



PLANNING COMMISSION STAFF REPORT

October 5, 2023

AGENDA ITEM: Planning File No. MAJ-23-0004: A sketch plan review of a multi-family residential development located at 411 Teller Street.

LOCATION: 411 Teller Street / LOTS 17, 18, & 19, BLOCK 19, FRISCO TOWN SUB

ZONING: Residential High Density (RH)

APPLICANT: Whitney Young, Neu Designs

OWNER: Donald Holmes
PO Box 853
Frisco, CO 80443

TOWN STAFF: Emily Weber, Principal Planner
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PROJECT DESCRIPTION

The applicant, Whitney Young with Neu Designs, is proposing a new, multi-family development located at 411 Teller Street. The proposal includes three (3) units between two (2) buildings, with one (1) building being a duplex and the other a detached townhome.

BACKGROUND

The subject property is located south of Teller Street Alley and north of Teller Street with properties directly to the west and east of the site. The site and all surrounding properties are zoned Residential High (RH) Density. The 4th and Teller Townhomes are to the west and Granite Point Townhomes are to the east. The existing site conditions are a one-story single-family residence (SFR) and two (2) sheds. The existing SFR was modified in 1995 to include an addition with living facilities.

The applicant submitted a sketch plan that was reviewed by the Planning Commission on June 15, 2023. The applicant has since modified the layout and changed the number of units proposed on site and therefore the project is being presented to the Planning Commission for another sketch review.

At the last Planning Commission meeting, Commissioners had the following comments for the applicant:

- Commissioners noted that the project is required to be in compliance with Town Code; including but not limited to parking, turning radii, and steep slope disturbance.
- Commissioners reiterated that a color/material board shall be submitted with the full site plan application.
- Commissioners stated that at time of full site plan submittal, the applicant shall justify how proposed bulk plane encroachments provide substantial architectural relief.
- Commissioners requested that at full site plan submittal, they see the effects of snow removal from decks.
- Commissioners requested further information from staff at full site plan review regarding if unimproved access is required to be improved.



Vicinity Map

SKETCH PLAN REVIEW

A sketch plan review is an opportunity for the 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. The Planning Commission may require an applicant to return for an additional sketch plan presentation if there is insufficient information or substantial

changes are recommended for the proposal. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer any vested rights.

The final Major 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.**

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.*

There is an existing mixture of residential building types, building designs, and dwelling unit densities in this neighborhood. The surrounding properties consists of multi-family residential properties.

The proposed development includes a building design that is unique to the project but is also reflective of the architectural elements and styling of other buildings in Frisco. The application facilitates the construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood.

The proposed construction of three (3) residential dwelling units on the subject property is permitted through the allowed density in the RH District. The application appears to be in general conformance with the purpose and recommendations of the Frisco Community Plan.

ANALYSIS – RESIDENTIAL HIGH DENSITY [§180-3.7]

The requirements of the Residential High-Density District are applicable to the review of the proposed multi-family project as follows:

Purpose: The purpose of the RH District is as follows:

“To allow for high density residential development that is in close proximity to commercial activity, and to provide for a broad mix in the housing type and cost for all residents.”

Minimum Lot Area: The minimum lot area in the RH District is 10,500 square feet or 0.24 acres. The subject lot is 10,454 square feet. The lot is existing nonconforming, and no changes are being proposed at this time, therefore the lot size meets this standard.

Minimum Lot Frontage: The minimum lot frontage in the RH District is sixty (60) feet. Lot frontage is defined in the UDC as:

That portion of a lot fronting upon and providing rights of access to a dedicated street. Lot frontage is measured continuously along only one street.

The property is approximately 75 feet east to west and 140 feet from north to south. There are no proposed changes to the existing lot frontage. The application meets this standard.

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 designated front lot line is the south lot line that fronts Teller Street. The submitted plans show a boulder retaining wall around the window wells on the unit to the south that is encroaching into the side yard setback. Retaining walls are exempt from setback requirements and therefore, this meets the standards. An Improvement Location Certificate (ILC) will be required during construction to ensure the residential units, including roof eaves, does not encroach into the setback.

The minimum required setbacks and proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	20 feet	20 feet
Side Yard	10 feet	10 feet
Rear Yard	10 feet	10 feet

Maximum Lot Coverage: Per the Unified Development Code, lot coverage shall not exceed 55% of the total lot area in the RH District. The allowable lot coverage for this site is 5,750 square feet based on the size of the lot. The proposed total lot coverage is 5,749 square feet based on the analysis provided below. The lot coverage is 55%, meeting the requirements.

