



## PLANNING COMMISSION STAFF REPORT

June 5, 2025

AGENDA ITEM: Planning File No. **MAJ-24-0004**, a final site plan review for a proposed mixed-use development located at 20 E. Main St.

LOCATION: 20 East Main Street / Lots 9,10,11,12 Block 2 King Solomon Sub #2

ZONING: Central Core (CC) District

APPLICANT: Andrew Stabile, Allen-Guerra Architecture

OWNER: 20EMAIN LLC  
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### PROJECT DESCRIPTION

The applicant, Allen-Guerra Architecture, representing 20EMAIN LLC, is proposing a new, 26,676 square foot, mixed-use development at 20 East Main Street. The project involves:

- Nine (9) residential units
  - Market Rate: five 3-bedroom units
  - Bonus Density Market Rate: two 2-bedroom units
  - Bonus Density Affordable Deed-Restricted: two 2-bedroom units
- 3,555 sq. ft. of commercial restaurant space
- Partially underground parking garage
- Exterior building materials include horizontal and vertical cedar siding and fascia, brick and stone veneer, and painted metal railings, along with a standing seam metal roof where pitched.

### BACKGROUND

The subject property is located south of East Main Street, north of Granite Street Alley, and east of Madison Avenue. The property is west of Beaver Plaza Condos, an existing mixed-use development. The subject property and properties to the east and south are zoned Central Core (CC) District. Properties to the west, including the Peak School directly across Madison Avenue, are zoned Mixed-Use (MU) District, and Frisco Town Hall, on the other side of Main Street, is zoned Public Facilities (PF).

The existing site includes a log building constructed in the 1940s, which most recently housed the Frisco Prime restaurant, and an asphalt parking lot along Main Street. The existing building is not listed in the Frisco Historic Resources Survey, and the property is not part of the Historic Overlay. Research by Frisco Historic Park staff indicates that the building was constructed in the 1940s near present-day Farmers Korner, then moved twice, finally coming to its current site in 1974. The bar inside the building was first constructed in the 1860s in New York and was assembled inside the existing building in 1990.

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.



Figure 1: Vicinity Map



Figure 2: View looking southeast at the property

On November 7, 2024, the Planning Commission reviewed the sketch plan for this project. At that meeting, general discussion provided by the Commission included:

- Commissioners were fine with the proposed bonus density and appreciated the applicant building workforce housing but needed to see parking that works on site to know that the density that is proposed works for the building.
- The current tandem parking design did not work and needed to be reconfigured. Commissioners would like to see the development of the Madison Ave parking and agreed it would be a benefit to the restaurant and town but thought all residential parking should be contained within the building. Staff noted that they would work with Public Works and the applicant to see if there was a possibility to construct the ROW parking.
- Commissioners commented that they like the look of the building, the workforce housing units, the mixed use in the commercial core, and the activation on that corner.
- Commissioners encouraged the applicant to preserve the historic bar and encouraged the applicants to be good neighbors.

## MAJOR SITE PLAN REVIEW

A Major Site Plan application requires the Planning Commission to review and discuss it. The proposal is reviewed in detail to ensure conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC). The Planning Commission shall review the Major Site Plan application and approve, approve with conditions, or deny the Major Site Plan in accordance with Section 180-2.3.7 and the approval criteria in Subsection 180-2.5.2.E.

## ANALYSIS – FRISCO COMMUNITY PLAN

The following elements of the Frisco Community Plan are applicable to review 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.**

#### **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.**

#### **1.5: Promote a balanced community through support for diverse and equitable housing options**

- **1.5A Develop a diverse portfolio of workforce housing programs to support a broad range of housing needs—type of unit, rental vs. ownership, and price points—at the community and neighborhood level.**
- **1.5B Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.**
- **1.5C Collaborate with community partners and the private sector to expand the reach of Frisco's workforce housing efforts.**

### **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.*

## **2.3: Facilitate the retention and expansion of locally-owned businesses**

- *2.3A Create a positive business environment that encourages investment and expansion.*
- *2.3B Support efficient regulations and processes that foster a supportive business environment.*
- **2.3C Expand workforce housing options to support small businesses, and local employees.**

The proposed application appears to further the bolded statements above. This redevelopment proposes keeping a restaurant space on the ground floor, facing Main Street, while revitalizing the property and providing housing units on the second and third floors. The new building will also move parking to the back of the property, putting the restaurant space on the ground floor right along Main Street. The Community Plan specifically references reinforcing Main Street as the heart of the community along with encouraging infill and redevelopment.

