



**PLANNING COMMISSION
STAFF REPORT**

August 4, 2022

AGENDA ITEM: Planning File No. **MAJ-21-0007**, a Major Site Plan application for a proposed mixed-use development, **CU-21-0002**, a Conditional Use application to allow ground floor residential in the Mixed-Use Zone District, and **CU-21-0003**, a Conditional Use application to allow for less than 20 percent mix of uses in the Mixed-Use Zone District, **MPA-22-0001**, a Minor Planned Unit Development (PUD) Amendment application to make minor adjustments to the Royal Mountain Ranch PUD, and **SD-22-0004**, a Minor Subdivision application to make adjustments to the open space and utility easements.

LOCATION: 80 West Main Street / Lot 1, Royal Mountain Ranch PUD #2 Commercial

ZONING: Royal Mountain Ranch PUD and Mixed Use (MU) District

APPLICANT & ARCHITECT: Allen-Guerra Architecture
PO Box 7488
Breckenridge, CO 80424

OWNER: White Pine Residences LLC
4110 E. Phillips Place
Centennial, CO 80122

TOWN STAFF: Susan Lee
susanl@townoffrisco.com (970) 668-2566

PROJECT DESCRIPTION

The applicant, Allen-Guerra Architecture, representing White Pine Residences LLC, is proposing a new, 88,932 square foot, mixed-use development at 80 West Main Street. The project includes thirty-six (36) residential units, including two (2) two-bedroom, and two (2) one-bedroom deed restricted, affordable housing units; 9,659 sq. ft. of commercial space; and surface and underground parking. Exterior building materials include metal panels, horizontal and vertical wood-look siding, and stone veneer, along with metal roof elements.

In the Mixed Use (MU) District, for properties fronting along Main Street, residential uses on the ground floor are a conditional use. Additionally, for properties located in the MU 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 application materials note commercial space as 15 percent (15%) of the total gross floor area and residential units are proposed on the ground floor level. The applicant is requesting approval of these two conditional uses as part of the final level review of the Major Site Plan application.

The Royal Mountain Ranch PUD and plat was originally approved in 1992 with the most recent amendment being approved in 1995. The applicant is seeking approval of a minor adjustment to the configuration of the open space easement. Since the applicant is proposing to amend the open space easement, which is a part of the approved PUD, a Minor PUD Amendment is required. The total square footage of the easement will remain the same. The application for the Minor Subdivision is to legally record the open space easement adjustment and a utility easement relocation. Per the Unified Development Code, the Minor PUD Amendment and Minor Subdivision applications are approved administratively by staff and will be approved, approved with conditions, or denied concurrently with the Planning Commission decision on the Major Site Plan application.

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

BACKGROUND

The subject property is located within the Royal Mountain Ranch PUD. The preliminary plat and Preliminary PUD Plan was recommended for approval with conditions by the Planning Commission on April 16, 1992 and approved by the Town Council on April 21, 1992. The Final PUD Plan was recommended for approval by the Planning Commission on May 21, 1992 and approved with conditions by the Town Council on June 2, 1992. The Final PUD received approval for thirteen (13) single-family sites and a future commercial site.

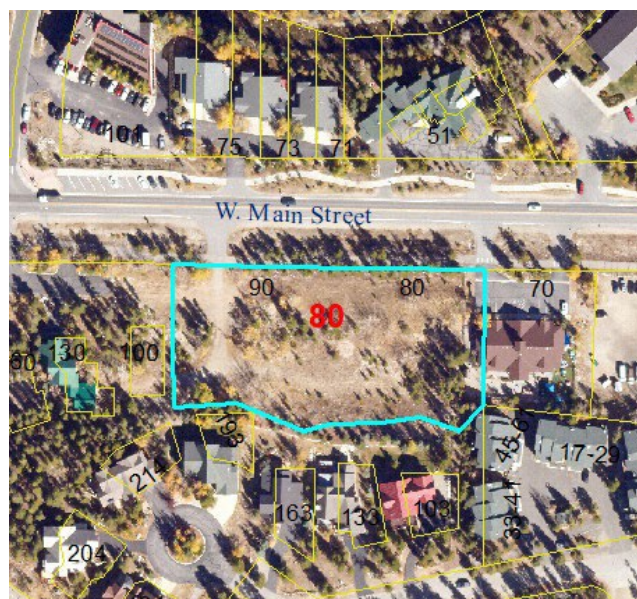
In 1995, an application was filed for a preliminary plat, final plat and an amendment to the Final PUD for Royal Mountain Ranch. The proposed first amendment to the PUD was to reduce the proposed density of residential units, to a total of twelve (12) single-family sites and for the platting of all residential envelopes and the commercial site. The final plat and amendment to the final PUD was recommended for approval with conditions by the Planning Commission on October 19, 1995. On November 7, 1995, the Frisco Town Council approved the final plat and amendment to the final PUD for Royal Mountain Ranch.

On January 19, 2022, the Planning Commission reviewed the sketch plan materials for this project. Commissioner discussion on the project included:

