



9,097' Flats – 80 West Main Street
Conditional Use Permit Application #2

Note: This application accompanies a Major Site Plan Development application #MAJ-21-0007 which is a new development also in for concurrent planning review at 80 West Main Street. This is one of two conditional use applications for the project seeking consideration to allow less than 20% secondary use in the proposed development.

Brief Description of the Proposed Development:

9,097' Flats is a new mixed development planned for the vacant parcel at 80 West Main St. known as Lot 1 Royal Mountain Ranch PUD #2. The current design includes a mix of 36 residential units and commercial space over an under-ground parking garage. Refer to Major Site Plan Development application for detailed description.

Conditional Use Application:

180-5.2.13. MIXTURE OF USES IN THE MIXED-USE DISTRICT

For properties located in the Mixed-Use District, development shall be a mixture of residential and nonresidential uses, with each such use making up not less than 20 percent of the total gross floor area of all uses within the property. Developments with a lesser mixture of residential or nonresidential uses, including single use developments, are a conditional use.

The current design includes 36 residential units including 4 deed-restricted, workforce housing units totaling 44,837 square feet, and 9,457 square feet of commercial space over a 24,716 square foot under-ground parking garage. The building also includes 9,922 square feet of common elements including lobby, hallways, stairs and mechanical rooms, etc. bringing the total enclosed area considered in the Mixed-Use calculation to 64,216 square feet. Including the parking garage, the building area totals 88,932 square feet.

The ratio of residential and commercial use mix is calculated at 15%.

As long-time Frisco locals, we are very familiar with the need for more commercial real estate to support the services necessary for our growing community. The rationale for the Conditional Use application to allow less than 20% commercial in this zone is supported by three main factors:

1. The design was based around the intent spelled out in the PUD documents to create a transition zone between the commercial area of Main Street and preserve the residential feel of the existing single-family homes in the neighborhood.
2. The use ratio is consistent with this area of West Main Street and brings a well-balanced mix to compliment the current adjacent uses: Summit County Preschool and the Peak School to the East, single-family residential South and West and residential projects directly across Main Street, bookended by the post-office, and the West Main Professional Building.
3. The project brings more residential density to the downtown core while providing a flexible number of commercial spaces or various-sizes that will contribute to the vibrancy and vitality of this block of West Main Street.

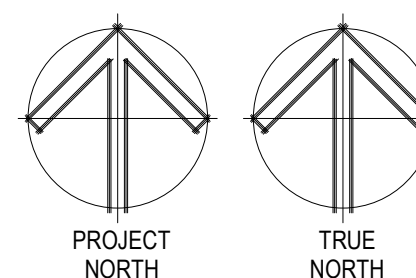
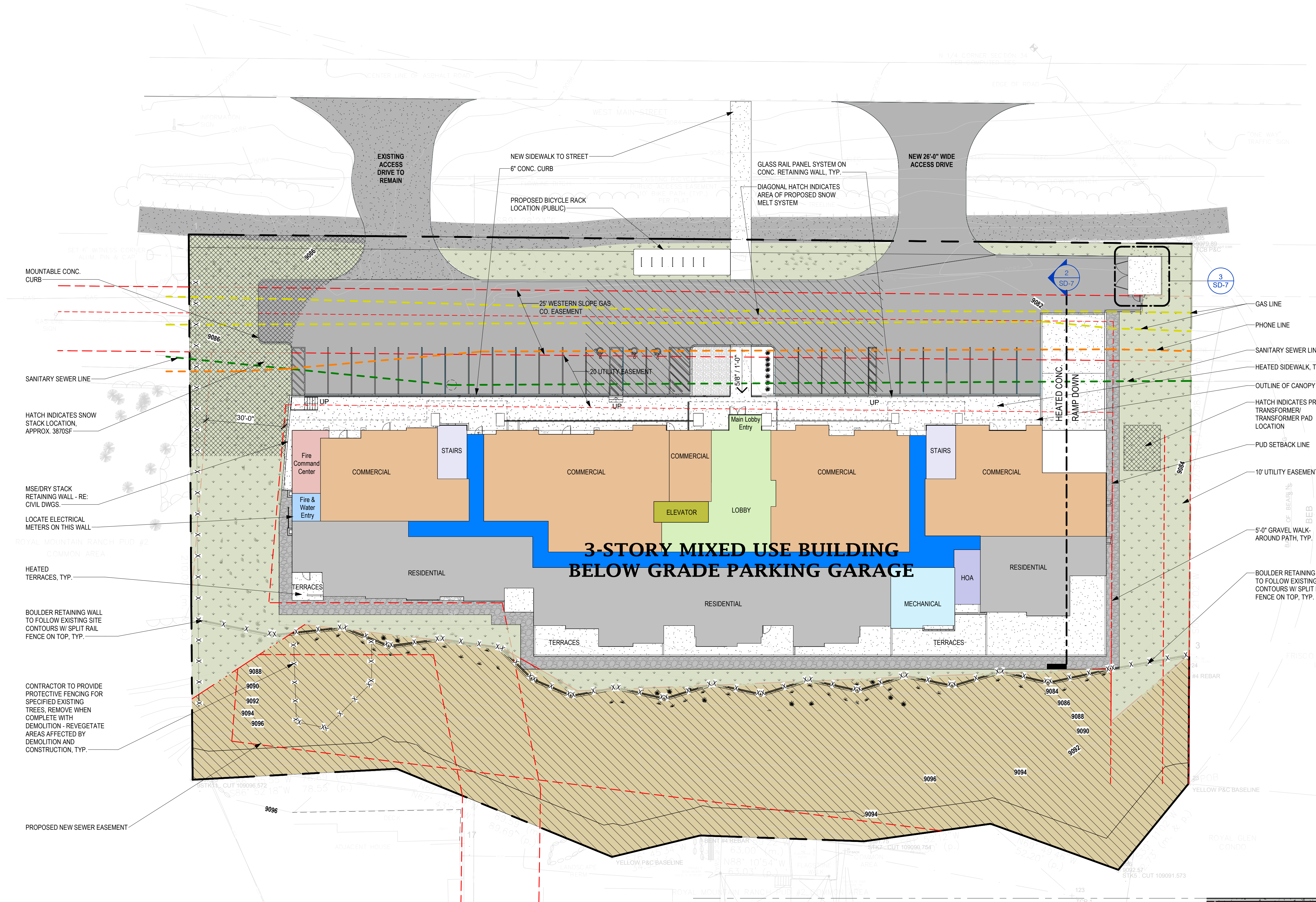
D. Approval Criteria