	Coverage (square feet)
Duplex Footprint	3,041
Single Unit Footprint	1,936
North Concrete Driveway	341
South Concrete Driveway	431
Total	5,749

Per the UDC definition, lot coverage is defined as “The percentage of total lot area used for parking, roads, drives; and above or below-grade structures or improvements, including but not limited to hot tubs, decks, patios, and sheds. The following elements are excluded from the calculation of lot coverage: two feet of roof eaves as measured perpendicular from the exterior building wall; ground-mounted solar energy facilities as an accessory use; 100 percent of publicly used nonvehicular pathways and three feet of the width of privately used non-vehicular pathways; and approved dumpster enclosures that provide adequate space for recycling containers.” Based on this definition, the applicant did not include the 3-foot wide concrete and pervious paths in their calculation.

Lot coverage will be further verified at the time of the final stage of the major site plan.

Maximum Building Height: The maximum building height is 35 feet in this zone district. The applicant is proposing a maximum building height of 34.75 feet, meeting the requirements. A roof ILC will be required during construction to ensure that the building does not exceed the maximum building height.

Density: The permitted density in the RH District is sixteen (16) dwelling units per developable acre. The 10,454 square foot property (0.24 acres) allows for up to four (4) units of density on the property. The applicant is proposing three (3) units of density, meeting the requirements.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: A variety of residential uses are permitted in the RH District including multi-unit dwellings and townhomes. The application meets this standard.

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 review.

Buildings Occupying More Than One Lot (§180-6.3.2): Lots 17-19, Block 19, Frisco Town Subdivision are one (1) development site for the purposes of analyzing development standards. Since there is not an existing townhome plat, a re-plat will be required to formally consolidate Lots 17-19 either by vacating the lot lines or through a townhome plat. This will be a recommended condition at the time of the final stage of the Major Site Plan review.

Development On Steep Slopes (§180-6.5.1): Per the UDC, any portion of a site with a slope of 15% or greater for a distance of 25 contiguous feet shall qualify as a steep slope. On slopes from 15% to less than 30%, net site disturbance shall not exceed 50% of the total area within this range of slopes. Additionally, net site disturbance shall not exceed 15% of the total area of slopes greater than 30%. The subject property contains steep slopes and therefore must meet these requirements.

The applicant is showing that there is 2,064 square feet of site area that consists of slopes between 15% and 30%. Based on the UDC standards, the applicant can disturb up to 1,032 square feet of that area. They are proposing to disturb 920 square feet of area with slopes between 15% and 30%, meeting the requirements. Additionally, the applicant is showing that there is 284 square feet of site area that consists of slopes greater than 30%. Based on the UDC standards, the applicant can disturb up to 42.6 square feet of that area. The applicant is proposing to disturb 31.5 square feet of area with slopes greater than 30%, meeting the requirements.

	Steep Slopes 15-30%	Steep Slopes >30%
Total area	2,064 square feet	284 square feet
Allowable Disturbance (50% of Total Area)	1,032 square feet	42.6 square feet
Proposed Disturbance (15% of Total Area)	920 square feet	31.5 square feet

More details to show how the applicant plans to stay within the site disturbance boundaries will be required at the time of the final review of the Major Site Plan. Additionally, the applicant will be required to delineate the area of the site that consists of slopes that are 15%-30% and the area of site that consists of slopes greater than 30%. The Town Engineer will review the steep slope disturbance at time of final review of the Major Site Plan.

Grading Permit (§180-6.5.2): The developer will be subject to the standards regulating grading permits. The applicant has submitted preliminary grading details for the project that will be fully

reviewed by the Town Engineer at the time of the final stage of the Major Site Plan. The applicant will be required to show grading details and construction management details to ensure that disturbance/grading in the steep slope area does not exceed the limits. The applicant is also showing grading within the Town Public Right of Way (ROW). All improvements within the ROW must be approved by the Frisco Public Works Director.

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 of the Frisco UDC by the Town Engineer at time of the final stage of the Major Site Plan. Steep slope disturbance requires that grading shall not significantly alter natural drainage patterns, which will be reviewed by the Town Engineer.

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 minimum driveway width of nine (9) feet and a maximum width of twenty (20) feet. The width is measured within Town ROW from the ROW line to the edge of pavement.

The applicant is proposing two (2) driveways or accesses into the site. There is one (1) driveway proposed on the north side of the site on to Teller Street Alley and one (1) driveway on the south side of the site on to Teller Street. It appears that the applicant is meeting the width requirements, however, approval from Frisco Public Works will be required at the time of final review for the Major Site Plan application.

