



**PLANNING COMMISSION
STAFF REPORT**

August 7, 2025

AGENDA ITEM: Planning File No. MAJ-25-0006: A sketch plan review of a townhome residential development located at 212 S 6th Ave.

LOCATION: 212 S 6th Ave/ Lot 1 Cabin Preserve Sub And In Cabin Preserve Sub Future Expansion & S1/2 Lots 13-18 Block 17 Frisco Town Sub

ZONING: Residential High Density (RH)

APPLICANT: Bernard Weber

OWNER: Kyle and Lawrence Feldman

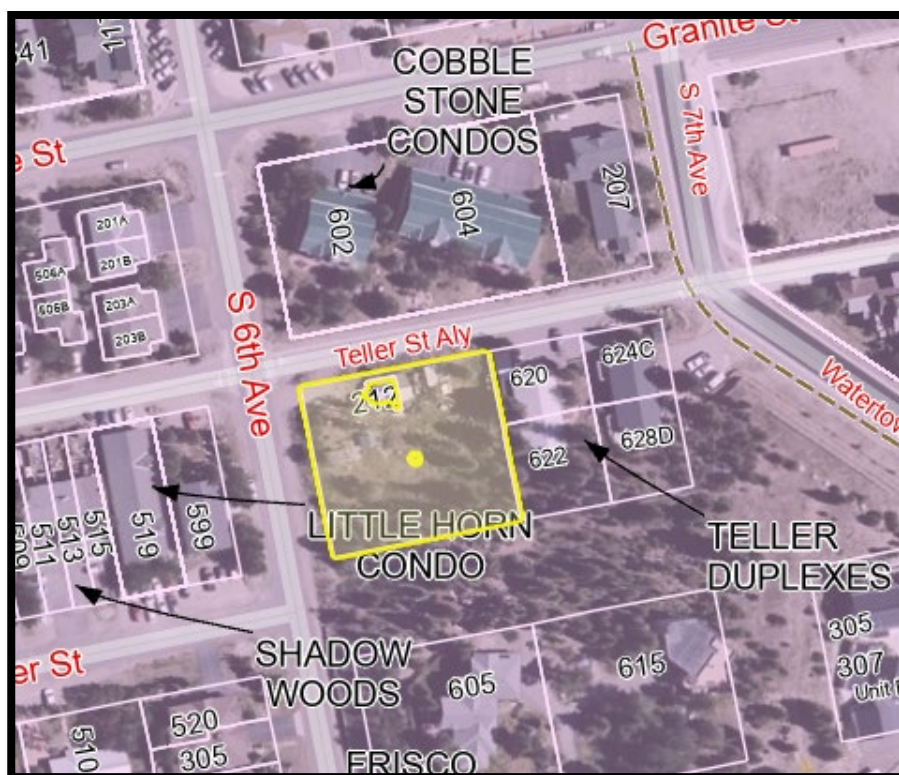
TOWN STAFF: Kris Valdez, AICP, Principal Planner

PROJECT DESCRIPTION

The applicant, Bernard Weber, hereinafter referred to as the "Applicant," proposes a new townhome development located at 212 S 6th Ave, hereinafter referred to as the "Property." The proposal includes a total of five (5) units in two (2) attached townhome residences and one (1) single-family residence hereinafter referred to as the "Application." The existing cabin and structures are to be removed.

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BACKGROUND



The Property is located within the Residential High Density Zone District (RH). The surrounding properties are situated within the RH Zone District as well. The Property was subdivided in 2001, transforming an existing cabin into a townhome unit with limited common areas. The subdivision of the townhome included a five-foot buffer around the existing cabin structure. The rest of the Property was

designated for future expansion according to the plat. There is currently no building record for the existing cabin since it was built in the 1930's. The property to the north is the Cobblestone Condos, to the south is a single-family home, to the east is the Teller Duplexes, and to the west is a multi-unit residential building.

SKETCH PLAN REVIEW

A sketch plan review allows the Planning Commission to provide feedback on all aspects of a development proposal. This includes proposed uses, parking, and traffic circulation, architecture, landscape design, and its compatibility with the neighborhood. The process also allows the Applicant to listen to the feedback from the Commissioners and make changes to their proposal before submitting a full Major Site Plan application. If there is insufficient information or substantial changes recommended for the proposal, the Planning Commission may require the applicant to present the sketch plan again. It's important to note that the presentation of a sketch plan does not guarantee approval of a site plan, nor does it confer any vested rights.