The Planning Commission may approve a conditional use permit application upon finding that each of the following criteria are met:

1. The conditional use is consistent with the purpose and intent of the zone district in which it is proposed to be located, furthers the applicable goals of the Frisco Community Plan, and is a desirable use that will contribute to the general welfare of the community; and
The proposed development brings a compatible mix that will blend well with the neighboring uses and helps the project to serve as a suitable transition from Main Street to the single-family development to the South and West.
2. The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan or PUD; and
The proposed development brings a compatible mix that will blend well with the neighboring uses and structures.
As 80 West Main Street is the largest vacant parcel along Main Street, and its location near the division between East and West Main Street, the proposed residential and commercial density is a fitting scale and will help enhance the vitality of this block and bridge the gap between the two ends of town. The scale of the project is also compatible with the Zoning district density requirements, while also providing workforce housing opportunities along the town's Main Street corridor.
3. The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development; and
The proposed conditional use request reflects a similar mix to the existing development in the immediate vicinity which includes a variety of single-family, multi-family, office and civic uses.
4. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, refuse and recycling services/area, service delivery, noise, vibrations and odor on surrounding properties; and
80 West Main was designated in the original Royal Mountain Ranch PUD as a parcel allowing commercial uses in the Mixed Use Zone. The rest of the PUD is established as single-family development. The proposed mix of residential and commercial uses allows the PUD to continue to exist in its intended design.
5. There are adequate public facilities and services to serve the conditional use including but not limited to roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and
The conditional use and project design is well suited in this location as all of the above public facilities and services are immediately and conveniently accessible.
6. The Community Development Director may recommend, and the Planning Commission may impose such conditions on a conditional use that are necessary to maintain the integrity of the Town's Zone Districts and to ensure the conditional use complies with this Chapter; is compatible with surrounding land uses; and is served by adequate public facilities. This includes, but is not limited to, imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features, the construction of public

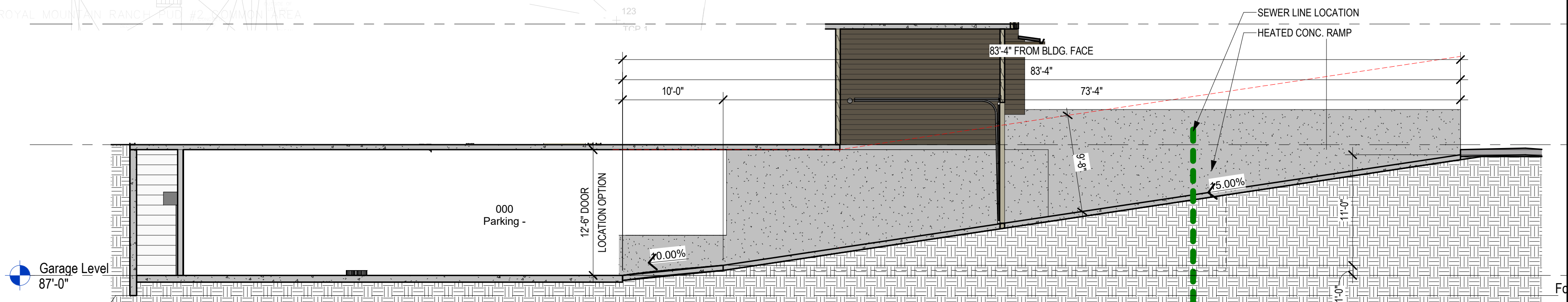
facilities to serve the conditional use and limitations on the operating characteristics and hours of operation.

The development team is seeking input from the Town Planning Department and Planning Commission regarding the Conditional Use Permit Application the Major Site Plan Review process and thank you for considering this exciting project and condition use permit applications.