The applicant is proposing to use the Teller Street as an access point to the site. In this case, the Teller Street ROW is unimproved and there are no plans for Frisco Public Works to make improvements. Any improvements in the street ROW done by the applicant will be subject to Public Works Department review and may require the execution of a revocable license agreement or other similar legal agreement between the Town and the property owner addressing such improvements, including construction and maintenance responsibilities and costs. Improvements to the alley may be required based on Public Works and Summit Fire & EMS review at the time of final stage of the Major Site Plan review.

According to the Town of Frisco Minimum Street Design and Access Criteria, alleys may be used for access to an adjacent property subject to approval of the Public Works Director in accordance with Section VI, Waivers to These Criteria.

Staff recommends the applicant contact the Frisco Public Works regarding their proposed request for a waiver to the Town of Frisco Minimum Street Design and Access Criteria prior to submitting for the final stage of the Major Site Plan review. The waiver request includes using Teller Street Alley and Teller Street for access to the site.

Non-vehicular Access Requirements (§180-6.11.2):

It is the purpose of this section to promote the use of non-vehicular modes of transportation through a Town- wide network of connecting non-vehicular pathways and provide safe access year round. All site plans shall provide for and show non-vehicular access in accordance with the standards set forth in the Frisco Trails Master Plan and Chapter 155, Minimum Street Design and Access Criteria. In addition, all non-vehicular access shall meet the following standards:

A. All multi-family, mixed-use, non-residential developments, and residential

subdivisions shall provide safe and convenient non-vehicular access to a public street or road year-round. Developments shall install paved, year round access from and through the development to adjacent public sidewalks, bicycle and pedestrian facilities, or right of way both existing and proposed pursuant to the Frisco Trails Master Plan and in accordance with the Standards of Chapter 155, Minimum Street Design and Access Criteria.

- B. Every principal structure shall provide access to adjacent trail systems or public open space usable for recreation activities.*
- C. Developments shall integrate pedestrian ways, trails, and/or bicycle paths with similar existing and planned facilities on adjacent properties. The Frisco Trails Master Plan should be used as a reference when planning for the integration of these facilities.*

The application materials show driveways connecting to the ROW of Teller Street Alley and Teller Street. There are no existing or planned public pathways on these rights-of-way. The application is meeting these standards.

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 (1) visitor parking space is required for five (5) units. The following is a preliminary parking analysis:

Use Type	Parking Standard	# Bedrooms	Required Spaces
Residential	1 per bedroom Maximum of 4 spaces per unit	2, 3-bedroom units and 1, 4- bedroom units	10
Visitor Parking	1 per five units		0
Total Required			10

The application meets the quantity of parking requirements.

Tandem Parking (§180-6.13.6): 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 both buildings and has provided a turning radius analysis for one (1) of the parking spaces, shown below.



The applicant will be required to show compliance with two (2) out of four (4) of the above stated criteria at the final review of the Major Site Plan application. Staff recommends the Planning Commission take this opportunity to comment on the proposed parking of the site.

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.

Accessible Parking (§180-6.13.3.H): All facilities, commercial and multi-family projects with seven (7) attached units or more must provide accessible parking. Accessible parking spaces are not required with this application.

Bicycle Parking (§180-6.13.4): All multi-family residential developments must provide both enclosed, secure bicycle parking, and outdoor bicycle parking facilities. Dwelling units with a private garage are not required to provide enclosed, secure bicycle parking. Each proposed dwelling unit has a garage and so bicycle parking is not required for this application. The application meets this standard.

Snow Storage Areas (§180-6.13.7): The UDC requirements state that “snow storage shall be provided on premises in the amount of twenty-five percent of paved surface area and any unpaved parking and driveway areas, including uncovered decks. The applicant must demonstrate that snow removal operations for upper floor decks will not impact adjacent property.”

On the north side of the site, the applicant is showing 633 square feet of paved surfaces, requiring 158 square feet of snow storage on that side. The applicant is providing 200 square feet of snow storage for the north building, meeting the requirements. Additionally, the applicant shows 584 square feet of paved surfaces, which accounts for the rooftop deck. The applicant is required to have 146 square feet of snow storage for the south building and is providing 200 square feet, meeting the requirements.

While snow storage quantities are being met, staff recommends that the applicant consider the location of the snow storage on the south side of the site per the Town Engineer's comments (see attached).