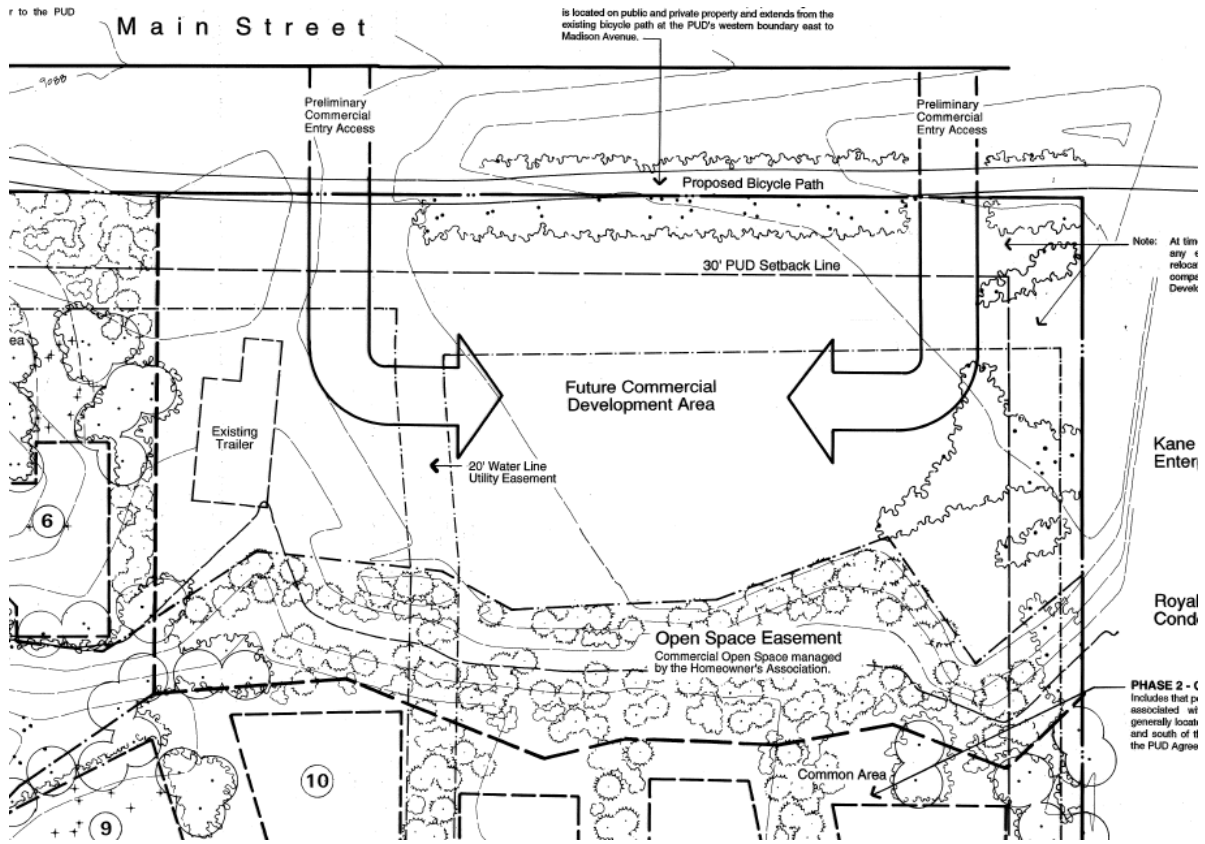
- *Commissioners commented on what a great job the Applicant has done and thanked them for all the hard work.*
- *Commissioners acknowledged that the site is challenging with easements and setbacks but the development is working in the right direction of being compatible with the neighborhood but concerned that the length might not make it so.*
- *Commissioners commented that the design is a great use of the site/length, but noted that it seems massive on the site and perhaps breaking it up with two buildings and green space in between might make it more compatible.*
- *Commissioners noted that the design is very creative to have residential on the south side be on the first floor. Being outside of the Core, it is much more compatible with the Royal Ranch homes. Further noting that this is a fair compromise to have residential on the first floor of Main Street.*

- Commissioners commented that the roof elements could be more creative. Noting that it doesn't flow with the rest of the building. Commenting that possibly it could be more of what the back looks like on the front.
- Commissioners felt that the 20% mixed use is not that much and they don't like to go below that. Commissioners would like to cap the mixed use at 15% where they cannot go below that.
- Commissioners felt that the retail could be pre-vetted if they haven't already.
- Commissioners like the density program. Commissioners agreed that they were okay with the compliance of the density bonus and hope that the deed restricted units will be split.
- Overall the Commissioners felt the project was well designed. Pitched roof looks a little applied "that it's a marquee piece".
- Commissioners briefly discussed the evolution of that end of Main Street and commented that a lot of precedent that will result from this development. Noting that this will be a marquee piece, it is important that the development says "quality".
- Commissioners suggested that with a project of this magnitude that this is an opportunity for the Applicant to give back to the community – maybe install a cool folly on the sidewalk (that currently doesn't exist).
- Commissioners agreed that the materials look quite nice and the articulation is adequate but could be greater.
- Commissioners commented that mostly they have no problem with the parking abutting to Main Street and flow will come about with the study.
- Commissioners noted that the design was transitional, commercial in design but somewhere in-between, neither commercial nor residential. Commissioners suggest that you embrace commercial which says businesses are here by perhaps highlighting the commercial businesses.

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



Final PUD Site Plan



View looking south at property

MAJOR SITE PLAN REVIEW [§180-2.5.2]

New mixed-use developments are required to follow the application procedures and process for a Major Site Plan review. The application requires Planning Commission review and decision. The Planning Commission shall review the Major Site Plan application for compliance with the Unified Development Code: Chapter 180, consistency with the previously approved plat and PUD for Royal Mountain Ranch and approve, approve with conditions, or deny the Major Site Plan in accordance with Section 180-2.3.7.

ANALYSIS - FRISCO COMMUNITY PLAN

The Purpose of §180-6 Development Standards is, in part, to guide future growth and development in accordance with the Town's master plan, the Frisco Community Plan. The following elements of the Frisco Community Plan are applicable to the review of the proposed development:

Guiding Principle 1: Inclusive Community

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

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

- **1.1A Ensure new housing complements adjacent properties and neighborhoods through appropriate mass, scale, and design.** See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.
- **1.1B Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.**
- **1.1C Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.**

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

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

Guiding Principle 2: Thriving Economy

The Frisco economy is built upon a unique balance of tourism and its role as a commercial-service hub for the region. Tourism, driven by recreational opportunities, and the small, mountain town

*appeal of Main Street, creates jobs and revenue. Locals and visitors utilize the large retailers, grocery stores, and services located along Summit Boulevard, and **support the small businesses on Main Street**. While the Frisco economy has seen steady growth in the past decade, diversification of the economy is important. More year-round opportunities will provide stability through the seasons and economic downturns. The Town should focus on small, incremental changes that preserve the town character and a **healthy small business community that attracts residents and visitors**.*

2.1 : Maintain a diverse and strong economy

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

The proposed application appears to further the bolded statements above. The subject property is located adjacent to Main Street. To the west and south of the site are single-family residential structures within Royal Mountain Ranch. To the north of the site, across West Main Street, are townhome units at Castlewood Subdivision and Frisco River Townhomes Planned Community. To the northwest of the site is West Main Professional Building containing commercial uses. To the east of the site is Summit County Preschool.