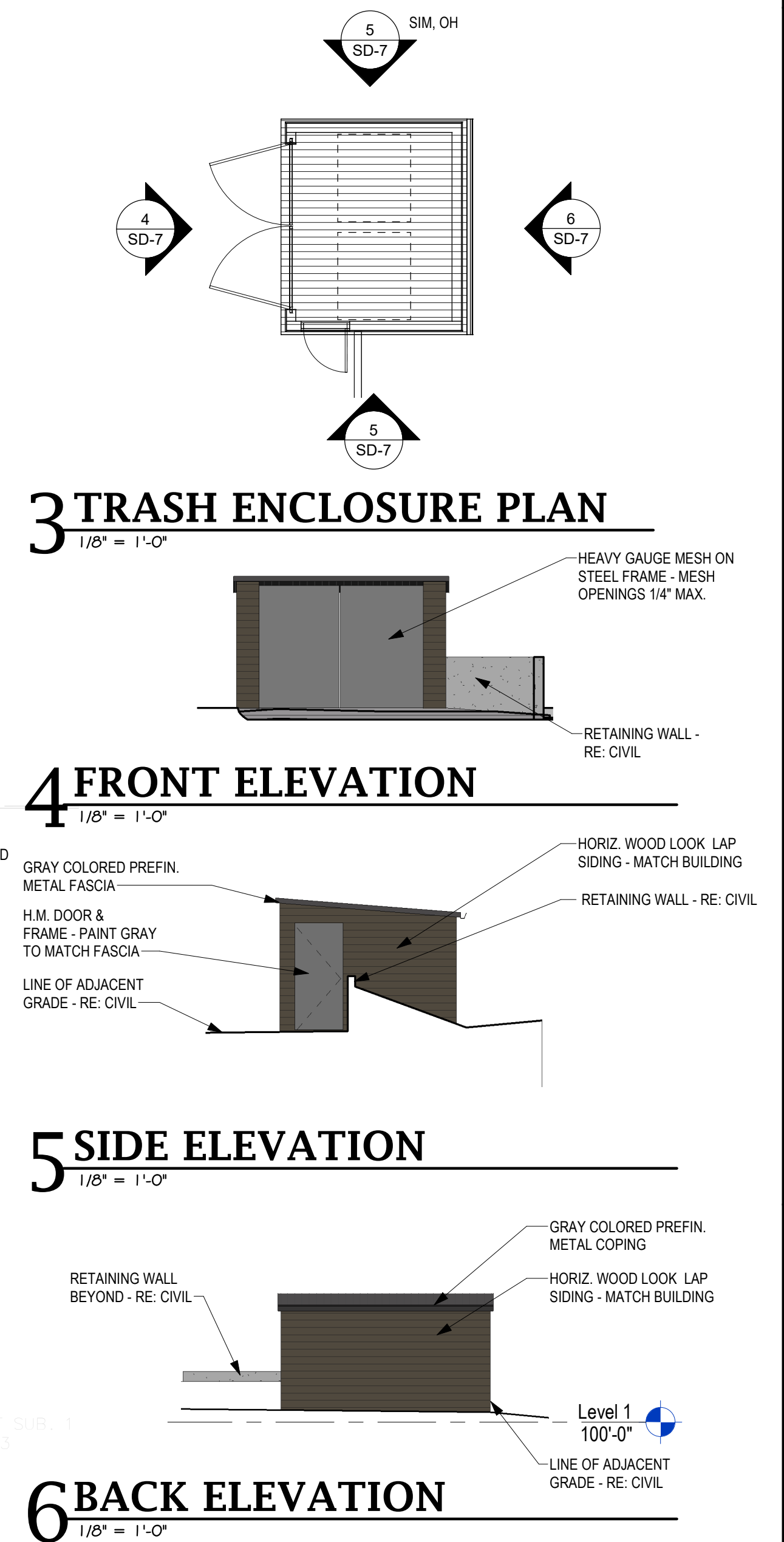
ARCHITECTURAL SITE PLAN

1" = 20'-0"



GARAGE RAMP SECTION

1/8" = 1'-0"



3 TRASH ENCLOSURE PLAN

1/8" = 1'-0"

4 FRONT ELEVATION

1/8" = 1'-0"

5 SIDE ELEVATION

1/8" = 1'-0"

