



## PLANNING COMMISSION STAFF REPORT

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January 18, 2024

AGENDA ITEM: Planning File No. MAJ-23-0012: A sketch plan review of multifamily residential development located at 160 Forest Drive

LOCATION: 160 Forest Drive / LOT 2 WEST FRISCO 70 SUB # 2

ZONING: Residential Medium Density (RM)

APPLICANT: Seth Francis, Blue River Builders

OWNER: BLUE RIVER REAL ESTATE FUND III LLC  
C/O Seth Francis  
PO Box 7035  
Breckenridge, CO 80424

TOWN STAFF: Emily Weber, Principal Planner  
[EmilyW@TownofFrisco.com](mailto:EmilyW@TownofFrisco.com) (970) 668-9121

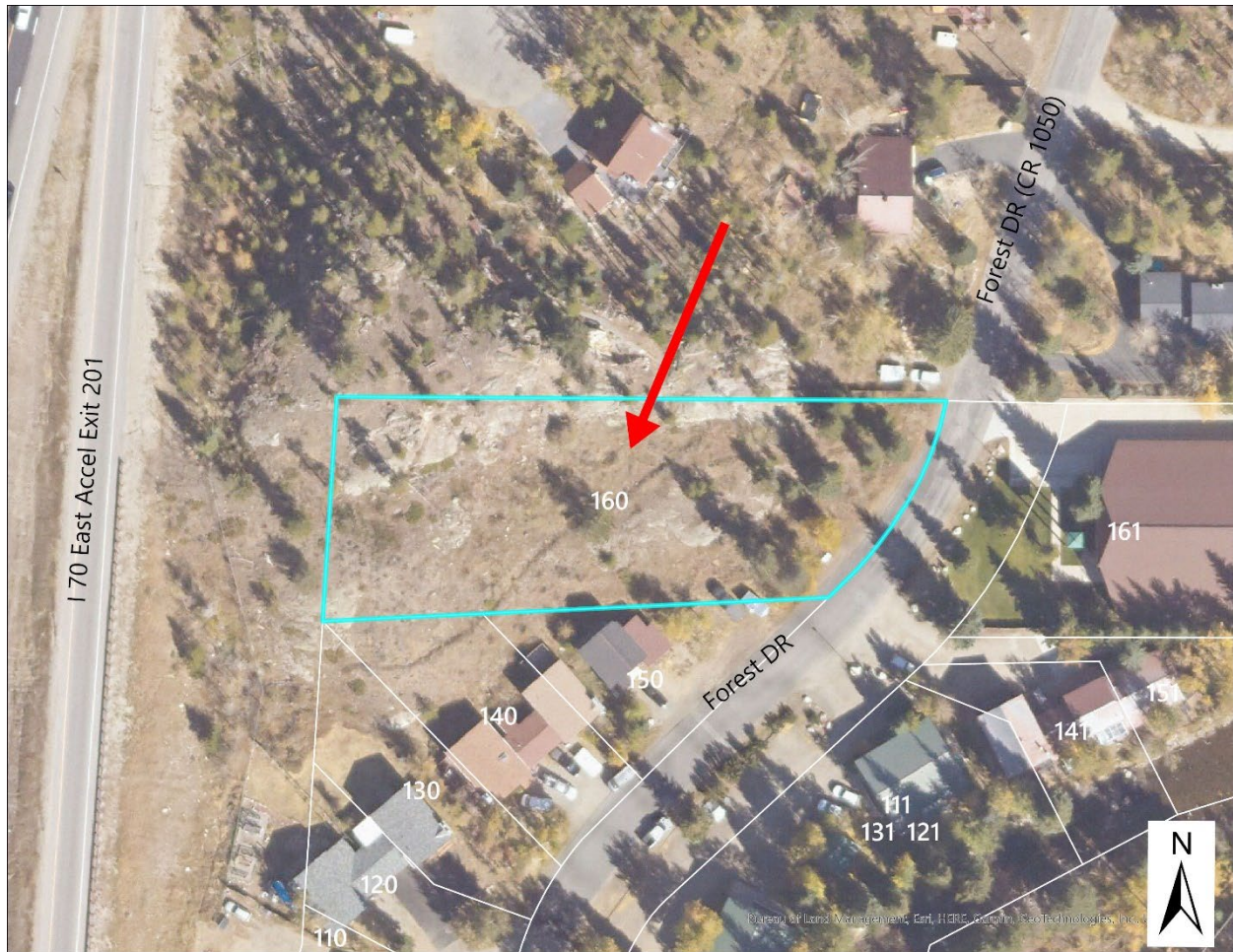
### PROJECT DESCRIPTION

The applicant, Seth Francis with Blue River Builders, is proposing a new multifamily residential development consisting of four (4) units located at 160 Forest Drive.

