



MEMORANDUM

P.O. Box 4100 ♦ FRISCO, COLORADO 80443

TO: PLANNING COMMISSION
FROM: EMILY WEBER, PLANNER
RE: REVIEW OF UDC UPDATES
DATE: DECEMBER 15, 2022

Summary and Background: At their October 6, 2022 meeting, the Planning Commission held a work session to discuss potential UDC updates. Among the discussion, the Planning Commission discussed modifications to construction timelines and management, outdoor commercial establishments, parking, development standards, inclusionary zoning, snow storage, lot coverage, and specific uses in the use table. Staff compiled a list of the desired code updates and has provided the Planning Commission with proposed modifications. The proposed modifications are intended to provide procedural relief and clarification when navigating the UDC.

Staff is proposing the following changes:

- **180-2.2 Summary of Procedures**
Includes changes that provide clarification on the required development permits and approvals needed for a Modification to Approved Major Site Plan and Telecommunications.
- **180-2.3.10. Step 10: Lapse of Approval**
Section 180-2.3 provides step-by-step guidance on common development review procedures. The proposed change in Step 10: Lapse of Approval, requires that the expiration date of approval shall be based on the date of the most recent Planning Commission or Town Council approval.
- **180-2.5.1. Conditional Uses**
The proposed changes would eliminate the requirement that the notice of decision for conditional uses be recorded at the County.
- **180-2.5.2. Site Plan Review (subsection B and D)**
Section B of the Site Plan Review chapter includes site plan review thresholds. Staff is proposing changes to the site plan review thresholds that provide clarity on the types of projects that are applicable to Administrative Site Plan Review versus Minor Site Plan Review. Section D of the Site Plan Review chapter goes through the Major Site Plan Review Procedure. Staff is proposing to add a submittal requirement that would require applicants to submit an updated survey.
- **180-3.4 Residential Traditional Neighborhood (RN) District**
Proposed changes fix an error in existing formatting.
- **180-3.8 Gateway (GW) District**

Clarifies that residential is allowed as a conditional, not permitted, use of the Gateway District

- **180-5.1.5. Table of Allowed Uses**

The proposed changes eliminate “condominium hotel” as a use from any zone district and adds “indoor arts and entertainment center” as a permitted use in Gateway, Commercial Oriented, Central Core, and Mixed Use Zone Districts.

- **180-6.13.7. Snow Storage Areas**

Includes uncovered decks in snow storage requirements.

- **180-6.15 Snow Storage and Snow Shedding**

The proposed change strengthens the requirement that snow shedding be eliminated from public or private ways.

- **180-6.18 Fences and Walls**

Staff is proposing to add a subsection on construction fencing requirements, use, and maintenance.

- **180-6.21 Non-Residential Development Standards**

The proposed changes to Building Articulation in the Non-Residential Development Standards adds clarification on how articulation shall be implemented on geometric planes that are over 27 feet in length.

Staff found that the following topics need individual consideration and recommends that each topic be scheduled for independent work sessions:

- Outdoor Commercial Establishments
- Parking
- Workforce Housing Overlay District

Attachments:

Attachment A – Draft UDC Changes