- The proposed mixed-use development will provide a balance between the adjacent, lower density residential, and the higher density and mixture of uses that is envisioned for West Main Street.
- The application includes the provision of deed-restricted affordable housing, as well as a mixture of unit types which furthers the goal of creating a balance of full-time year round residents, second homes, and short-term rentals.
- The infill development will add vitality and interest to West Main Street creating a more inviting entrance to the community from the west. Although West Main has a mixture of residential and commercial developments there are currently no mixed-use projects in the vicinity. The development will provide a mix of uses for this area. The design and orientation of the building is reminiscent of the historic building patterns of Frisco although stepped back from the Main Street frontage due to site constraints.
- The application proposes to provide commercial uses on the ground level facing West Main Street and residential units on the ground floor on the rear portion of the building along with residential units on the second and third levels. The proposed commercial uses will provide services to support local employees, residents and visitors. Additionally, the Community Plan specifically references reinforcing Main Street as the heart of the community along with encouraging infill and redevelopment.
- The office, restaurant, and retail spaces on the first floor of the proposed building will further the goal of economic diversity, Main Street vitality, and opportunities for small businesses.

The application is in conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – ADMINISTRATION [§180-2.3]

Simultaneous Processing of Development Applications: (§180-2.3.4.F.) The applicant has submitted two Conditional Use applications to be reviewed concurrently with the Major Site Plan application. The conditional uses are for: residential uses on the ground floor in the Mixed Use District (CU-21-0002); and a mixture of uses where each use makes up less than 20 percent of the gross floor area in the Mixed Use District (CU-22-0003). The development proposes residential units on the south side of the ground floor and commercial space of 15 percent (15%) of the total gross floor area. The applicant is seeking approval of the conditional uses in conjunction with the Major Site Plan application.

The applicant has also submitted a Minor PUD Amendment (MPA-22-0001) and Minor Subdivision application (SD-22-0004) to be reviewed concurrently with the Major Site Plan application. The purpose of the Minor PUD Amendment application is to modify the existing PUD by reconfiguring the open space easement. The Minor Subdivision application is to relocate the existing utility easement and to formally record the relocation of the open space easement. The applicant pursued a plat amendment in the spring of 2021 but the application was placed on hold due to concerns from the HOA. Since that time, the applicant and HOA have reached an agreement to revise the utility and open space easements. The Minor PUD Amendment and Minor Subdivision Notice are being reviewed concurrently with the Conditional Use and Major Site Plan applications.

ANALYSIS – MINOR PUD AMEDEMMENT [§180-2.4.2] AND MINOR RESUBDIVISION [§180-2.6.3]

Minor Changes to a PUD are allowed according to §180-2.4.2.E.3 where *“the changes continue to comply with this Chapter and are consistent with the application approval—i.e., that the changes are necessary to comply with conditions of approval or would not significantly alter the development’s general function, form, intensity, character, demand on public facilities, impact on adjacent properties, or other characteristic from that indicated by the PUD approval.”*

The application is proposing minor adjustments to the layout of the Open Space easement located on the southern portion of the lot. The approved plat and PUD plan designated an Open Space Easement in the southern portion of Lot 1, Royal Mountain Ranch PUD. The easement was designed to create a buffer between the single family homes to the south and Lot 1, which was designated on the plat and PUD plan as commercial. The original size of the Open Space easement was 0.52219 acres or 22,734 square feet. The configuration created a jagged northern boundary that the applicant felt would not accommodate the proposed development. The application proposes to straighten the northern boundary of the Open Space Easement. The size of the new easement is roughly equal in size to the existing at 0.53 acres or 23,956 square feet.

The purpose of the Minor Subdivision is to evaluate changes that involve minimal adjustments to approved final plats. The approved plat for Lot 1, Royal Mountain Ranch PUD includes a utility easement that runs north to south across the property approximately 100 feet east of the western edge of Lot 1. The proposed plat shows this utility easement being relocated to jog around the footprint of the proposed building. The Minor Subdivision must comply with the approval criteria of §180-2.6.2. The application meets these standards.

The Minor PUD Amendment and Minor Subdivision are normally approved on a staff level pursuant to §180-2.2. Since they are being reviewed concurrently with the Major Site Plan application the decision on the application will be concurrent with the Planning Commission decision of the Major Site Plan application.

ANALYSIS – ZONING: ROYAL MOUNTAIN RANCH PUD

The Royal Mountain Ranch PUD has some restrictions that are different from the underlying Mixed-Use (MU) District which were made as an agreement between the original developer and the Town of Frisco. Provisions relevant to the Commercial Property include:

- That the Commercial Property will be developed with the density, site coverage and height permitted under the existing MU Zoning on the property.
- The commercial property was desired to be developed in a manner that is compatible with the residential property.
- The architectural design, exterior building materials and other features of any development in the Commercial Property shall be approved by the Architectural Control Committee created under the Covenants. All construction within the Commercial Property shall first receive development approval from the Town Staff.

Royal Mountain Ranch PUD, Section 9 states:

- D. Setbacks. No buildings or other improvements, except fences, gates and driveways as permitted in this Agreement, may be constructed within the following setbacks:*
- (i) *PUD Setback Line. All buildings shall be set back at least thirty (30) feet from all exterior boundaries of the PUD.*

The application slated for review at the July 21, 2022 Planning Commission meeting showed the dumpster enclosure located within the exterior boundaries of the PUD setback. Revised plans have been submitted eliminating this setback encroachment. The proposed dumpster enclosure is located to the west of the parking garage entrance. The revised application is meeting this standard.