Outdoor Lighting (§180-6.16): Outdoor lighting installed for new structures shall be full cut-off fixtures and be positioned so that there is no direct light emission onto adjacent properties. The application materials show a full cutoff light fixture for outdoor lighting. The application will be reviewed for compliance with the outdoor lighting regulations at the final review.

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 10,454 square feet, twelve (12) trees are required, and seven (7) shrubs are required.

The landscaping plan shows 12 trees and 48 shrubs being planted. Along with quantities, the proposed plantings are meeting the size and diversity requirements.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects containing five (5) or more units shall utilize a trash enclosure for the collection and storage of refuse and recyclable materials. No trash enclosure is required for this development.

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 shall be held to the following residential development standards:

A. Facade Standards

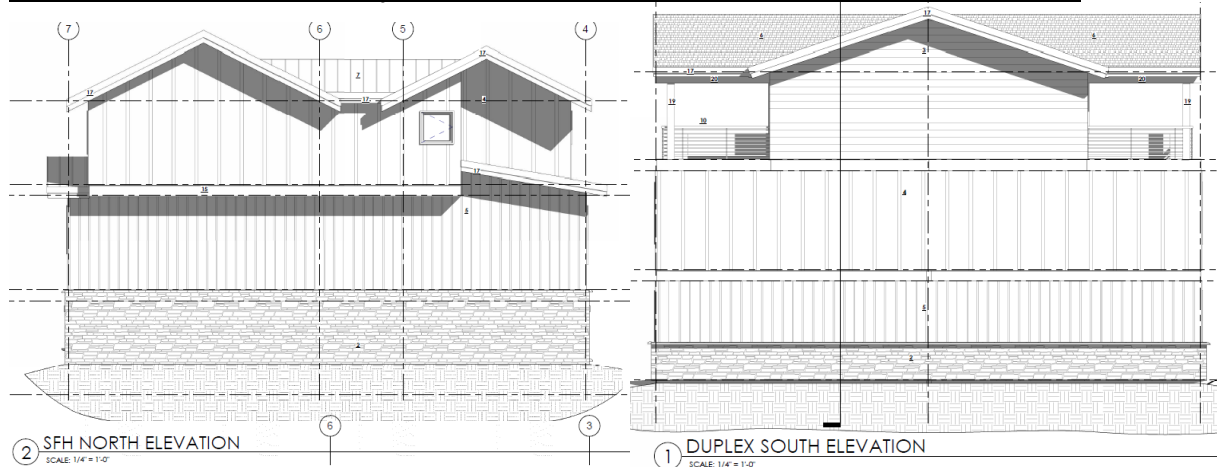
1. *Intent. To ensure that the façade design of development is compatible with Frisco's small mountain town character and provides a human scale to enhance the walking experience in the neighborhood.*

The proposed development includes building designs that are unique to this project and have a similar styling to other buildings in Frisco.

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.*

A variety of building elements are utilized on most facades of the building. The building elements utilized include: balconies, a change in materials and texture, variation in window sizes and shapes, and variation in roof forms. Staff found that there are two (2) facades not meeting the minimum standards: the duplex south elevation and the single unit north elevation. While these facades face each other, they are still required to meet the minimum requirements.



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.*

The building design does not duplicate other buildings within a 300-foot radius of the property and the units are not duplicative.

Staff recommends that the Planning Commission comment and discuss the intent of the façade design and the building elements utilized to show varied articulation.

C. **Roof Standards**

1. *Intent. To ensure that roof elements are compatible with or complementary to existing historic or contributing buildings in the area and to encourage visibly pitched roofs or roof elements and the use of dormers and breaks in ridgelines.*

The application materials show pitched roof elements and a variation in roof materials.

2. *Roof Pitch*

- a. *Pitched roofs, or flat roofs augmented with pitched roof elements, are required.*
- b. *A minimum roof pitch of 6/12 is encouraged.*
- c. *Mansard roofs are prohibited.*

The proposed building roofs are a combination of roof pitches of 2:12, 4:12, and 6:12, meeting the requirements.

- 3. *Roof Design. Roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, trash storage areas, stairways, decks, balconies or entryways.*

The proposed roof forms generally deposit snow away from parking areas and walkways, however, one of the pitches on the single unit building appears to deposit snow onto the rooftop deck. The need for snow guards, snow clips, snow fences, and other similar rooftop snow retention will be evaluated by the Town of Frisco Building Department as part of the building permit application review process.

- 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.*

The application materials show grey asphalt shingles and grey metal being used as roof materials. The application meets this standard.

D. Building Material Standards

- 1. *Intent. To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.*
- 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.*

Proposed exterior building materials include: exterior stone, dark cocoa composite 8" horizontal siding and navy board and batten.