### BACKGROUND

The subject property is a 0.856-acre, undeveloped site located on the west end of town and is off of Forest Drive or County Road 1050. The site is zoned Residential Medium (RM) Density with the properties to the south and east also zoned RM. The properties to the north are located within unincorporated Summit County and to the west is I-70. The surrounding properties consist of a mix of single family and multifamily development.

The site consists of steep slopes and significant rock outcroppings, and the applicant shall apply the disturbance limitations of steep slopes as outlined in the UDC.



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 consist of single family and multifamily residential uses.

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 four (4) residential dwelling units on the subject property is permitted through the allowed density in the RM District. The application does not utilize the full density potential of the site, and therefore promotes the clustering of residential units and preserves open space on site. The application appears to be in general conformance with the purpose and recommendations of the Frisco Community Plan.

#### **ANALYSIS – RESIDENTIAL MEDIUM DENSITY [§180-3.6]**

The requirements of the Residential Medium (RM) Density District are applicable to the review of the proposed multifamily project as follows:

**Purpose:** The purpose of the RM District is as follows:

*“To allow for the development of residential areas that are a mixture of single-household detached dwellings, duplexes, and multi-unit dwellings, to promote the clustering of medium density residential units so as to preserve open space and scenic views, and to encourage a broad mix of housing types.”*

**Minimum Lot Area:** The minimum lot area in the RM District is 10,500 square feet or 0.24 acres. The subject lot is 37,287 square feet and meets the minimum lot size.

**Minimum Lot Frontage:** The minimum lot frontage in the RM District is 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 125 feet north to south and approximately 344 feet from west to east. There are no proposed changes to the existing lot frontage.

**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.”*

As there is only one (1) lot line with street frontage, the front lot line is adjacent to Forest Drive. Based upon the submitted plans, there are no proposed building encroachments into the setbacks. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including roof eaves, does not encroach into the setback.

The 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 50% of the total lot area in the RM District. The proposed lot coverage is 8,096 square feet or 21.7% and includes the building footprint, driveways, decks, and patios. The application is meeting this requirement.

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.”

**Maximum Building Height:** The maximum building height is 35 feet in this zone district. The applicant is proposing a maximum building height of 34.31 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 RM District is 12 dwelling units per developable acre. The 37,287 square foot lot (0.856 acres) allows up to ten (10) units on site. The applicant is proposing four (4) units of density on the property. The application meets this standard.

#### ANALYSIS – USE STANDARDS [§180-5]

**Permitted and Conditional Uses:** A variety of residential uses are permitted in the RM District including multiunit 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.

**Development on Steep Slopes (§180-6.5.1):** All development in areas with steep slopes greater than 15% shall comply with the following standards:

- On slopes from 15% to less than 30%, net site disturbance shall not exceed 50% of the total area within this range of slopes.

- On slopes greater than 30%, net site disturbance shall not exceed 15% of the total area over this range of slope.

The subject property contains steep slopes and therefore must meet the requirements of this code section. The table below details the specifics of the slopes on site.

Slope Disturbance			
Slope Percentage	Existing Slope Area	Allowed Disturbance	Area of Proposed Disturbance
15%-30%	10,639.09 SF	5,319.55 SF (50%)	2,647 SF
>30%	18,104.48 SF	2,715.67 SF (15%)	2,605 SF

Additionally, raising or lowering of natural grade by more than ten (10) feet to create a bench or terrace to accommodate a flat building platform is prohibited.

The applicant appears to be meeting the steep slope requirements. However, based on the comments from the Town Engineer, geotechnical analysis of rock outcroppings, slope stability, and soil is required. Further review and analysis will be completed at the time of final review of the major site plan application.

**Drainage Plan** (§180-6.6): The Town Engineer has provided preliminary comments on site drainage. Full 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 review of the Major Site Plan application.

**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 Town Engineer. Multifamily projects shall have a minimum driveway width of nine (9) feet and a maximum width of 20 feet. The width is measured within Town ROW from the ROW line to the edge of pavement.