The application meets the requirements of the Royal Mountain Ranch PUD with the recommended condition that prior to building permit submittal the applicant receive written approval from the Royal Mountain Ranch Architectural Control Committee.

ANALYSIS – ZONING: MIXED USE (MU) DISTRICT [§180-3.12]

Pursuant to the requirements of the Royal Mountain Ranch PUD, this parcel shall be constructed in accordance with the requirements of the Mixed Use (MU) District as follows:

Purpose: The purpose of the MU district is as follows:

“To increase the efficiency of land use, the number of residents and the diversity of commercial activities in those transition areas between the core commercial districts and residential districts, and to emphasize and encourage pedestrian and bicycle circulation.”

Per the Royal Mountain Ranch PUD Section 10. Subsection D. *“Calculations of site coverage of the Commercial Property shall include the portion of the Commercial Property identified on the Preliminary Plat as being subject to an open space easement to be granted to the homeowners association for maintenance and use as common area.”*

Maximum Density: Maximum density in the MU District is 14 dwelling units per acre. The lot size is 1.975 acres; therefore, the allowable density is **28** units. The application is proposing **36** residential units, for a total of eight bonus units (8), per the regulations set forth in §180-5.5 Affordable Housing related to Density Bonuses. Four (4) of the units are designated as deed-restricted affordable housing.

The application meets the bonus density requirements that the units be no more than 15% smaller in gross floor area than the corresponding market rate units and they will be *“deed-restricted for sale or 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 the other criteria as established from time to time by the Town or the Summit Combined Housing Authority”*.

The recording of a restrictive covenant in accordance with the density bonus requirements is required prior to receiving Certificates of Occupancy for the property and is a condition of approval for planning approval and sign-off on the building permit. The application meets the density standards with the Planning Commission finding that, in accordance with §180-5.5.B.3, “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.”

Minimum Lot Area: None required.

Minimum Lot Frontage: There is no minimum lot frontage in the MU District.

Minimum open space: The open space requirements of 55% established by the PUD are being met collectively within the PUD through limitations on residential building sites and the Open Space Easement. The MU District requirement for open space is 10% of the gross floor area. The proposed gross floor area is 89,383 square feet therefore; the open space requirement is 8,938 square feet. The Open Space Easement is 22,956 square feet. The application meets this standard.

Maximum lot coverage: Maximum lot coverage in the MU District is 60%. The total lot coverage of the building footprint, walkways, and parking areas is 48,500 square feet or 56% of the site. The application meets this standard.

Setbacks: The PUD language requires a 30’ setback from all exterior PUD boundaries. Therefore, the front and east side setbacks of this parcel are governed by this requirement. The west side and rear setbacks are governed by the MU District requirements. The minimum required setbacks and the proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front per PUD	30 feet	North: 62 feet
East Side	30 feet	East: 30 feet
West side	5 feet	West: 35 feet
Rear Yard	10 feet	South: 60 feet

The application appears to meet the setback standards. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, do not encroach into the setback. The application meets this standard.

Maximum Building Height: The application proposes a flat roof with pitched roof elements around the perimeter of the building. The maximum building height is 45 feet for pitched roofs and 35 feet for flat roofs in the MU District. Because the functioning components of the roof system consist of a flat roof, the maximum building height standard for a flat roof applies. The parapet roof varies between 32.8 and 35 feet. There are a variety of decorative roof elements and features that vary in height from 35.5 and 40.8 feet in height.

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”.

PUD Overlay District Development Standards: This property is part of a PUD therefore §180-4.3 Planned Unit Overlay (PUD) District regulations apply. §180-4.3.2.C states that “*No building shall be more than 35 feet in height unless a review of the following factors indicates no adverse impacts will occur if this height is exceeded:*

1. *Building orientation in relation to the natural and built environment.*
2. *Adverse visual effects to adjoining districts or property owners, including potential problems caused by shadows, loss of solar access, or loss of view.*
3. *Other related impact(s) to existing uses in the area.”*

The application meets the building height standards subject to the Planning Commission finding that, in accordance with §180-9.3, and §180-4.3.2.C the decorative roof elements are of reasonable, balanced proportions and no adverse impacts will occur from them exceeding 35 feet.

District Standards: For properties with frontage on Main Street, on-site parking shall not be located along the part of the property abutting Main Street. (§180-3.12.2.B.1.) The surface parking proposed for this development is located adjacent to the building and on the side of the property facing away from Main Street. In the project narrative, the applicant states:

This design takes advantage of the site constraints including various major utility easements along the Northern portion of the property, and meets the intent of the code because the on-site parking does not directly abut West Main Street. There is a significant tree buffer in the Main Street right-of-way, and the Frisco bike path fronts the property, and there is a landscaped area designed between the bike path and the driveway and parking area for this project. Arranged this way, parking spaces are set back 40’ from the Northern property line, and over 85’ from the edge of Main Street.

Based on the parking orientation being adjacent to the building, the proposed landscape buffer, and separation distance between Main Street, the parking meets this requirement (§180-3.12.2.B.1.).

Ceiling Height: §3.17.8 of the Town of Frisco UDC states that for properties along Main Street in the Mixed Use District, the ground floor ceiling height for all uses shall be a minimum of ten (10) feet in height. The elevations show a twelve (12) foot difference between the ground level and first floor and have a note specifying that the ceilings on the first floor shall have a minimum 10-foot height. The application meets this standard.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Mixed-Use District, a variety of commercial and residential uses are permitted including multi-unit dwellings, restaurants, bars, taverns, offices, medical offices, personal services, and light retail. The application meets this standard.

Residential Uses in Central Core and Mixed Use Districts (§180-5.2.8): In the Mixed-Use District, for properties fronting along Main Street, residential uses on the ground floor are a conditional use.

Mixture of Uses in the Mixed Use District (§180-5.2.13): 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.

Frisco Town Code, 180-9, defines gross floor area 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.

Application materials note that the proposed commercial use is fifteen percent (15%) of the gross floor area.