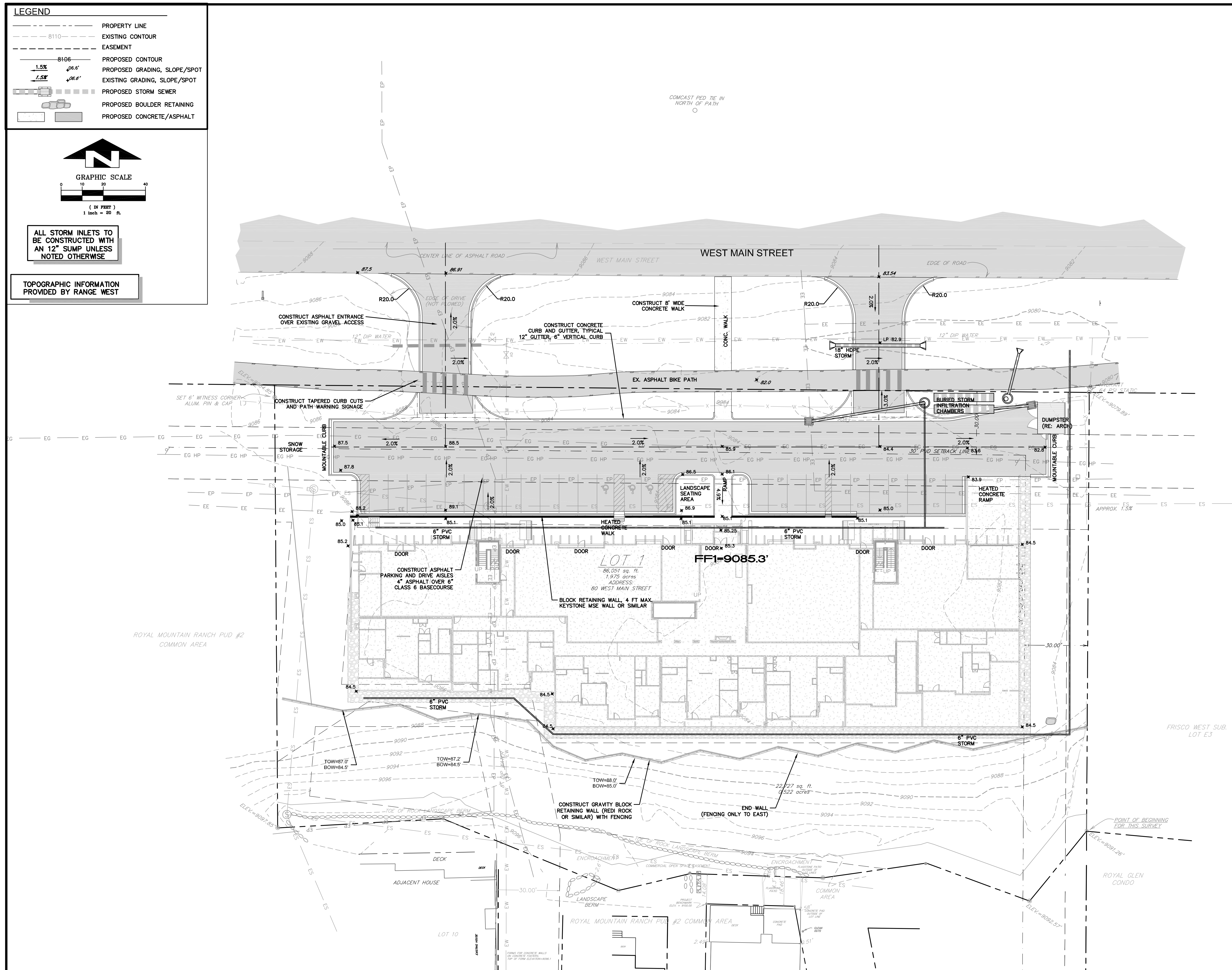
6 BACK ELEVATION

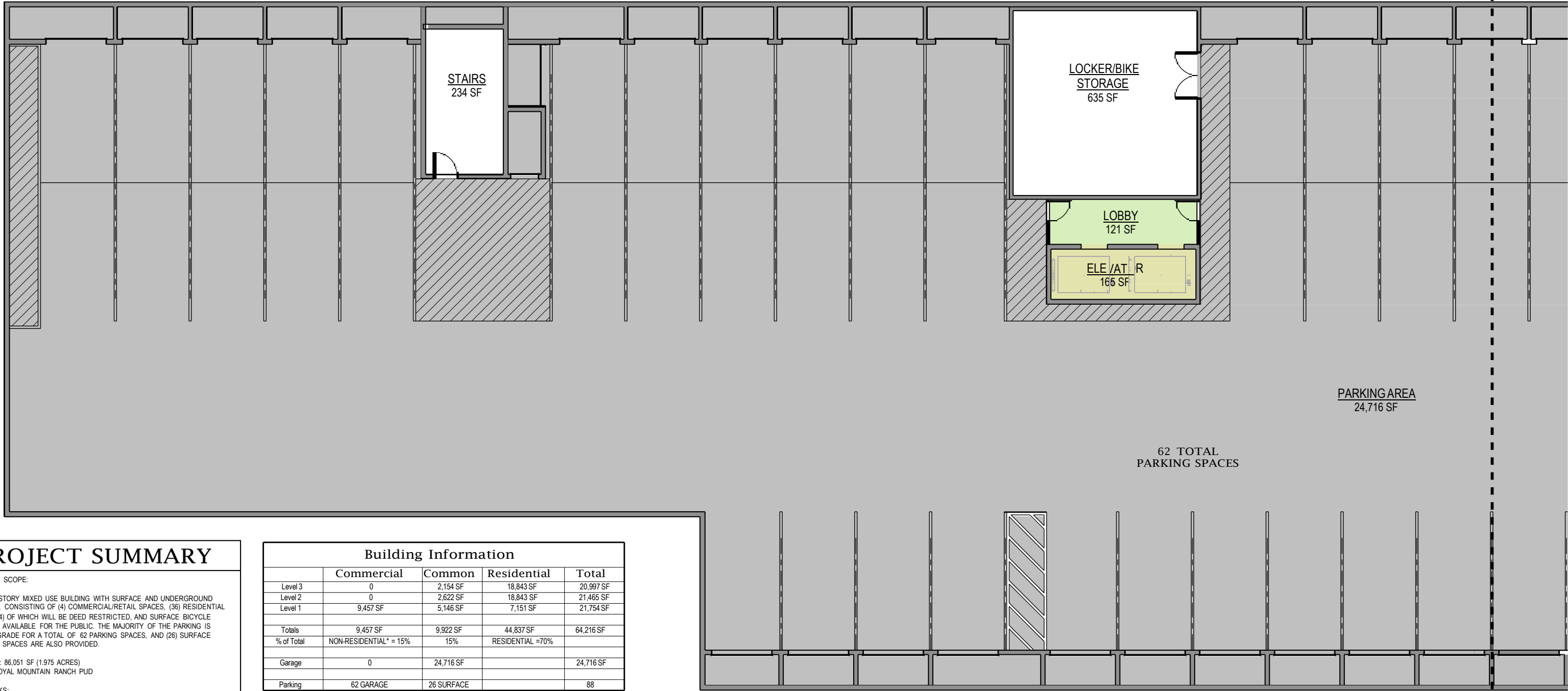
1/8" = 1'-0"