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

The proposed construction of nine residential dwelling units on the subject property is permitted through the bonus density provisions allowed in the Central Core District. The project proposes two deed-restricted, affordable, two-bedroom units that will support the local workforce. The application is in conformance with the purpose and recommendations of the Frisco Community Plan.

## ANALYSIS – CENTRAL CORE (CC) DISTRICT [§180-3.11]

The requirements of the Central Core District are applicable to the review of the proposed mixed-use project as follows:

**Purpose:** The purpose of the CC District is to promote the development of Frisco's Main Street commercial district for retail, restaurant, service, commercial, visitor accommodation, recreational, institutional and residential uses, and to enhance the visual character, scale and vitality of the central core.

**Maximum Density:** Maximum density in the CC District is 16 dwelling units per acre. The lot size is 0.32 acres; therefore, the allowable density is five (5) units. The application proposes nine (9) residential units, including the five (5) units allowed by right and an additional four (4) units per the regulations set forth in §180-5.5 Affordable Housing related to Density Bonuses. The application proposes four (4) bonus units, with two (2) units designated as deed-restricted affordable housing. The proposed deed-restricted affordable units have the same gross floor area as the corresponding bonus market rate units.

Per §180-5.5.1.B.1.a., the proposed deed-restricted units must be deed-restricted for households earning up to a maximum of 140 percent area median income (AMI), or maximum 120 percent AMI for rental, with an average AMI not to exceed 100 percent at a rate established by the Summit Combined Housing Authority for that income level. Staff recommends a condition of approval that the deed-restricted affordable units shall utilize the Town of Frisco's standard Housing Restrictive Covenant, which shall be recorded prior to a certificate of occupancy (CO) for any residential unit. At the sketch plan review, the Planning Commission noted that they supported the bonus density. Staff recommends a condition of approval that the Town of Frisco's standard Housing Restrictive Covenant, either shown as an attachment to this staff report or the Town's standard covenant at the time of recording, shall be recorded for the two bonus deed-restricted units prior to issuing a certificate of occupancy for any unit.

**Minimum Lot Area:** The minimum lot area in the CC District is 3,500 square feet or 0.08 acres. The subject lot is 13,887 square feet. The lot size meets this standard.

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

**Maximum Lot Coverage:** There is no maximum lot coverage in the CC District for multi-unit developments.

**Setbacks:** The property is located on Main Street in the CC District. The minimum required setbacks and the proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard – Main Street	3 feet	3.26 feet
Side Yard – Madison Avenue	0 feet	1 foot
Side Yard – East	0 feet	0 feet – from second floor decks
Rear Yard – Granite Alley	0 feet	0.25 feet – from second floor decks

The application meets this standard. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure, including all decks, does not encroach into the setback.

**Minimum Stepback:** Structures in the CC District must have a 10-foot minimum stepback for the third and above floors of street-facing wall facades, as taken from the floor below. Railings and up to 2 feet of roof overhangs are allowed encroachments per §180-3.17.11. At the sketch plan review, the Planning Commission interpreted railings to include the brick walls that enclose some upper floor decks.

At the sketch plan review, Planning Commission commented that they supported staff interpretation of where on the floor below the stepback should be measured from. All points on the third floor are stepped back at least 10 feet from a point on the second floor. The application meets this standard.

**Maximum Building Height:** The maximum building height in the CC District is 40 feet for pitched roofs and 35 feet for flat roofs. Mechanical screening and rooftop decorative elements are excluded from the calculation.

The application proposes a flat roof with pitched roof elements. The application shows a maximum height for pitched roof elements of the building at 39.0 feet in height, and flat roof elements at 34.9 feet. All elevations were measured from the existing grade as it is lower than the proposed grade. The application meets this standard. A height ILC will be required during construction to ensure that the structure complies with height requirements. Staff recommends this as a condition of approval.

**District Standards:** For properties with frontage on Main Street, on-site parking shall be located at the rear of the property (see §180-3.11.2.B.1.). All required parking is provided in an understructure facility at the rear of the property, meeting this requirement.