In order to receive Major Site Plan approval, the applicant will be required to demonstrate compliance with the standards set forth in Town Code (§180-2.5.1), Conditional Uses.

CONDITIONAL USE [§180-2.5.1]

Conditional uses are land uses that, because of their unique character, size, operating characteristics, and potential impacts, must undergo special review with the potential for conditional approval in order to be undertaken in a particular zoning district. The conditional use process allows for the integration of certain land uses within the Town based on appropriate conditions imposed by the Planning Commission. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses and by reviewing the impacts a conditional use may have. Conditions are intended to minimize or ameliorate any negative circumstances that might arise by the use. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety, or welfare of the community or a violation of any provision of the Town Code, state law, rule, or regulation promulgated pursuant thereto.

The property is zoned Mixed Use (MU) District. There are two conditional uses associated with the Major Site Plan application:

- **CU-21-0002 - Conditional Use 1 (CU1):** Section 180-5.2.8 states that for properties fronting along Main Street, residential uses on the ground floor are a conditional use. The proposed structure contains residential units in the rear of the building on the ground floor.
- **CU-21-0003 - Conditional Use 2 (CU2):** Section 180-5.2.13 states that that 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 application is for a residential and commercial development where the commercial component is 15 percent of the total gross floor area.

It shall be the duty of the applicant to establish that each of the conditional use criteria has been met. Section 2.5.1.D of the Unified Development Code states that the Planning Commission may approve a conditional use permit application upon finding that each of six criteria are met.

The conditional use applications offer the following in response to each criteria:

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

Applicant's Response CU1: *The proposed ground floor residential area 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.*

Staff Analysis CU1: The commercial component faces Main Street and appears to meet the intent of the MU District by providing a transition between the existing residential and the commercial corridor of Main Street. The residential on the south elevation helps to transition between the commercial area along Main Street and the existing residential area to the south. However, the residential use on the ground floor is in direct conflict with Community Plan Goal 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.”*

Applicant’s Response CU2: *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.*

Staff Analysis CU2: The project is providing 15 percent of the gross floor area as commercial space. Although, predominantly residential, the development does include four deed-restricted affordable housing units. This supports Community Plan Goal 1.5 by promoting a diverse offering of workforce housing opportunities.

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

Applicant’s Response CU1: *The proposed development brings a compatible mix that will blend well with the neighboring uses and structures. Permitting ground floor residential use along the PUD-designated Open Space Easement between the commercial elements along Main Street allows a transition of commercial to residential uses within this project, buffering existing single-family development to the South from the commercial uses located along Main Street, in line with Royal Mountain Ranch PUD requirements the for this parcel.*

Applicant’s Response CU2: *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.*

Staff Analysis CU1 and CU2: The development is bordered on the south and west by the residential development component of the Royal Mountain Ranch PUD. To the east is the Summit County Preschool and to the north is a multi-family townhome development. The proposed building will have a higher density, and be significantly larger in terms of height and bulk than existing developments in the surrounding vicinity.

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

Applicant's Response CU1: *The proposed conditional use to allow ground floor residential is compatible with all the surrounding development.*

Staff Analysis CU1: The proposed residential land use is common in the vicinity, including the parcel immediately to the south. Because there is no street or alley between the commercial development and the residential uses to the south, the ground floor residential serves as a transition.

Applicant's Response CU2: *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.*

Staff Analysis CU2: The proposed mix of land use is common in the vicinity, including the residential to the north, west, and south, as well as the large commercial development, West Main Professional Building to the northwest.

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

Applicant's Response CU1: *The purpose of this conditional use request is to minimize adverse effects on the existing residential uses surrounding this parcel, in accordance with the PUD requirements.*

Applicant's Response CU2: *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.*

Staff Analysis CU1 and CU2: Separation of the commercial use from the existing single family residential to the south and west would help to reduce impacts of the commercial developments of the residential area. The lower mix of commercial will further lessen the impact.

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

Applicant's Response CU1 and CU2: *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.*

Staff Analysis CU1 and CU2: Service providers have indicated that basic infrastructure and services are available to serve the development. An engineered utility plan must confirm the appropriate location of both service lines and main lines, and the need to relocate any existing utilities. A report by a traffic engineer was submitted and confirms that the driveway access is appropriately located.

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 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

Applicant's Response CU1 and CU2: *None given*

Staff Analysis CU1 and CU2: Staff recommends that the Planning Commission consider any special conditions to the conditional uses that they feel are necessary to ensure the project complies with the Town Code and Community Plan.

With the Planning Commission finding that the application meets the criteria outlined in §180-2.5.1.D and the conditional uses are compatible in the proposed location and with surrounding land uses, the application meets the Conditional Use 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 the final stage of the major site plan.

Drainage Plan (§180-6.6): Drainage plan submittal requirements, design standards and erosion and sediment control have been reviewed by the Town Engineer. The Town Engineer requested clarification on winter drainage from heated walkways and patios. Additional erosion protection has been requested. The application meets this standard with the proposed condition of approval that all of the Town Engineer's comments be resolved prior to building permit submittal.

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. Commercial/Business projects shall have a driveway width of twelve feet for one-way and twenty-four (24) feet for two-way.

Application materials note internal sidewalks connecting to proposed driveways which will access the right-of-ways. There is an existing public pathway on the north side of the property in Town right-of-way.

The Town Engineer and Public Works have reviewed the access plan and have the following comments:

- The existing bike path is partially located on this property and should be relocated out onto the West Main ROW.
- Plans show addition of on-street angle parking on Main Street. Proposed on-street parking shall follow design of angled parking currently on West Main Street and connect to the pathway and include similar curb and gutter and street amenities.
- Plans are not clear on which portions of the path are to be reconstructed and which portions are to be redone.
- Traffic study recommends the two proposed driveways be aligned directly opposite the driveways across the street. The western driveway should be relocated to meet this

recommendation.

- Suggest Yield signs where driveways cross Rec Path include clear language that you are crossing a Rec Path. This will advise drivers to watch for pedestrians and bikes.
- Access shall be determined by the needs of Summit Fire and EMS' based upon their code requirements for drive aisle and turning movement sizing.