The applicant is proposing one (1) driveway into the site off Forest Drive. The driveway is 14 feet in width, meeting the requirements. Formal approval from the Town Engineer will be required at the time of final review for the Major Site Plan application.

**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 site plan does not show any pedestrian access to Forest Drive, however, with no connecting sidewalks, staff finds that non-vehicular access by way of the driveway is sufficient.

**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	3, 3-bedroom units 1, 2-bedroom unit	11
Visitor Parking	1 per five units		0
<b>Total Required</b>			<b>11</b>

The applicant is showing 12 parking spaces meeting the number of required parking spaces, however, the parking spaces shown on the driveway are 9'x18' where they need to be 9'x18.5'. Staff will continue to work with the applicant on parking layout. Parking will be required to comply at time of final site plan review.

**Tandem Parking** (§180-6.13.6): For multifamily 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 proposed parking shows two (2) stacked tandem spaces for some of the units. The applicant will have to show that tandem parking spaces have an adequate turning radius in order to find that the parking layout is feasible.

**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, mixed-use, and multifamily 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 multifamily 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.”

The applicant is showing 3,344 square feet of hardscaped area and is showing 936 square feet of snow storage, which meets the requirements for the driveway area. The application materials do not appear to account for uncovered decks. Snow storage is not prohibited in steep slope areas, however, drainage will have to be considered and approved by the Town Engineer.

At the time of the final review of the major site plan application, the applicant will be required to show the total area of uncovered decks and provide details on snow removal for the decks, ensuring that it will not impact adjacent property and complies with the UDC.

**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 applicant has not provided a lighting specification sheet, which shall be required at time of 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 37,287 square feet, 43 trees are required, and 25 shrubs are required.

The site plan shows a total of eight (8) trees and ten (10) shrubs being planted. While there are existing trees that will remain on site, the quantities are not sufficient to meet the landscaping requirements. The application does not meet the landscaping requirements.

**Refuse Management** (§180-6.17): All commercial, mixed-use and multifamily 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. The applicant has submitted correspondence from a trash hauler stating that they will be able to haul individual totes with no issues.

**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 all four (4) facades of the building. Varied building articulation is achieved by utilizing the bolded techniques listed above.

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, however, the units appear to be duplicative and use repetitive patterns. This appears on all elevations. See the east elevation below as an example.



The application does not meet the façade standards.

### 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 breaks in ridgelines.

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 and 4:12, 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, however, some pitches appear to deposit snow onto parking areas. 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 charcoal colored shingles and matte metal accents being used as roof materials, meeting 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 matte black metal panels, wood fascia and beams, natural wood siding, and telluride stone. The application meets this standard.

- 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 corrugated metal panels in a matte finish, meeting the requirement.

- 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 appear 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*
2. *Maximum Color Chroma. No color may be used as the primary color of the building that exceeds a chroma of four on the Munsell Color chart. Pure white or black may not be utilized as the primary building color.*

The primary building colors and materials consist of wood siding in natural wood tones, matte black corrugated metal siding, and stone in light natural tones. Pure white or black is not being utilized as the primary building color. The application meets this standard.

**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. Staff may approve the deviation if the projection beyond the bulk plane does not exceed 350 cubic feet. The applicant is not proposing bulk plane encroachments.

<b>REFERRAL COMMENTS</b>
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#### **Summit County:**

See letter attached.

#### **Town Engineer:**

See redlined plans attached.

#### **Frisco Sanitation:**

- All tap fees are to be paid prior to issuance of building permits.
- All service line installation shall conform with the Frisco Sanitation District's Standards of Construction.
- Note that the sewer main that will service this property is very shallow, so little to no fall will be available for gravity drainage.

Contact Matt Smith (msmith.fsd@gmail.com) with Frisco Sanitation for additional information.

#### **Xcel Energy:**

- I do not see a proposed transformer location nor an existing point of distribution. Please remind the customer that the transformer will need min 10' clearance from 1st floor openings, 10' in front of the door and 20' from any second story or higher openings ( windows/ doors).
- The proposed meter locations will need to be revised. Please remind the client that one meter location with co-located meters is required for a single structure. If the lot will be

divided into separate legal parcels, then there may be multiple locations; one per legal parcel.

- Meters must be located somewhere with sufficient clearance and not under a drip edge. For example, the meters proposed near marker “7” on Pg A-2.1 would not have sufficient clearance between the grade and overhanging portion of the building for crews to safely access and work on the meters, this location would also place crew members working on the meter under a 2nd/ 3rd story drip line. This meter location will not be accepted by your designer.
- 3’ of clearance is required between the gas meter regulator and any electrical equipment, operable windows or openings.