**Ceiling Height** (§180-3.17.8): For properties between Main Street and Granite Alley in the Central Core District, the ground floor ceiling height for all uses shall be a minimum of ten (10) feet in height. The application materials show ground floor ceiling height of at least 10 feet, meeting the requirement.

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

**Permitted and Conditional Uses:** In the Central Core District, a variety of commercial and residential uses are permitted including multi-unit dwellings and restaurants, bars, and taverns. The application meets this standard.

**Residential Uses in Central Core and Mixed Use Districts** (§180-5.2.8): In the Central Core District, for properties located between Main Street and Granite Alley, residential uses and uses accessory to residential uses are prohibited on the ground floor. At the sketch plan review, the Planning Commission determined that understructure residential parking would be allowed, given that an at-grade parking lot would be allowed in the CC District. The parking must also meet §180-3.11.2.B.1., which states that on-site parking must be located at the rear of the property. The application meets this requirement.

#### ANALYSIS - DEVELOPMENT STANDARDS [180-6]

**Buildings Occupying More Than One Lot** (§180-6.3.2): Lots 9-12, Block 2, King Solomon Sub #2 are one development site for the purposes of analyzing development standards. A re-plat will be required to formally consolidate Lots 9-12 either by vacating the lot lines or through a condominium plat. Staff recommends this as a condition of approval.

**Drainage Plan** (§180-6.6): The Town Engineer reviewed the drainage plan submittal and provided comments to the applicant. The submittals were found to be in general conformance with Town standards, but remaining comments shall be addressed by the applicant prior to issuance of a building permit. Staff recommends this as a condition of approval.

**Air Quality Protection** (§180-6.8): The number of certified solid-fuel-burning devices is limited to eight (8) devices per acre. There is no limit on the number of non-solid-fuel-burning devices (i.e., gas, electric). The application materials show five (5) fireplaces but do not specify whether they are solid fuels or non-solid fuels. Staff recommends a condition of approval that the type of devices shall be reviewed at the time of 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. The proposed parking area and access will only be used for the residences in the building, so the requirements for multi-unit residences apply. 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 Town Engineer and Public Works Director reviewed the proposed vehicle access and provided comments. The applicant will be required to address all outstanding comments prior to issuance of a building permit to meet the requirements and design standards of the UDC and Chapter 155.

**Non-vehicular Access Requirements** (§180-6.11.2): The non-vehicular access requirements promote the use of non-vehicular modes of transportation by connecting non-vehicular pathways throughout the Town. All site plans must show non-vehicular access in accordance with Chapter 155, Minimum Street Design and Access Criteria and the Frisco Trails Master Plan. All mixed-use developments must provide safe and convenient non-vehicular access to a public street or road year-round. Developments must integrate pedestrian ways, trails, and/or bicycle paths with existing and planned facilities on adjacent properties.

The Town Engineer and Public Works Director reviewed the proposed non-vehicular access for compliance with Chapter 155 and the Downtown Complete Streets Plan. The applicant has addressed the comments and amended the plans to accommodate the future design of Madison Avenue as proposed in the Complete Streets Plan. While the applicant is not required to construct the improvements on Madison Avenue, comments from the Town Engineer/Public Works Director indicates that the Town is interested in further discussions prior to building permit issuance to explore cost-sharing opportunities for these improvements. The application meets this standard.

**Traffic Study** (§180-6.12): Frisco Town Code requires that a traffic study, prepared by a professional engineer licensed in the State of Colorado, be submitted for this application. A traffic study has been submitted and reviewed for this project. The project is anticipated to generate a total of 421 anticipated vehicle-trips per weekday. The traffic study states that the adjacent intersections (Madison Avenue/Main Street; Madison Avenue/Granite Alley) and access to the Peak School are anticipated to operate at an acceptable level of service through 2045. The application meets this requirement.