The applicant has submitted revised plans and information showing that the bike path will be relocated and which areas specifically will be reconstructed, the parking will meet Town standards for design and amenities, the driveways will align with the drives across the street, yield signs have been shown at all path crossings.

The application meets this standard with the proposed conditions of approval that all of the Town Engineer, Public Works, and Summit Fire and EMS comments and requirements be met prior to building permit submittal.

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 this project. The traffic study has been reviewed by the Public Works Department and the Town Engineer. The Town Engineer notes that the provided traffic study recommends the two proposed driveways be aligned directly opposite the driveways across the street. The western driveway should be relocated to meet this recommendation. The revised application shows the recommended configuration.

On-Premise Parking Requirements (§180-6.13.3.D): One (1) parking space is required per bedroom with a maximum of four (4) parking spaces per unit. One visitor parking space is required for every five units. No parking is required for restaurant/bar/tavern uses or retail/personal services on the ground floor. The application materials show two types of use for the ground floor commercial area: Retail/Restaurant at 7,278 square feet; and Office at 2,475 square feet. The following is a preliminary parking analysis:

Use Type	Parking Standard	# Bedrooms	Required Spaces
Residential Units	1 per bedroom	74	74
Visitor Spaces	1 visitor space per every 5 units		7
Total Required for Residential			81

Use Type	Parking Standard	Required Spaces	Proposed Spaces
Restaurant/Bar/Tavern	0	0	0
Retail/Personal Services	0.0	0	0
Office, Ground Floor*	1 per 450 square feet of GFA	6	6
Total Required for Non-residential		6	6

For the residential units, 81 parking spaces are required. For the non-residential parking requirements, the application materials list an office use of 2,475 square feet. Parking is required at a ratio of one space for every 450 square feet for office use. Six spaces are required for the non-residential uses. In total, 87 spaces are required, four of these must be ADA accessible.

The application materials show 26 surface parking spaces, including four accessible spaces, and 62 garage parking spaces, for a total of 88 spaces. Three ADA spaces are shown in the surface parking area. In addition, the application proposes to construct approximately 20 parking spaces along Main Street. The exact design and layout of the Main Street spaces will be approved at the time of building permit through Public Works. The application meets the minimum parking standards.

Understructure Parking Facility Provisions (§180-6.13.3.G): For purposes of this provision, understructure parking shall mean that the parking will be located in a parking facility which is substantially underground or substantially below the average existing grade or located at grade under a structure. All understructure parking must meet the following criteria:

1. *That above grade parking for the project be significantly screened from adjacent public rights-of-way; and,*
2. *That the understructure Parking Facility is significantly screened from any public rights-of-way; and,*
3. *That vehicular access to and from the understructure Parking Facility is not provided from Main Street or Summit Boulevard, unless no other access point exists.*

Technical specifications for underground parking structures are found in the Town of Frisco Minimum Street Design and Access Criteria, as referenced in Chapter 155.

The above grade parking is screened from Main Street by a landscape buffer. The understructure parking facility is screened on all four sides and is accessed via a garage door facing Main Street and access through the screened, parking area. 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 the time of building permit submittal.

Bicycle Parking (§180-6.13.4): All mixed-use developments shall provide bicycle parking facilities, in an appropriate location, with bicycle spaces in the amount of not less than 20 percent of the total number of parking spaces required for the project, with a minimum of five bicycle spaces. All multi-family residential developments must provide both enclosed, secure bicycle parking, and outdoor bicycle parking facilities. One bicycle parking space is required for every bedroom. 50% of the total spaces must be enclosed, secure bicycle parking. Each unit has a dedicated storage unit approximately 4 feet by 10 feet in size located adjacent to the unit's assigned parking spaces in the garage. There is also a shared bike and ski storage room. The enclosed, secure bicycle storage provided to each unit accommodates 100% of the residential bicycle parking requirement

The development is also providing an outdoor bicycle parking facility along the recreation path that appears to hold approximately 14 spaces. The commercial vehicular parking requirement for this development is 6 spaces creating a requirement of 3 bicycle parking spaces for the commercial component. The application meets the bicycle parking standards.

Tandem Parking (§180-6.13.6.D): 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 for forty-two of the required spaces. The application meets the tandem parking standard with the Planning Commission finding that two of the four criteria are met.

Snow Storage Areas (§180-6.13.7): One-hundred (100) sq. ft. of snow storage is required for every 350 sq. ft. of paving. The application materials show 15,512 square feet of uncovered paved parking and drive area, requiring 4,432 square feet of snow storage. The application materials show 5,412 square feet of snow storage in placements that complement the landscaping and seem feasible for snow removal operations. The application meets this standard.

Landscaping and Revegetation (§180-6.14): This proposal is subject to the landscaping requirements for a Mixed-Use Large Project Development. One tree for every 1,500 square feet of project area and one shrub for every 2,500 square feet of project area is required in accordance with §180-6.14.3.D. Parking Area Landscaping is also required in accordance with §180-6.14.3.F *“to reduce the visual impacts created by parking areas in multi-family residential, mixed-use, and commercial projects.”*

Based on the lot size as well as the square footage of the parking area, a total of 77 trees and 74 shrubs are required. The application materials show a total of 83 proposed trees and 98 proposed shrubs as well as the preservation of 37 trees of which 50%, or 19, may count towards the tree requirement. Staff questions the feasibility of retaining some of the existing trees due to their proximity to the proposed structure. Trees identified for preservation will be reviewed at the time of the building permit submittal to ensure compliance with §180-6.14.5.G *Credit for Preservation of Existing Trees*. The Parking Area Landscaping requires that 50% of the parking area landscaping must be internal to the parking area and the remainder must be within 10 feet of the parking area. The application meets this standard based on the screening provided for the parking area from the West Main Street ROW.

The proposed deciduous and evergreen trees meet the minimum plant size requirements of §180-6.14.4. that establishes minimum plant sizes. The proposed landscape plans show compliance with minimum plant size requirements.