GRADING AND DRAINAGE PLAN

DESIGNED	MCW, RIF
DRAWN	RIF, MCW
CHECKED	MCW
JOB NO.	XXX
DATE	XX/XX/XXXX

SHEET
C2.0





PROJECT SUMMARY

PROJECT SCOPE:
NEW (3) STORY MIXED USE BUILDING WITH SURFACE AND UNDERGROUND PARKING, CONSISTING OF (4) COMMERCIAL/RETAIL SPACES, (36) RESIDENTIAL UNITS - (4) OF WHICH WILL BE DEED RESTRICTED, AND SURFACE BICYCLE PARKING AVAILABLE FOR THE PUBLIC. THE MAJORITY OF THE PARKING IS BELOW-GRADE FOR A TOTAL OF 62 PARKING SPACES, AND (26) SURFACE PARKING SPACES ARE ALSO PROVIDED.

LOT SIZE: 86,051 SF (1.975 ACRES)
ZONE: ROYAL MOUNTAIN RANCH PUD

SETBACKS:
FRONT (W/ MAIN STREET): 30'-0"
EAST: 30'-0"
WEST: 10'-0"
REAR 10'-0"

LOT COVERAGE:
BUILDING 33,286SF
BIKE PARKING 200SF
PAVED PARKING 13,591SF
TOTAL 49,571SF (54.7% OF SITE)

SNOW STORAGE
UNCOVERED PARKING AREA: 5,305SF
REQUIRED SNOW STORAGE AREA (100SF/350SF):
(13,591SF/350)*100SF= 3,883SF
PROVIDED SNOW STORAGE AREA: 3,892SF

UNIT SUMMARY (BEDROOMS)
1-BEDROOM UNITS 6 (6)
2-BEDROOM UNITS 9 (18)
2-BEDROOM UNITS (DEED RESTRICTED): 4 (8)
2-BEDROOM DELUXE UNITS 9 (18)
3-BEDROOM UNITS 8 (24)
TOTAL 36 (74)

PARKING SUMMARY
REQUIRED (1 PER BEDROOM)
1-BEDROOM UNITS 6
2-BEDROOM UNITS 38
2-BEDROOM DELUXE UNITS 6
3-BEDROOM UNITS 24
RETAIL & RESTAURANT (7,785SF) 0
OFFICE (2,475SF - 1 SPACE/450SF) 6
VISITOR (1 PER 5) 7
TOTAL 87

PROVIDED
TANDEM 21 (42)
REGULAR 42
ACCESSIBLE 4
TOTAL 88

EV READY REQUIRED = ? PROVIDED = ?
EV CAPABLE SPACES REQUIRED = ? PROVIDED = ?
*ONE OF THE SPACES MUST BE AN ACCESSIBLE PARKING SPACE