**On-Premise Parking Requirements** (§180-6.13.3.D.): The following is a preliminary parking analysis:

Use Type	Parking Standard	# Bedrooms	Required Spaces
Residential Units	1 per bedroom	23	23
Visitor Spaces	1 visitor space per every 5 units		1
<b>Total Required</b>			<b>24</b>

Use Type	Parking Standard	Required Spaces	Proposed Spaces
Restaurant/Bar/Tavern	0	0	0
<b>Total Required</b>		<b>0</b>	<b>0</b>

At the sketch plan review, the Planning Commission determined that:

- 1 visitor space shall be required for every 5 dwelling units. A second visitor space would not be required until 10 units are provided.
- The tandem parking was not functional as proposed given that two of the tandem spaces were unassigned.

The application materials show 24 parking spaces provided in an understructure parking facility. Each unit has two assigned, tandem parking spaces (18 spaces total), plus 5 unassigned parking spaces and one visitor space. In response to the Planning Commission comments at sketch plan review, the tandem parking has been redesigned so all spaces are functional for the proposed development. One of the unassigned spaces is an accessible parking space. The application meets this standard.

**Accessible Parking** (§180-6.13.H): Accessible parking spaces are included in the calculation for required parking above but may not count towards visitor parking. This project requires one accessible parking space, designated for accessible vans. The application meets this standard.

**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:

1. That some of the spaces could be used as potential visitor parking space; and/or,
2. 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,
3. 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,
4. 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, with two assigned, tandem spaces for each unit. If Planning Commission finds that the development meets at least two out of the four criteria above, the application meets this standard.

**Understructure Parking Facility Provisions** (§180-6.13.3.G): Understructure parking must be significantly screened from any public rights-of-way and cannot be accessed from Main Street or Summit Boulevard. The application materials show an understructure parking facility accessed

from Madison Avenue. The parking is inside of the proposed structure. The Town Engineer reviewed the understructure parking facility for compliance with Chapter 155, Minimum Street Design and Access Criteria. The application meets this standard.

**Parking Design** (§180-6.13.6.C.): Encroachments into parking stalls are allowed along the 18.5-foot dimension, between 3 and 8 feet from the opening of the parking space and no more than six inches into any one stall. A backup space of at least 5 feet is required at the end of the parking area.

The application materials show columns located 3 feet from the opening of 16 parking spaces and extending 6 inches into each stall. The proposed parking layout shows a 5-foot backup space at the end of the drive aisle. The proposed parking layout meets the requirements for parking space dimensions and drive aisles. The Town Engineer reviewed the parking layout for drainage, access, and design as outlined in the UDC and Chapter 155, Minimum Street Design and Access Criteria, and the applicant has addressed all comments. 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 development must provide at least 20% of the amount of required parking in bicycle spaces, with a minimum of five bicycle parking spaces, in an appropriate location. With 24 required vehicle parking spaces, 5 bicycle parking spaces are required.

The application materials show 6 bicycle parking stalls in the understructure parking garage and a 60-80 square foot storage closet for each dwelling unit. Four bicycle stalls are proposed in the right-of-way as a community benefit. Proposed structures within the right-of-way are discussed further in this staff report. The application meets this requirement.

**Snow Storage Areas** (§180-6.13.7): Snow storage must 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. Snow storage areas must be located lengthwise adjacent to the applicable area, with a minimum of 8 feet in width.

The application materials show snow storage in sufficient quantities for all uncovered decks, patios, and paving. Many of the snow storage areas are provided in planter boxes equipped with internal drainage systems. 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. In mixed-use large project developments, a minimum of one (1) tree must be planted on the site for every 1,500 square feet of project lot area or fraction thereof, and one (1) shrub shall be required for every 2,500 square feet of lot area. With a lot size of 13,887 square feet, 9 trees and 6 shrubs are required.

Large projects are eligible for substitution of hardscape and planter boxes for a portion of the landscaping required. The applicant is not requesting any landscaping substitutions.

The landscaping plan shows 7 aspen and 5 spruce to be planted on the property, as well as 10 shrubs, either alpine currant or woods rose. The application materials show compliance with the

requirements of the landscaping code, including plant materials and sizes, except for the sizes of the proposed aspen trees. 50% of deciduous trees must be provided with a 3-inch minimum diameter, and 50% must have a 2-inch minimum diameter. Staff recommends a condition of approval that all landscaping sizes shall be shown to be in compliance with §180-6.14 prior to building permit issuance. The application materials will be required to comply with the Firewise program, including defensible space zones, as regulated by Summit Fire & EMS at time of building permit review.