The application meets the Landscape and Revegetation standards.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects containing five or more units shall utilize dumpster enclosures for the storage of all refuse, recycling, grease traps, and compost collection. Equal space for refuse, recycling, and compost collection must be accommodated within the enclosure. The enclosure must also be wildlife proof.

The application materials show a four-sided design with a roof and no openings greater than ¼”. There is a separate pedestrian access into the enclosure. The materials and colors match the design of the primary structure. The proposed enclosure appears to show equal and adequate space for refuse, recycling, and compost collection, however, exact details were not provided.

The applicant has submitted a letter from a waste disposal company stating that proposed refuse and recycling facilities are located and sized appropriately for the proposed project. The application meets this standard.

Non-Residential Development Standards (§180-6.21): The purpose of the non-residential development standards is to ensure high-quality site and building design in Frisco; to establish minimum standards related to the scale, mass, architecture, materials, and overall design character of development; and to protect and enhance existing neighborhood character. Mixed-Use development shall comply with the non-residential development standards.

- Compatibility with Neighborhood Character (§180-6.21.3.A): Compatibility shall be achieved through proper consideration of scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards in this section. Compatibility of development on Main Street shall be determined based on proper consideration of the above stated features of nearby properties on Main Street rather than properties on other streets, as well as compliance with the standards in this section.
- Façade Standards (§180-6.21.3. B): The Building Elements standard requires that all elevations have varied articulation of wall surfaces and utilize at least four different building elements to aid in articulation by providing shelter from natural elements and visual relief. The proposed north, west, and east elevations are visible from West Main Street. The southern elevation faces the existing residential development of Royal Mountain Ranch. All four elevations provide: balconies and covered entrances for shelter; offsets and insets in the vertical and horizontal wall planes adding depth to the building form; changes in material types including stone veneer, timber trusses, vertical and horizontal siding, and metal railings; variations in the roof plane through sloped and shed roof elements; and a variety of window sizes. The north elevation contains three prominent building entrances with dormer roof elements.

The *Building Articulation* standard requires minimum dimensional changes in the horizontal wall plane. All four of the building elevations are over 54 feet in length. Minimum changes in the geometric plane of at least four feet in depth and six feet in length shall occur at least every 27 feet. All four facades meet this requirement. The south façade appears to show less than the required articulation on the first floor level. This is due to the ground floor patios that cover the underground parking garage. The south façade meets the articulation standard as shown below.



Rooflines that face a front yard or street side yard shall not have more than 66% of the length of the wall or roof ridgeline along the same geometric plane. The north elevation facing West Main Street and is required to meet this standard. The total length of this façade is 305 feet. The roof ridgeline utilizes decorative roof elements and vertical changes in the

parapet to break up the ridgeline. These breaks occur approximately every ten to twenty-five linear feet. No one elevation of roofline is greater than 66% of the total length of the ridgeline. The application meets the building articulation standard.

The Entrances standard requires two separate and distinct public entrances for buildings over 25,000 square feet in gross floor area. The application shows three primary entrances with dormer roof elements on the north elevation. The application meets this standard.

- Roof Standards (§180-6.21.3.D): The intent of the Roof Standards is *“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.”*

2. Roof Pitch

- a. *Steep pitched roofs are encouraged.*
- b. *Flat roof construction shall be augmented with pitched roof elements, including but not limited to, peaked or sloped facade elements or parapets facing all street sides.*
- c. *Pitched roof elements shall vary by a minimum of two feet in elevation.*
- d. *Mansard roofs are not appropriate and are not allowed.*

3. Roof Design

- a. *Where pitched roofs are utilized:*
 - i. *A minimum pitch of 4/12 is required.*
 - ii. *Dormers shall be incorporated to break up the roof, to enhance the usability of attic spaces, and to add architectural interest.*
 - iii. *Ridgelines shall change elevation by no less than two feet for each 27 feet of building length. Architectural elements which intersect with the ridgeline may qualify as ridgeline changes upon a finding that the design furthers the purpose of this section.*
- b. *Shed roofs with a minimum pitch of 3/12 may be utilized only if the shed roof element is below the primary roof level and terminates into the roof or wall of the structure.*
- c. *No more than 66 percent of a ridgeline or roof line shall be on the same elevation.*
- d. *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 application proposes a flat roof design with decorative roof elements that are pitched at 2/12, 4/12, and 9/12. The 4/12 and 9/12 roofs meet the roof standards for pitched roofs and have been incorporated to break up the roofline and add architectural interest. The pitched roof elements vary by at least two feet in elevation. The 2/12 roof elements do not meet the minimum 3/12 roof pitch standard for shed roofs and are therefore considered flat roofs. While the primary roof structure is a flat roof at one elevation for the entire length of the building, because of the breaks created by the secondary elements, no more than 66 percent of a ridgeline or roofline appears to be on the same elevation. The majority of the roof is designed to function as a flat roof and therefore does not substantially deposit snow onto walkways or parking areas. The application meets this standard with the Planning Commission finding that the proposed roof design meets the standards of §180-6.21.3.

4. Roof Materials

Metal roofs shall have a standing seam or be of a design that provides relief to the roof

surface. The application materials show a steel standing seam roof in “Old Zinc Gray” for the roof material. The material has a low-gloss finish and is not reflective.

All rooftop mechanical, electrical and electronic equipment is screened in similar colors and materials as the roof. Specific rooftop mechanical equipment is not shown at this time. The applicant has agreed in the narrative to adequately screen the rooftop mechanical equipment and illustrate the screening on the building permit documents. The application meets this standard with the recommended condition that all rooftop mechanical equipment will be screened in accordance with §180-6.21.3.D.