BICYCLE PARKING
REQUIRED (10% OF PARKING PROVIDED) =
10% OF SURFACE PARKING = 3 SPACES
PROVIDED: 14 SPACES

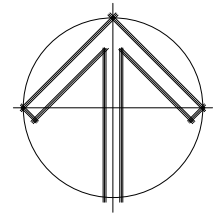
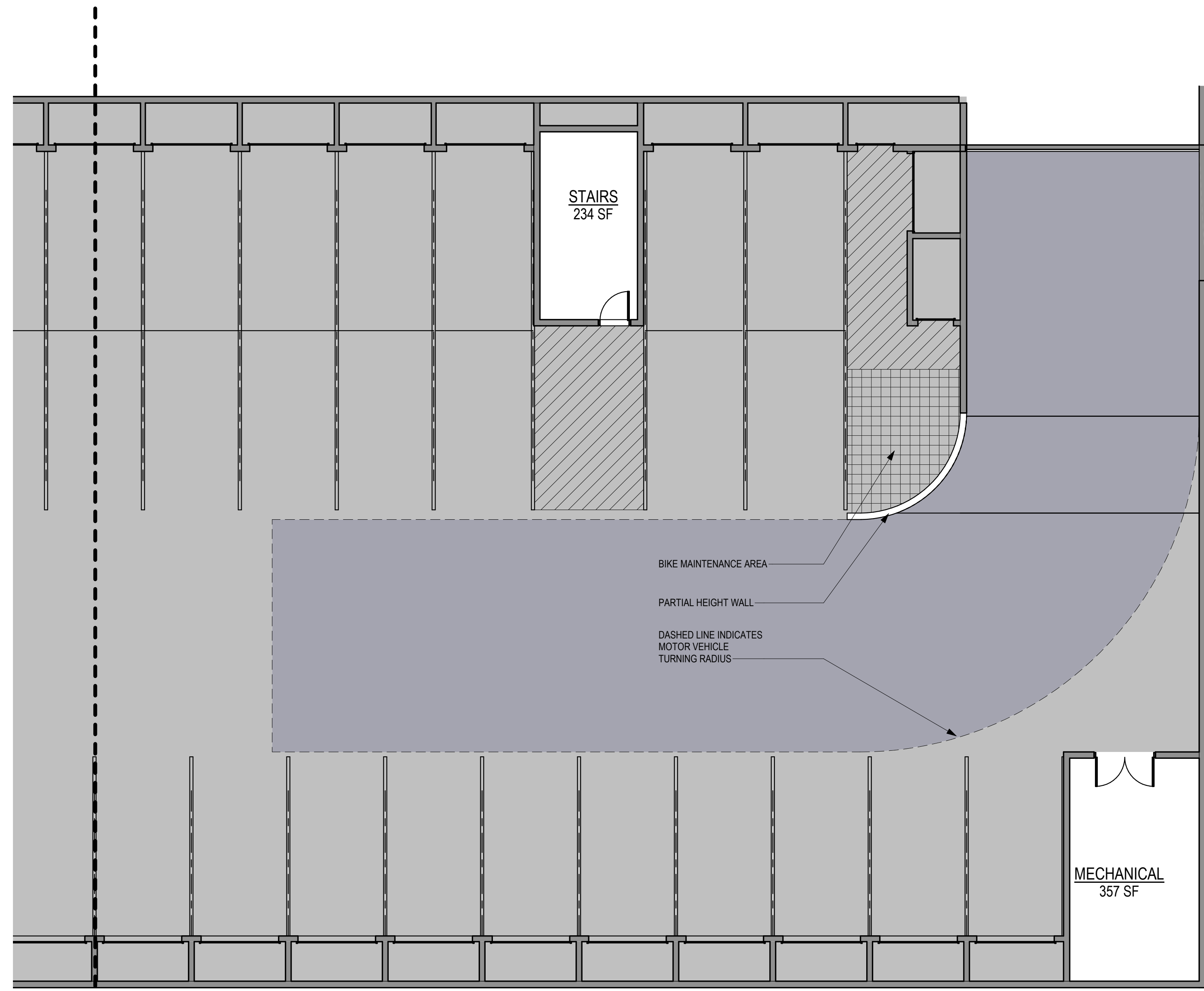
Building Information				
	Commercial	Common	Residential	Total
Level 3	0	2,154 SF	18,843 SF	20,997 SF
Level 2	0	2,622 SF	18,843 SF	21,465 SF
Level 1	9,457 SF	5,146 SF	7,151 SF	21,754 SF
Totals	9,457 SF	9,922 SF	44,837 SF	64,216 SF