Contact Jess Frick (Jessica.L.Frick@xcelenergy.com) with Xcel Energy for additional information.

### **PUBLIC COMMENT**

The Community Development Department has received one formal public comment as shown below:

- Wally Raub (submitted via email on January 9, 2024): I own 232 Forest Drive and I am concerned about this development. The blasting required to create an entrance off Forest Drive and install utility lines may disrupt area wells. If the town wants to guarantee the installation of water lines on Forest Drive should the area wells be damaged, then by all means put in writing first. Otherwise this area is zoned for single family residential and should remain as such. But this lot is solid rock and should not be developed at all. Damage to foundations close to this lot is eminent. I’m against this plan.

### **STAFF RECOMMENDATIONS**

Staff recommends the Planning Commission provide the applicant feedback on the sketch plan application submitted for the 160 Forest Drive in the context of the recommendations and requirements of the Frisco Community Plan and the Frisco Town Code:

- Staff recommends that the Planning Commission comment on the proposed parking layout.
- Staff recommends that the Planning Commission comment on proposed snow storage.
- Staff recommends that the Planning Commission comment on proposed landscaping.
- Staff recommends that the Planning Commission comment on the duplicative nature of the development in relation to the façade standards outlined in the UDC.

### **ATTACHMENTS**

Attachments:

Attachment A – Summit County Comment Letter  
Attachment B – Redlined Engineering Comments  
Attachment C – Application Materials