- Building Material Standards (§180-6.22.3.E): The proposed building materials include horizontal, corrugated steel siding in “Old Zinc Gray”, cedar fascia stained in “Charwood”, a natural-brown color, horizontal wood lap siding in a medium brown, vertical wood siding in a light-natural colored stain, and a light brown/gray stone veneer. The garage door will be wood veneer to match the wood siding. The truss details will be a dark stained timber. And window and doors will be black metal with matching trim. The application meets this standard.
- Building Colors (§180-6.22.3.F): Proposed colors of the structure include light gray and brown colors on horizontal siding, and dark gray metal siding and railings. No proposed color appears to exceed a chroma of four on the Munsell Color chart. The application meets this standard.
- Design Variety (§180-6.21.3.G): 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 are not allowed. The proposed structure does not appear to duplicate or be substantially similar to any other structure within a 300-foot radius of the property. The application meets this standard.
- Parking and Loading (§180-6.21.3.I): *“No more than 60 percent of required parking spaces may be located in front of a building along the principal street façade.”* Of the 88 spaces provided only 26 in surface parking located along the principal street façade.

The application is not required to meet the Landscaping of Parking Lots requirement due to the fact that the parking is not abutting Main Street. No service or loading areas are shown in the application. The trash enclosure will screen the dumpster from the right of way and parking area. The application meets the Parking and Loading requirements.

- A minimum of three community spaces shall be provided for any development with over 25,000 sq. ft. of gross floor area. A community space may include, but is not limited to: public benches, water features, public kiosk/gazebo, public patio/seating areas, public plazas, or public art. The application materials show three community spaces in the form of two benches along the rec path and one picnic area adjacent to the primary building entrance. The application meets this requirement.

Outdoor Lighting (§180-6.16): The application meets the exterior light fixture requirements for full cut-off fixtures. The mounting height for the parking lot lighting and building sconces are not shown. The application proposes to install freestanding pole lights in the Main Street right of way which appears to cause light spillage that exceeds the maximum offsite limit of 0.9 footcandles. The on-site maximum emissions meet the maximum requirement of an average of 2.0 footcandles. 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 with the recommended condition of approval that all proposed

outdoor lighting meet the requirements of §180-6.16.

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. The applicant has shown no bulk plane encroachments on the submitted elevation drawings.

PUBLIC COMMENT

The Community Development Department has received one formal public comment concerning this project as of July 29, 2022. Please see *Attachment I – Public Comments* for more information.

STAFF RECOMMENDATIONS

Recommended Findings

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the proposed mixed-use development located at 80 West Main Street/Lot 1 Royal Mountain Ranch PUD Filing #2:

Based upon the review of the Staff Report dated August 4, 2022 and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed site plan application is in general conformance with the principles and policies of the Frisco Community Plan, specifically, the Inclusive Community and Thriving Economy principles and associated goals related to neighborhood character, the West Main community gateway, affordable housing, and economic diversity.*
- 2. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-3.11, Mixed Use (MU) District, all applicable requirements have been met by the submittal and the recommended conditions of approval; including: lot area, lot frontage, building height, setbacks, lot coverage, and density. The application meets the building height standards with the Planning Commission finding that, in accordance with §180-9.3, and §180-4.3.2.C the decorative roof elements are of reasonable, balanced proportions and no adverse impacts will occur from the features exceeding 35 feet.*
- 3. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-5.5, Affordable Housing, since all of the applicable requirements for affordable housing have been met with the recommended conditions of approval, and the Planning Commission finds that the bonus units do not detract from the character of the vicinity and small mountain town character and are in accordance with Section 180-5.5.B. Density Bonuses.*
- 4. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-5.2.8, Residential Uses in Central Core and Mixed Use Districts, and Section 180-5.2.13, Mixture of Uses in the Mixed Use District as these Conditional Uses meet the criteria outlined in Section 180-2.5.1 and the Planning Commission finds that the uses are compatible in the proposed location and with surrounding land uses.*
- 5. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6, Development Standards, as 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.

- 6. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.14 Landscaping. The Planning Commission finds the site meets the landscape requirements and that with the recommended conditions of approval all of the applicable requirements have been met by the submittal; including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
- 7. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, 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 and design.*
- 8. The proposed site plan application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.21, Non-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.*

Recommended Action

Based upon the findings above, the Community Development Department recommends APPROVAL of the proposed Major Site Plan application for the proposed mixed-use development located at 80 West Main Street/Lot 1 Royal Mountain Ranch PUD Filing #2, subject to the following conditions:

Special Conditions:

- 1. Prior to building permit submittal, the applicant must receive written approval for the building design from the Royal Mountain Ranch Architectural Control Committee.*
- 2. Prior to building permit submittal the applicant shall be required to coordinate the design of the on-street parking and recreation path with Public Works to the satisfaction of the Town in accordance with the existing design standards for West Main Street.*
- 3. Prior to building permit submittal the applicant shall be required resolve the Public Works and Town Engineers referral comments.*
- 4. Prior to building permit submittal the applicant shall satisfy the requirements of Summit Fire and EMS.*
- 5. Prior to building permit submittal the application must demonstrate that all rooftop mechanical equipment will be screened in accordance with §180-6.21.3.D.*
- 6. Prior to building permit submittal the application must demonstrate that all proposed outdoor lighting meets the requirements of §180-6.16.*

7. *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.*

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 Nos. MAJ-21-0007, CU-21-0002, CU-21-0003, I move that the recommended findings set forth in the July 21, 2022, staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for a Major Site Plan and Conditional Use applications for the proposed mixed use development located at 80 West Main Street / Lot 1, Royal Mountain Ranch PUD Filling #2.

ATTACHMENTS

Attachments:

- Attachment A – Royal Mountain Ranch PUD
- Attachment B – Royal Mountain Ranch PUD Plan and Plats
- Attachment C – Application for MAJ-21-0007 Major Site Plan
- Attachment D – Application for CU-21-0002 Conditional Use (ground floor residential)
- Attachment E – Application for CU-21-0003 Conditional Use (less than 20% mix of uses)
- Attachment F – Referral comments
- Attachment G – MPA-22-0001 Proposed PUD Amendment
- Attachment H – SD-22-0004 Proposed Plat
- Attachment I – Public Comments

cc: Allen-Guerra Architecture