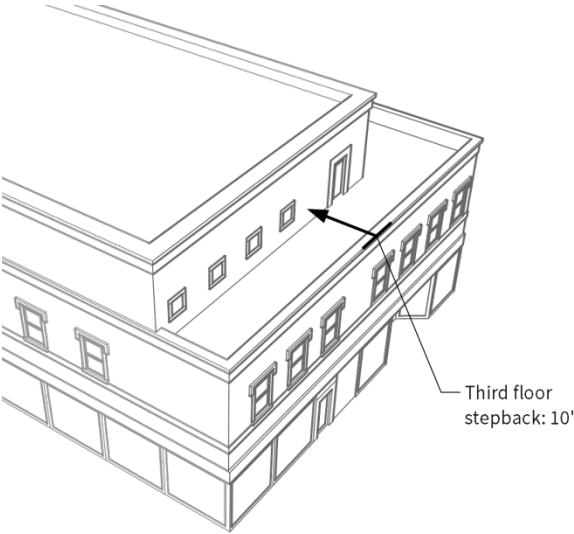


Figure 3-L: Illustration of Stepback Requirement



180-6.22 Residential Development Standards

[Amended 04-09-19, Ord. 19-04]

180-6.22.1. PURPOSE

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.

180-6.22.2. APPLICABILITY

- A. This section shall apply to the development of any residential use that requires site plan review. Findings shall be made that the residential development is in compliance with the standards of this section prior to approval of a site plan review. Failure to meet the mandatory standards shall constitute grounds for the decision-making body to request amendments to the proposed design or to deny a final plan or site plan.
- B. These regulations shall only be applicable to the building or portion of the building being constructed, altered, or added in the development application submitted by an applicant.

180-6.22.3. 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.

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.

Figure 6-UU: Residential Building Design



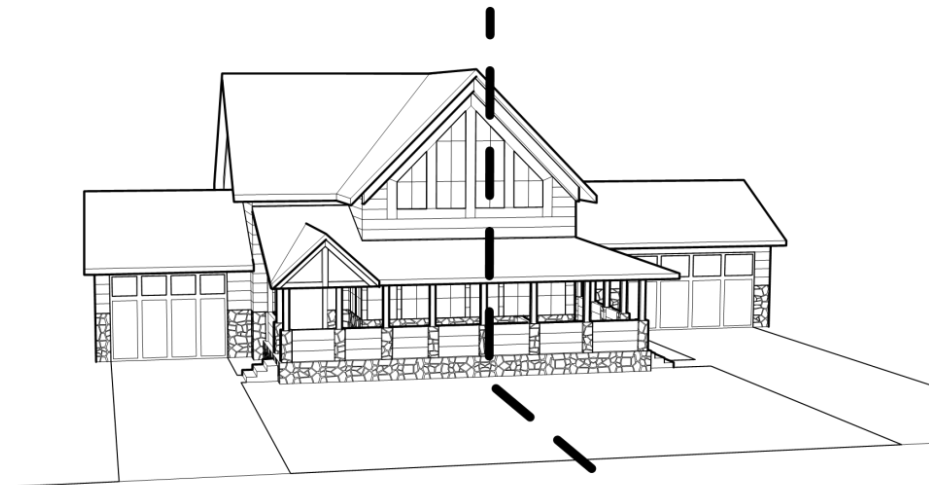
3. Duplicate Building Design Prohibited

- 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.
- 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.

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.

Figure 6-WV: Duplex Design



B. Bulk Plane Standards

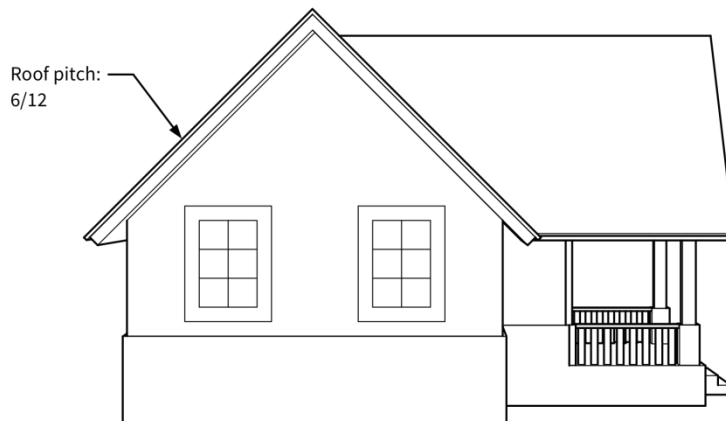
See Section 180-6.23 for bulk plane requirements.

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.

Figure 6-WW: Appropriate Roof Pitch



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.

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.

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.

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.

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.

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.

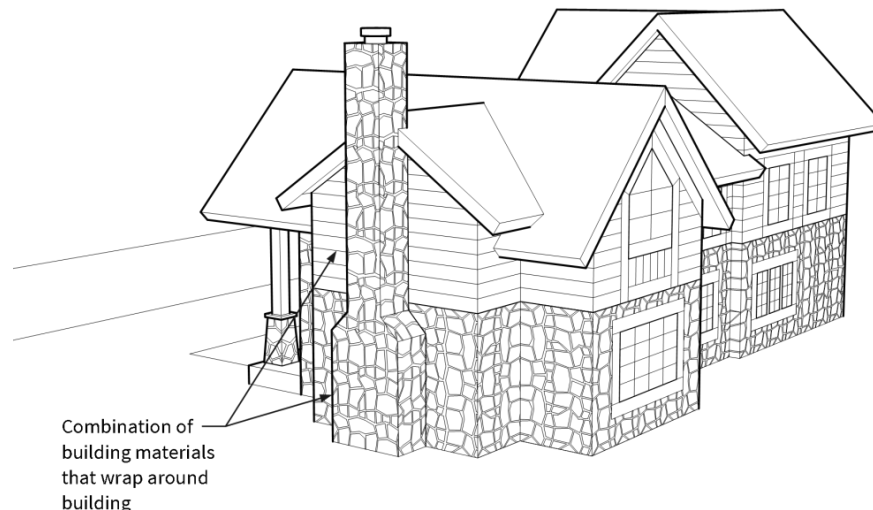
c. Glass

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.

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.

Figure 6-XX: Exterior Materials Wrap Around Building



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.

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.

E. Building Colors

1. Intent

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

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.

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.

F. Garage Standards

1. Intent

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

2. Garage Door Location

Garages are encouraged to be located and oriented away from the street where they will not act as the primary design element of the building. 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.

Figure 6-YY: Residential Visually Interesting Features