cc: Seth Francis

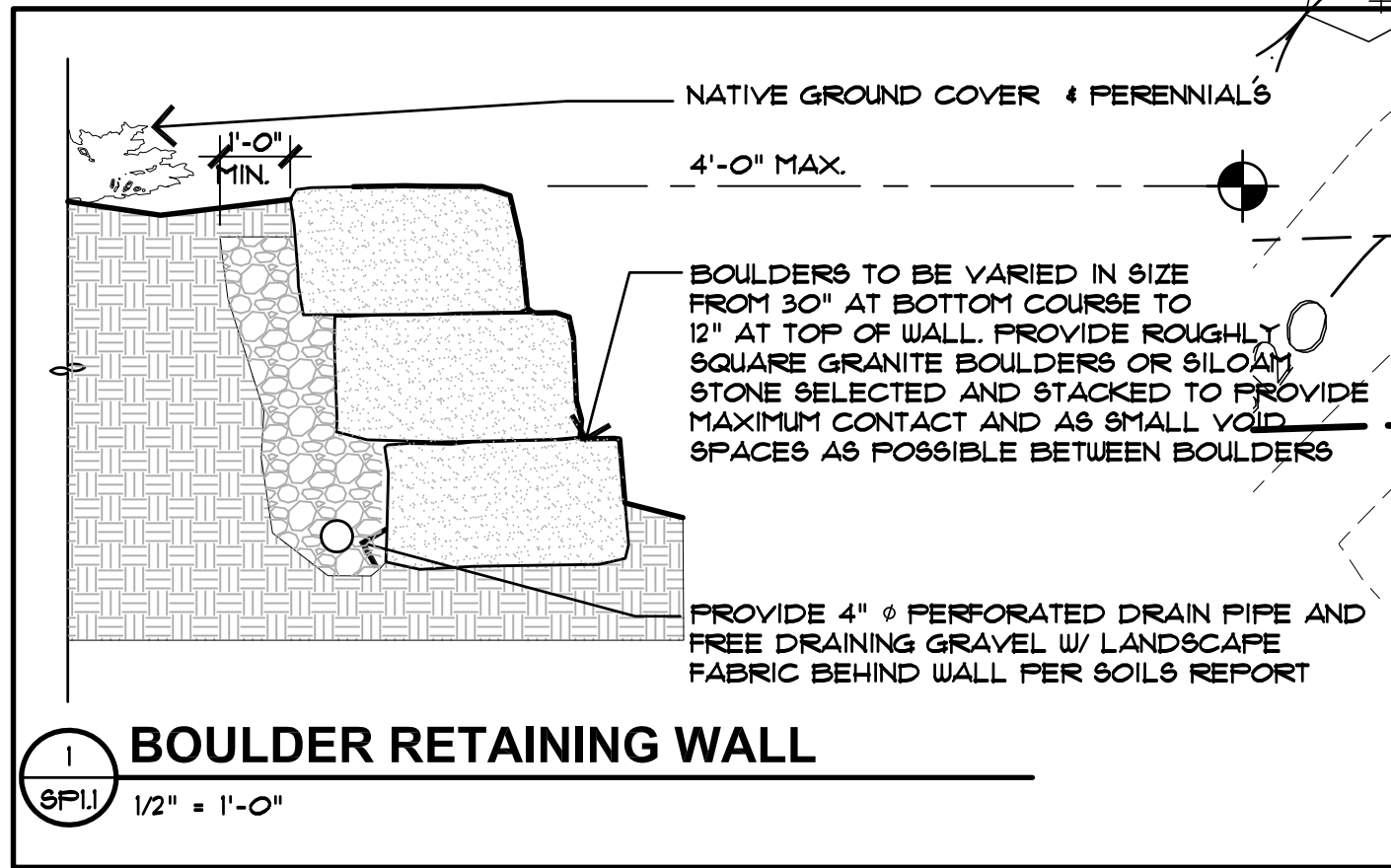
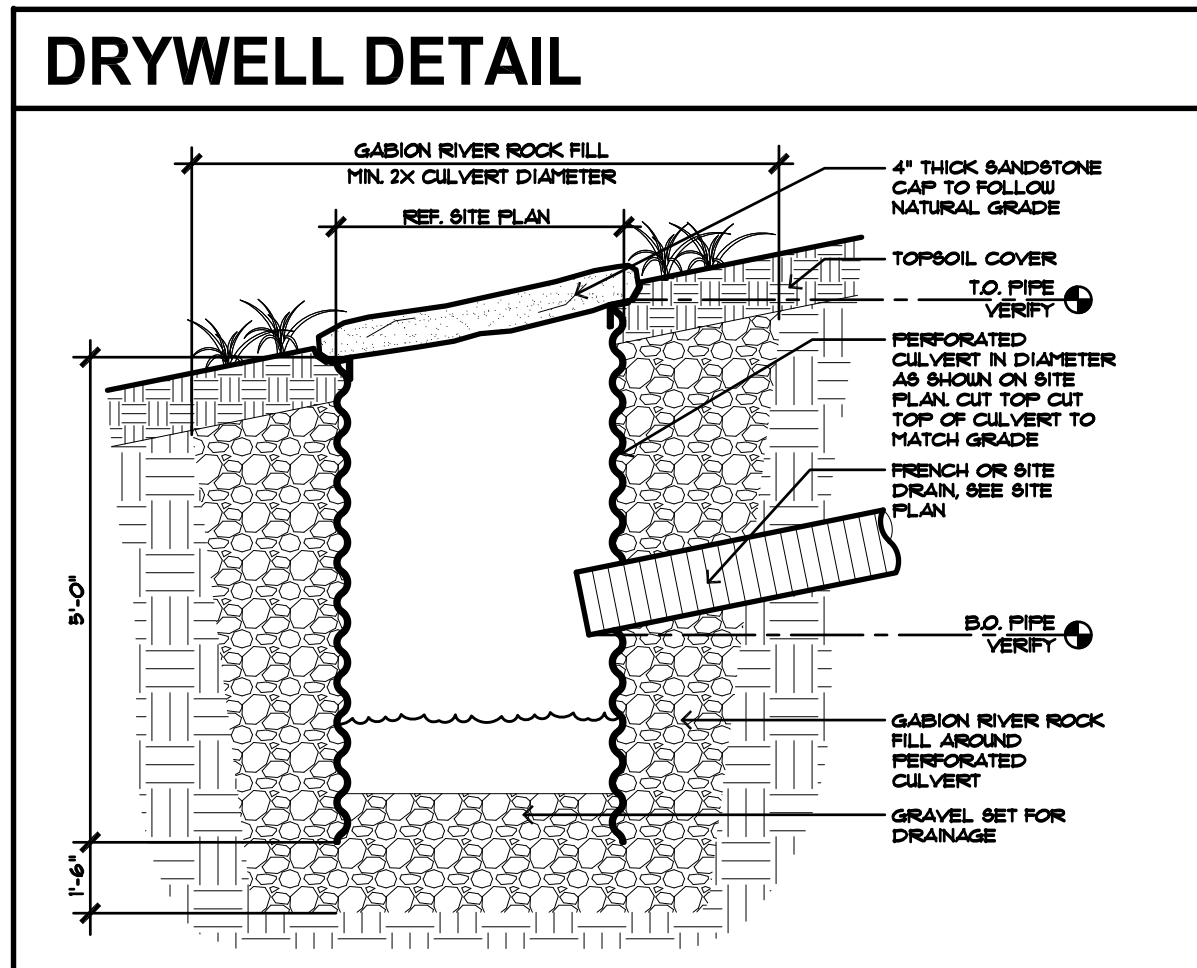