**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 full cutoff light fixtures for outdoor lighting, including wall sconces and bollards for the restaurant patio. A lighting plan is included for Planning Commission review and approval. The lighting plan shows no direct light emission onto adjacent property. The proposed wall sconce appears to have reflective metal. Staff recommends a condition of approval that all light fixtures shall be in full compliance with Town Code prior to issuance of a certificate of occupancy.

**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. Dumpster enclosures shall provide space for the collection and storage of recyclable materials, including compost, in an amount equal to the space provided for the collection and storage of trash materials.

The application materials show a proposed enclosure within the primary structure for the dumpster and recyclable materials, with space for a 6-yard dumpster for trash materials, 3 recycling totes, and 1 compost tote. The enclosure is located to be used by both the residents and restaurant. A letter from a waste hauler was provided to confirm that access to the enclosure is sufficient for them to provide services.

**Signs** (§180-6.19): Signage is not reviewed as part of the Major Site Plan application. A separate sign permit will be required to review any proposed signage shown in the application materials.

**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 must comply with the non-residential development standards.

**A. 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.

The project narrative includes the following regarding Compatibility with Neighborhood Character:

*With distinctive styling and highly efficient floor plans, this project looks to continue the evolution of “Frisco Style” by picking up many of the cues in the surrounding architecture while introducing some new uses for classic materials. ...Window trim that blends with the surrounding siding, asymmetrical window patterns and metal siding all serve to give the architecture a current feel, while gable roofs, angle braces, real wood siding, and a brick*

*base help the buildings connect with commercial buildings on Main Street and the homes traditionally found in the area.*

The proposed project utilizes stone, brick, and wood siding that are compatible with the historic nature of Main Street. The project incorporates pitched roof elements to tie into the other buildings on Main Street. The existing structure is not included in the town's Historic Resource Inventory.

**B. Façade Standards** (§180-6.21.3. B): All building elevations must employ varied articulation of wall surfaces. Each street-facing façade shall include one or more deep eaves or overhangs, at least 24 inches in depth. Each street-facing façade or 75-foot portion of a street-facing façade must use at least 4 of the following:

- Balconies, porches, or patios;
- Building elements that provide shelter from natural elements;
- Offsets, insets, bays, or other similar architectural features to add a variety of depths to the wall plane;
- A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the building;
- Variation in roof planes or roof forms, including dormers or gables;
- Variation in window sizes and shapes; or
- Prominent building entrance features.

Building walls and eaves cannot exceed 27 feet in the same geometric plane. Walls that exceed 54 feet in total building façade length must change plane by at least 4 feet in depth for a minimum length of 6 feet. Building walls or roof ridgelines over 33 feet in length and facing 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.

All four elevations provide second- and third-floor balconies, architectural features that add a variety of depths to the wall plane, a change in material, some variation in roof form, and a variety of window sizes. The street-facing facades (north, west, and south) also provide building elements that provide shelter from natural elements. The north elevation contains double doors for a prominent building entrance feature at the main entrance to the restaurant space and a patio. The proposed structure contains a variety of building elements including parapets, partially covered decks and patios, offsets in geometric plane, varied materials, covered entrances, and variations in the roof form. The application meets the standard for building elements.

The application materials show all building walls over 54 feet in total building façade length. Changes of at least four feet in depth for a minimum of six feet in length are provided on all elevations. On the street-facing facades, no single building wall has greater than 66% of the linear building façade length in the same geometric plane. The application meets the standard for building articulation in wall planes.

At the sketch plan review, the roof ridgelines did not meet the requirement that no more than 66% of the roof ridgeline be along the same geometric plane. The applicant has redesigned the ridgelines of the pitched roofs to have different elevations. All ridgelines now meet this standard.

**D. 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.

Flat roofs must be augmented with pitched roof elements. Pitched roof elements must vary by a minimum of two feet in elevation and have a minimum pitch of 4/12. Ridgelines must change elevation by at least two feet for each 27 feet of building length. Roof lines must be designed to not deposit snow onto required parking, sidewalks, stairways, decks, balconies, or entryways. Metal roofs must be standing seam, low-gloss finish, or capable of weathering to a dull finish. Rooftop mechanical equipment must be screened in a manner that is compatible with and similar to the colors and materials of the building or roof.