3. Specific Material Standards

- a. *Concrete Block.* Concrete block shall not be allowed as the primary or extensive exterior finish. When used as an accent, concrete block shall be a split block, or other similarly shaped, textured, and colored materials that are found to be compatible with the building and the purpose of this section.
- b. *Metal.* Metal shall have a matte finish or a finish proven to fade and not be reflective.
- c. *Glass.* The use of mirrored or reflective glass is prohibited unless required for compliance with the voluntary green building program as administered by the Town's Building Official.

The application includes aluminum clad wood windows in battleship gray. The metal will be of a matte finish, meeting this standard.

4. Variety of Materials on All Building Elevations

- a. *There shall be a variety of quality and type of exterior materials, and their application shall be generally in balance and proportional on all elevations of the building.*
- b. *Materials that wrap around the building, such as a durable material at the base of the structure, shall continue around projecting outside exterior corners and end at recessed inside exterior corners.*

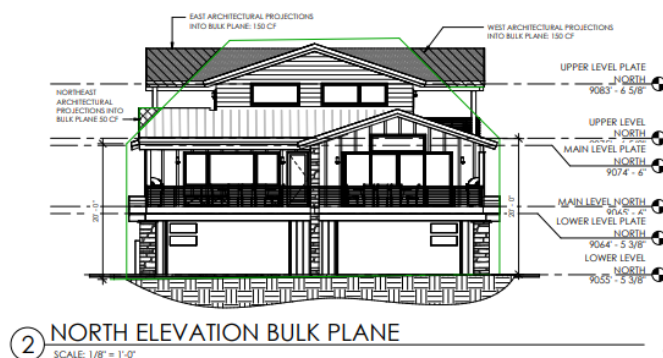
The applicant is proposing a variety of exterior materials which are proposed to wrap the building corners. The application will be reviewed for full compliance with the building material standards at the final review of the Major Site Plan application.

E. Building Colors

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

The primary building materials are proposed to be dark brown and navy in color. Per UDC requirements, pure white or black may not be utilized as the primary building color. The application is meeting this requirement.

Bulk Standards (§180-6.23): Table 6-K of the UDC outlines bulk plane requirements. Building forms may deviate from the bulk plane standards if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval. The applicant is proposing 350 cubic feet of bulk plane encroachment.



Proposed bulk plane encroachment on north elevation.

Staff recommends that the Planning Commission comment on the proposed bulk plane encroachment and if they find that the proposed encroachments provide substantial architectural relief.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of September 26, 2023.

REFERRAL COMMENTS

Xcel Energy:

Based on a preliminary view, I am not certain the clearance requirements for transformers from second story operable winds will be met. Please review illustration CR-30B in the Xcel Standards for installation manual linked below for reference and ensure there is a suitable location for the transformer. Please ensure all clearance standards, include the aforementioned clearances, will be met by the proposed transformer location.

Additionally, there is one or more proposed meter location that does not follow Xcel standards. Please ensure the meters have correct clearance from drip edges, other meters, neighboring buildings, height requirements, etc. These can be found in the link below as well. Please ensure to follow all listed standards including but not limited to those found on illustrations CR-10, SC-20 a, SC-20 B, SC-30.

Your assigned designer will be able to comment and further and finalize electric and gas equipment locations. Please also be aware that Xcel's management team is requesting meter locations to be made available on the structure of all new construction, and remote meter locations are not being approved without management review and extenuating circumstances.

Summit County:

The single-family home can keep 411 Teller Street if that works. The duplex should be addressed off Teller Street Aly and we suggest 440 and 450 Teller Street Aly for those.

Summit Fire:

The minimum road width for Teller Street shall be 20 feet and capable of supporting a minimum imposed load of 75,000 pounds.

Town Engineer:

See attached redlined plans.

These comments are not comprehensive, and more comments may be provided at final Major Site Plan review.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the 411 Teller Street multi-family project and associated improvements in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code:

- Staff recommends the Planning Commission take this opportunity to comment on the proposed parking of the site.
- Staff recommends that the Planning Commission comment and discuss the intent of the façade design and the building elements utilized to show varied articulation.
- Staff recommends that the Planning Commission comment on the proposed bulk plane encroachment and if proposed encroachments provide substantial architectural relief.

ATTACHMENTS

Attachments:

Attachment A – Engineering Redlined Plans

Attachment B – Parking Layout

Attachment C – Sketch Plan Application Materials MAJ-23-0004

cc: Whitney Young