LOT COVERAGE		
LOT SIZE:	AREA	%
	37281 SF. 0.856 AC	
COVERAGES: BUILDING FOOTPRINT DRIVE	4,152 SF. 3,344 SF.	
LOT COVERAGE:	8,096 SF.	21.7%
INCLUDES ROOFS, DECKS, PATIOS AND LANDSCAPE PLANTERS		

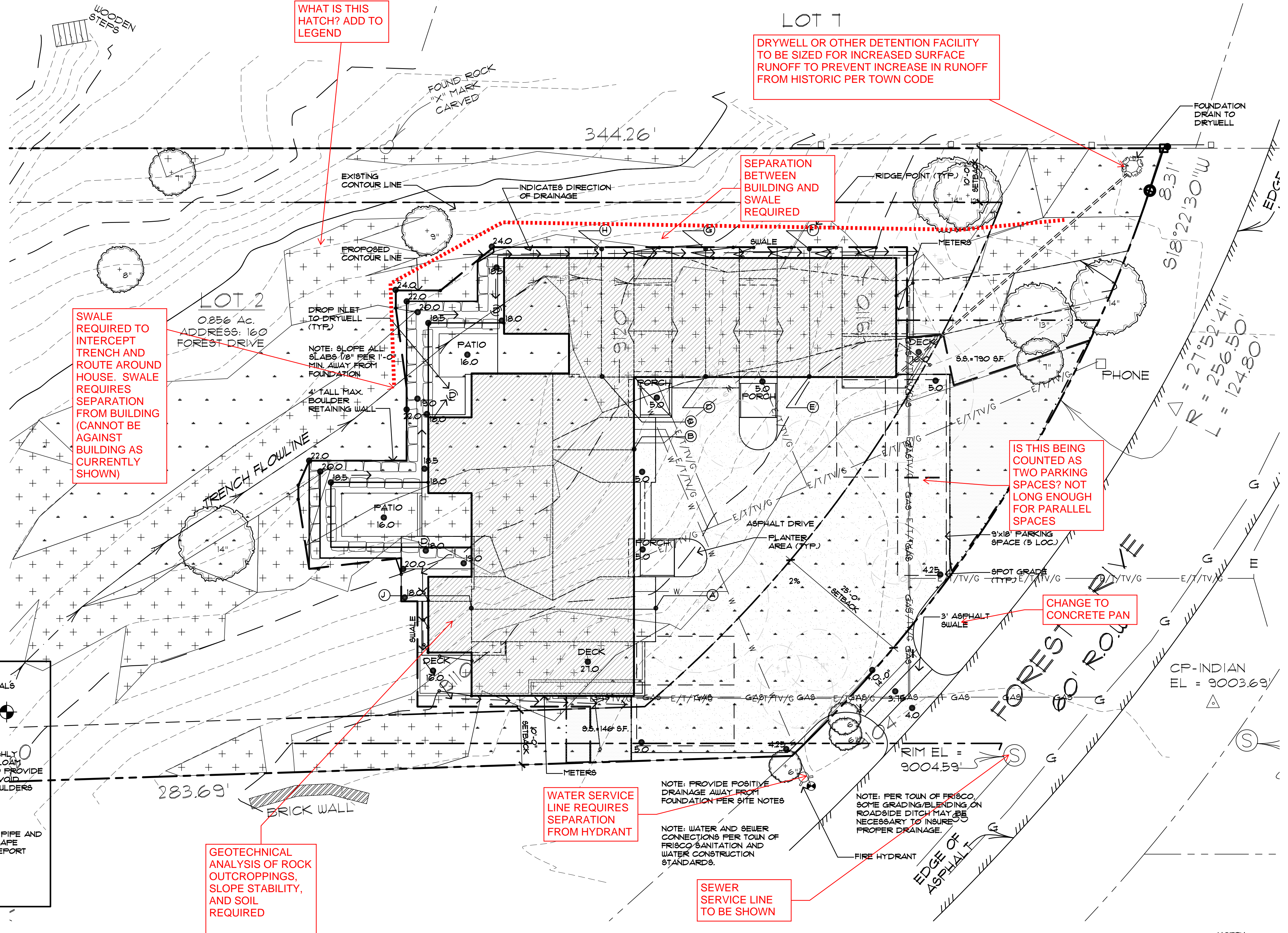
CONTOUR LEGEND	
EXISTING CONTOUR	910
PROPOSED CONTOUR	910
SPOT GRADE	910
ARROW INDICATES DIRECTION OF SURFACE DRAINAGE	