The application materials show a flat roof design with pitched roof elements. The pitched roof elevations vary by at least two feet and have an 8/12 pitch. The proposed metal material is standing seam and non-reflective. The rooftop mechanical equipment is shown to be screened with the same horizontal wood siding proposed for the building. The application meets these standards.

**E. Building Material Standards** (§180-6.21.3.E): Building materials must be predominantly natural. Steel is allowed as an accent material, with a matte finish or a finish proven to fade and not be reflective. Tinted, colored, or opaque glass may be approved when demonstrated to be compatible with the purpose of this section.

The applicant proposes vertical and horizontal cedar siding, brick and stone veneer, exposed timber beams, and cedar fascia and soffits. Painted steel will be used for deck railings. Garage doors that provide access to the parking garage, refuse enclosure, and open the indoor restaurant space to the outdoor patio show frosted glass panels with cedar trim. The proposed building materials are predominantly natural, and metal is proposed to be painted. Steel is only proposed as an accent material. The application meets this standard.

**F. Building Colors** (§180-6.21.3.F): No primary color of the building may exceed a chroma of 4 on the Munsell Color Chart. Colors that exceed a chroma of 4, but do not exceed a chroma of 8, can be used as accents.

No proposed color appears to exceed a chroma of four on the Munsell Color chart. The application meets this standard.

**G. Design Variety** (§180-6.21.3.G): Building designs that duplicate, or are substantially similar to existing or proposed structures within a 300 foot radius of the property are not allowed. Where a proposed building contains multiple identical units, the building design shall provide architectural differentiation from the duplication of units.

The proposed structure does not appear to duplicate or be substantially similar to any structure within a 300-foot radius of the property. The proposed structure does not appear to have architectural duplication of units. The application meets this standard.

**I. Parking and Loading** (§180-6.21.3.I): None of the proposed parking spaces are in front of the building along a principal street façade, and all proposed parking is provided in a garage. The trash enclosure is provided inside the primary structure. The application meets this standard.

**J. Amenities** (§180-6.21.3.J): The purpose of this section is to enhance development with the amenities that promote alternative modes of transportation and provide community gathering spaces.

Bicycle parking spaces shall be provided in an amount equal to at least twenty percent (20%) of the required vehicular parking spaces for the development. As outlined earlier in this staff report, the application meets this standard.

A minimum of one community space shall be provided for any development with between 10,000 and 25,000 square feet 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 proposed project has 18,178 square feet of gross floor area.

The applicant is showing one park bench on a small brick patio and 4 bicycle parking spaces in the right-of-way as their community space. The applicant has worked with Public Works on the initial design of these elements. A revocable license agreement will be needed with the Town for these elements, as well as the proposed vegetation. Staff recommends a condition of approval that the revocable license agreement for the community spaces be approved by Town Council prior to final issuance of a certificate of occupancy.

**Bulk Standards** (§180-6.23 and §180-6.21.C): Table 6-K of the UDC outlines bulk plane requirements. 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. Per note [1] in Table 6-K, side property line bulk plane does not apply for properties located between Main Street and Granite Street Alley.

The application shows 342 cubic feet of bulk plane encroachments, made up of the brick facades at the deck edges and roof elements. The encroachments do not provide additional livable area. At the sketch plan review, Planning Commission noted that they supported the architectural elements and bulk plane encroachments. If Planning Commission finds that the bulk plane encroachments provide substantial architectural relief, the application meets this standard.

#### **PUBLIC COMMENT**

The Community Development Department has not received any formal public comments concerning this project as of May 29, 2025.

#### **STAFF RECOMMENDATIONS**

##### **Recommended Findings**

The Community Development Department recommends the following findings pertaining to the Major Site Plan application for the proposed new mixed-use development located at 20 East Main Street / Lots 9,10,11,12 Block 2 King Solomon Sub #2.