% of Total	NON-RESIDENTIAL* = 15%	15%	RESIDENTIAL = 70%	
Garage	0	24,716 SF		24,716 SF
Parking	62 GARAGE	26 SURFACE		88

*COMMERCIAL TOTAL IN NON-RESIDENTIAL CALCULATION DOES NOT INCLUDE COMMON SPACE OF FIRST LEVEL SHARED CORRIDOR. PER TOWN PLANNING STAFF REQUEST, A CONDITIONAL USE PERMIT APPLICATION HAS BEEN SUBMITTED TO ADDRESS THE NON-CONFORMING USE MIX.



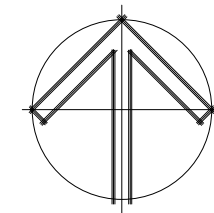
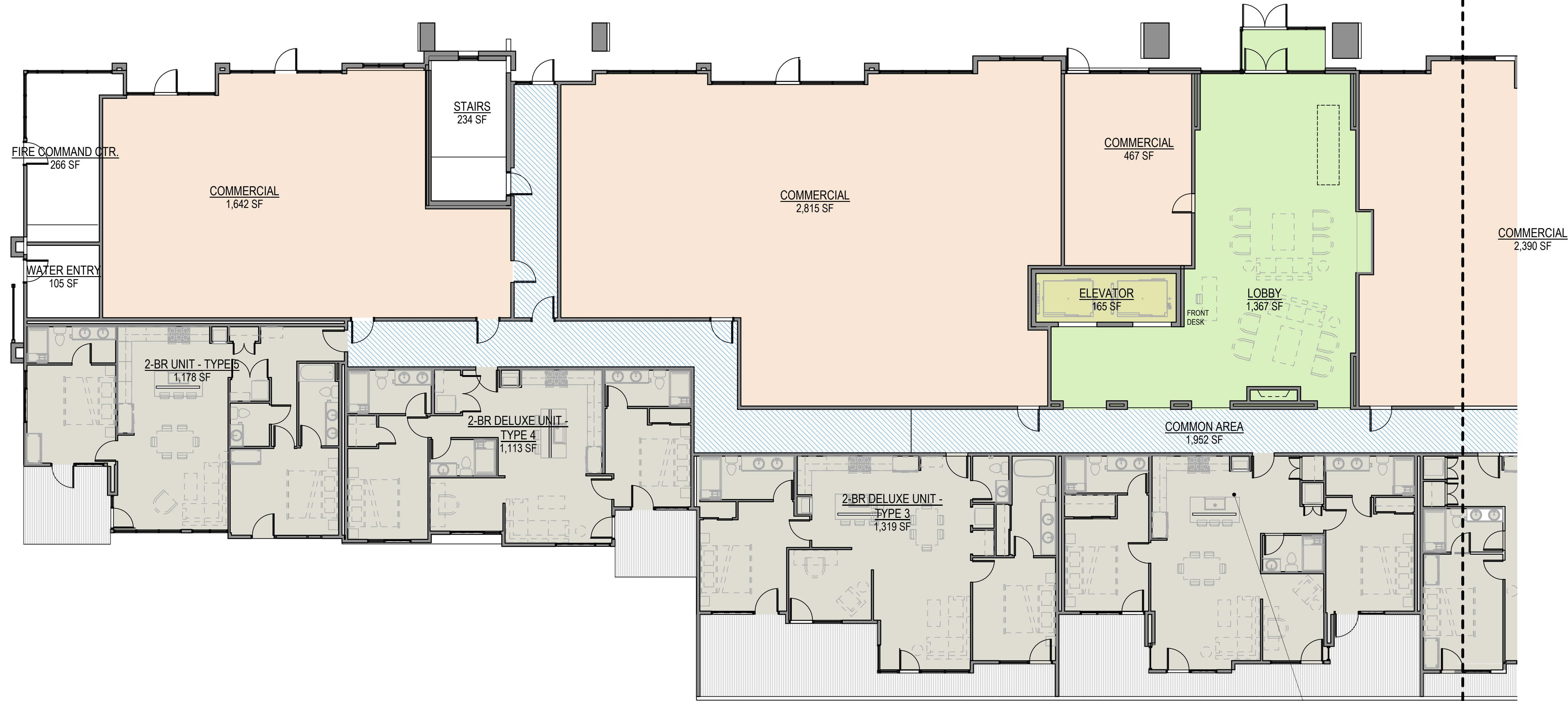
Garage Level Floor Plan