REQUIRED SNOWSTACK		
	SQ. FT.	%
HARDSCAPE (WALKS & DRIVEWAY)	3,344 SF.	100%
REQ'D SNOW STACK (25% OF HARDSCAPE)	836 SF.	25%
TOTAL SNOW STACK	936 SF.	28%

BUILDING HEIGHT						
ARCHITECTURAL 100'-0" FOR PROJECT-9105.00' USGS ALLOWED BUILDING HEIGHT = 35.00' PROPOSED BUILDING HEIGHT = 34.31'						
RIDGE POINT	RIDGE ELEV	NAT. GRADE ELEV	FIN. GRADE ELEV	MEASURED FROM	CALCULATIONS	HEIGHT
A	9139.23'	9108.50'	9105.00'	FIN. ELEV	9139.23'-9105.00'	34.23'
B	9139.23'	9118.00'	9105.00'	FIN. ELEV	9139.23'-9105.00'	34.23'
C	9139.23'	9120.50'	9105.00'	NAT. ELEV	9139.23'-9120.50'	18.73'
D	9139.31'	9116.50'	9105.00'	FIN. ELEV	9139.31'-9105.00'	34.31'
E	9139.23'	9110.50'	9105.00'	FIN. ELEV	9139.23'-9105.00'	34.23'
F	9139.23'	9113.00'	9105.00'	FIN. ELEV	9139.23'-9113.00'	26.23'
G	9139.31'	9119.50'	9119.50'	FIN. ELEV	9139.31'-9119.50'	19.81'
H	9139.23'	9122.00'	9122.00'	FIN. ELEV	9139.23'-9122.00'	17.23'
J	9139.23'	9114.00'	9105.00'	NAT. ELEV	9139.23'-9114.00'	25.23'



2 TERRACE FILING No. 1



TOF ENGINEERING COMMENTS 12-20-23

REVISIONS:	
JOB NO:	12317
DATE:	12-14-23
DRAWN BY:	J.BUXKEMPER
CHECKED BY:	M.HOGAN
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ISSUED FOR:  
MAJOR SITE PLAN  
12-14-23

**bhh Partners** of Colorado  
560 ADAMS AVE SILVERTHORNE, CO 80488 • P.O. BOX 7399-334 BRECKENRIDGE, CO 80424 (970) 453-6880  
**160 FOREST DRIVE**  
LOT 2, AMENDED FRISCO WEST 70, FILING 2, 160 FOREST DRIVE, FRISCO, COLORADO

© 2023  
SHEET NUMBER:

**SP1.1**

**SITE GRADING PLAN**

SCALE: 1" = 10'-0"





## INFORMATION SYSTEMS DEPARTMENT

970-668-4200  
Post Office Box 5660  
County Commons  
0037 County Road 1005  
Frisco, Colorado, 80443

TO: Town of Frisco Planning Department  
FROM: Chandler Morehardt, GIS Technician  
SUBJECT: Project Review  
DATE: December 19, 2023

Property Location: 160 Forest Drive, Frisco, CO 80443  
Property Description: LOT 2 WEST FRISCO 70 SUB # 2  
Project Description: Multifamily development

Comments: "160 Forest Drive" should **NOT** be used as the project name as this address is subject to change. **Please provide an alternative project name for this development.**

As shown on the sketch plan, we approve the following addresses for the 4 units:

**160 Forest DR, Unit A**  
**160 Forest DR, Unit B**  
**160 Forest DR, Unit C**  
**160 Forest DR, Unit D**

Sincerely,

Chandler Morehardt  
Information Systems  
Summit County Government  
GIS Technician  
970-668-4219  
[chandler.morehardt@summitcountyco.gov](mailto:chandler.morehardt@summitcountyco.gov)  
PO Box 5660  
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