Based upon the review of the staff report dated June 5, 2025, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed development application is in general conformance with the principles and policies of the Frisco Community Plan. Mixed-use development of this lot is supported by the Frisco Community Plan Guiding Principles of Inclusive Community and Thriving Economy. The proposed development includes a building design that is unique to this project, but that is also reflective of the architectural elements and styling of other buildings on Main Street and in Frisco. This application facilitates the*

*construction of new residential units that add variety to the sizes and types of homes in this residential neighborhood, including two deed-restricted, affordable units, while retaining a restaurant space on the ground floor fronting Main Street.*

- 2. The proposed development application is in general conformance with the Central Core Zoning District, including: lot coverage, setbacks, building height and density. All the applicable requirements have been met by the submittal and the recommended conditions of approval.*
- 3. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6, Development Standards since all the applicable requirements have been met by the submittal and the recommended conditions of approval, including: grading plan, drainage plan, snow storage and snow shedding, vehicular access, non-vehicular access, 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.*
- 4. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically Section 180-6.14 Landscaping since all the applicable requirements have been met by the submittal and the recommended condition of approval; including: required vegetation, water conservation, irrigation system, and landscaping maintenance.*
- 5. The proposed development application is in general conformance with the Town of Frisco Unified Development Code, specifically 180-6.16 Outdoor Lighting since all the applicable requirements have been met by the submittal and the recommended condition of approval; including: exterior light fixtures, light emissions, and design.*
- 6. The proposed development application is in general conformance with the Town of Frisco Zoning Regulations, specifically Section 180-6.21, Nonresidential 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; the development includes required building elements and the other recommendations and standards of the Nonresidential Design Standards.*
- 7. The proposed development application is in general conformance with the Bulk Plane Standards, since the proposed bulk plane encroachments provide architectural relief and do not exceed 350 cubic feet.*

### **Recommended Action**

Based upon the findings above, the Community Development Department recommends APPROVAL of the Major Site Plan application for the proposed new mixed-use condominium development located at 20 East Main Street / Lots 9,10,11,12 Block 2 King Solomon Sub #2, subject to the following conditions:

#### *Conditions:*

1. *Prior to the issuance of a building permit, the Applicant shall satisfy all requirements of the Frisco Public Works Department outlined in the redlined plans dated May 23, 2025.*
2. *Prior to the issuance of a building permit, the Applicant shall satisfy all requirements of Summit Fire & EMS.*
3. *Prior to the issuance of a building permit, the Applicant shall satisfy the requirements of Xcel Energy.*
4. *Prior to the issuance of a building permit, the Applicant shall show compliance with the allowable number of solid-fuel-burning devices outlined in §180-6.8, Air Quality Protection.*
5. *Prior to the issuance of a building permit, the Applicant shall show compliance with landscaping sizes outlined in §180-6.14.4.A. Plant Sizes.*
6. *Prior to the issuance of a Certificate of Occupancy, the Applicant shall show all light fixtures in full compliance with §180-6.16. Outdoor lighting and §180-6.21.3.E. Building Material Standards.*
7. *Prior to issuance of a Certificate of Occupancy for any residential unit, the Town of Frisco's standard Housing Restrictive Covenant in effect at the time of recording shall be recorded for the two deed-restricted units.*
8. *Prior to issuance of a Certificate of Occupancy, the applicant shall execute a final plat to vacate the property lines between Lots 9-12, Block 2, King Solomon Sub #2 in accordance with Section 180-6.3.2. of the Frisco Unified Development Code. This may also be accomplished through a condominium plat.*
9. *Prior to issuance of a Certificate of Occupancy, the Applicant shall execute a revocable license agreement with the Town for the community spaces and any vegetation in the right-of-way.*
10. *Prior to issuance of a Certificate of Occupancy, a foundation ILC that shows the distance from the property lines to a foundation is required to be submitted and approved.*
11. *Prior to issuance of a Certificate of Occupancy, a roof ILC that shows the location and height of the roof is required to be submitted and approved. A roof ILC shall show the location and heights of all roof forms for structures approved on the site plan and include the USGS elevations of all roof ridges.*

### **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 No. MAJ-24-0004, I move that the recommended findings set forth in the June 5, 2025 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request for the Major Site Plan application for a mixed-use condominium development located at 20 East Main Street / Lots 9,10,11,12 Block 2 King Solomon Sub #2.***

<b>ATTACHMENTS</b>
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Attachments:

- Attachment A – Application Materials
- Attachment B – Referral Comments
- Attachment C – Frisco Housing Restrictive Covenant

cc: Allen-Guerra Architecture