1/8" = 1'-0"



Garage Level Floor Plan

1/8" = 1'-0"



Level 1 Floor Plan

1/8" = 1'-0"

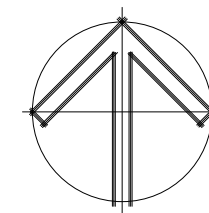
PROPOSAL NO.:
2190-072

NEW MULTI-FAMILY / COMMERCIAL BUILDING
9097 FLATS

ALLEN+JERRY
ARCHITECTURE
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SP3
OF 2



Level 1 Floor Plan

1/8" = 1'-0"

PROPOSAL NO.:
2190-072

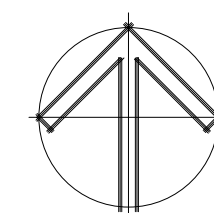
NEW MULTI-FAMILY / COMMERCIAL BUILDING
9097 FLATS



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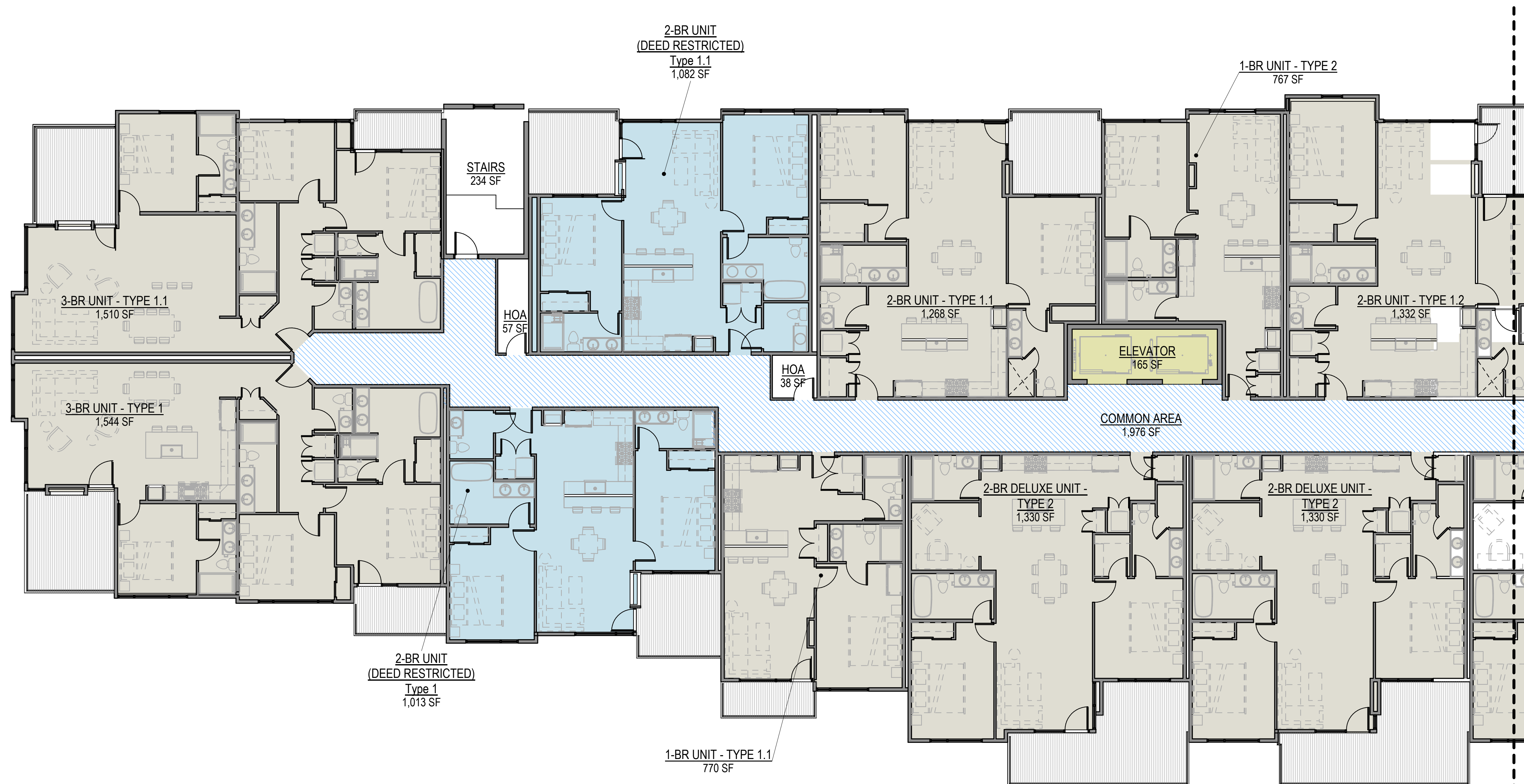
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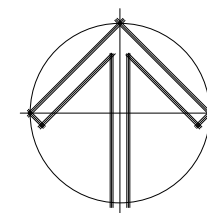
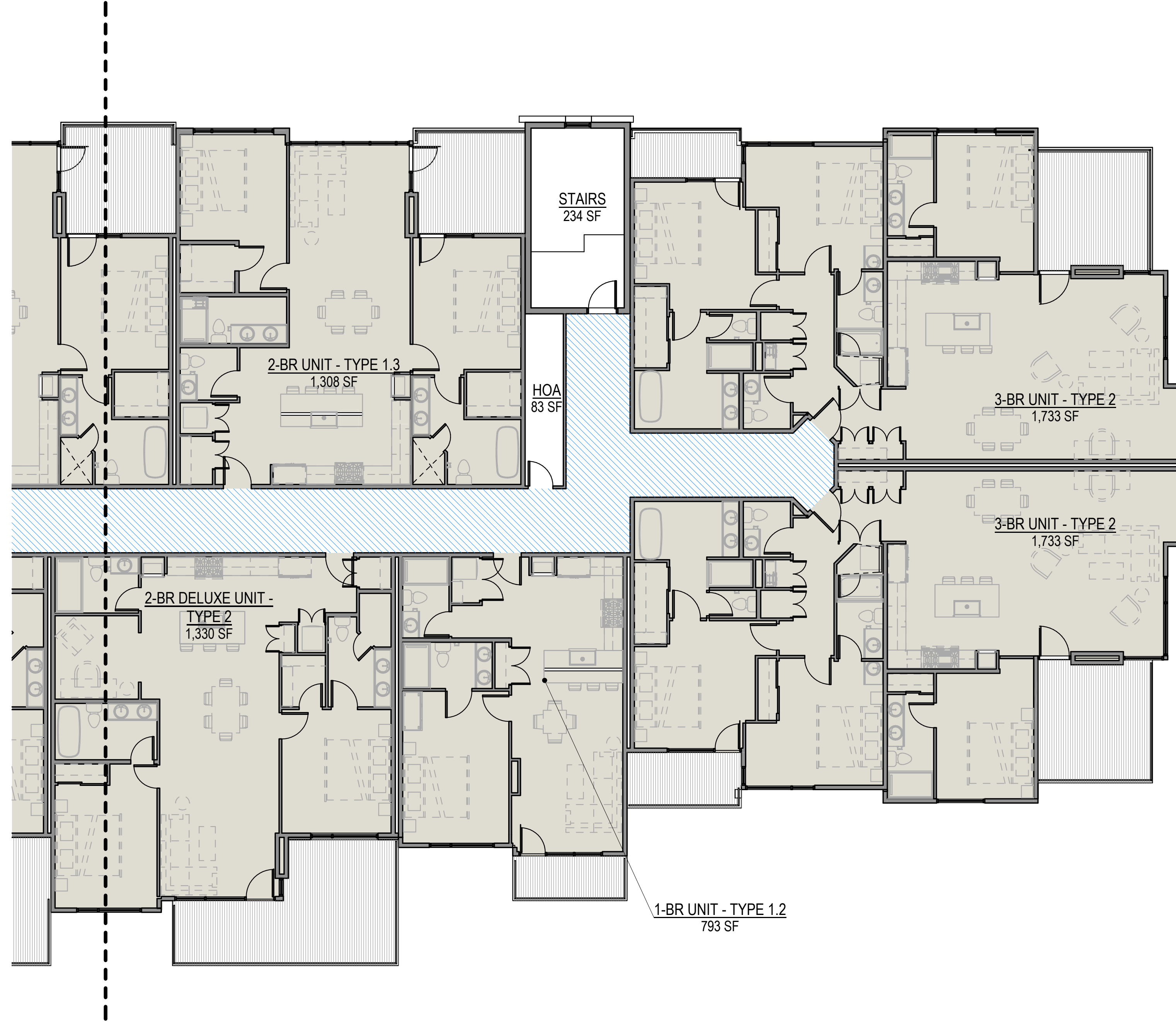
SP4
OF 2



Level 2 & 3 Floor Plan

1/8" = 1'-0"





Level 2 & 3 Floor Plan

1/8" = 1'-0"