The full Major Site Plan application for this proposal will undergo Planning Commission review. The full Major Site Plan application will be thoroughly assessed for compliance with

the Frisco Community Plan and the Frisco Unified Development Code (referred to as the “Code”) at that time.

ANALYSIS – 2025 Comprehensive Plan



of significant historical elements to protect buildings and sites. Develop a system for defining the Town's character defining architecture and important historic eras in order to clearly identify the characteristics that would make a building or property qualify for local historic designation.

The following elements of 2025 Frisco Comprehensive Plan are applicable to the review of the proposed development:

Goal B.2.1: 1. *Continue to inventory, and advocate for the protection of historic buildings. Support landmark designation*



Staff requested that Blair Miller with the Frisco Historic Park research the Property. Below is a summary of his findings. The cabin, constructed in the 1930s, has a history of ownership dating back to 1941, when Wilma Brown acquired it. It was built

during a period of slight population growth in Frisco, due to a brief revival in mining spurred by the Gold Reserve Act of 1934. The cabin's construction without recycled materials suggests the original builder was of a higher social class, likely in a managerial role. The property is in the Architectural Inventory Form, but is not identified as in the Historic Overlay



District. Staff notes that the Town anticipates moving forward with the direction in the 2025 Comprehensive Plan identifying characteristics that would make a building qualify for a local historic designation. However, since this has not been done yet, the Town cannot require the cabin to remain on the Property. The Applicant is not required to preserve the cabin and has no plans to do so in the Application.

Goal H.5.1. 1. *Facilitate infill housing. Facilitate infill housing development in older neighborhoods, along commercial corridors, and near employment centers that helps revitalize these areas and increases housing availability and variety.*

The Application provides infill development within an existing neighborhood. The Application matches the surrounding development in density but is more modern in architecture.

ANALYSIS – RESIDENTIAL HIGH DENSITY (RH) DISTRICT

Purpose: *“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.”*

Maximum Density: The maximum density is 16 dwelling units per acre, and the Property is ~21,515 square feet. The Property is allowed eight (8) dwelling units. The Application proposes five (5) units. The Application meets this standard.

Minimum Lot Area: The minimum lot area is 10,500 square feet. The lot size is ~21,515square feet. The Application meets this standard.

Minimum Lot Frontage: The minimum lot frontage is 60 feet in the RH Zone District. The Application shows a 70-foot lot frontage. The Application meets this standard.

Maximum Lot Coverage: The maximum lot coverage in the RH Zone District is 55% of the lot. The available lot coverage is 11,833.76 square feet. The Application shows a box shape for the outline of the building, but the buildings have decks and exterior stairs that extend beyond the building footprint. The Applicant provided updated lot coverage plans on July 29, 2025, but the drawing continues to show a box footprint; however, the numbers table has been updated. It is still unclear if the lot coverage numbers provided include decks or patios. The Application materials show 40.5% lot coverage, but this cannot be verified based on the updated materials submitted. Lot coverage will be verified for compliance at time of full Site Plan review.

Setbacks: The designated front lot line is off Teller Alley. The minimum required setbacks and proposed setbacks for this application are as follows:

	Minimum Setback	Proposed Setback
Front Yard	20 feet	25 feet
Side Yard	10 feet	16 feet, 18.5 feet
Rear Yard	10 feet	26 feet

It does not appear that the submitted site plan shows all roof eaves, stairs and cantilevered decks. These shall be required to be shown on the site plan at time of full site plan submittal for staff to verify compliance with setbacks.

Maximum Building Height: The maximum height of a building in the RH Zone District is 35 feet. While the Application shows a building height of 34.5, the entire roof is flat with no articulation which is required as part of the Residential Design Standards, Section §180-6.22. Staff requested the applicant provide articulation as required by the Code prior to moving forward to sketch plan review so that the Planning Commission could provide feedback on the roof articulation and Staff could verify the ridge heights. The Applicant provided an updated narrative on July 29, 2025, stating, “*The flat roofs are needed to accommodate the roof decks and to meet the 35-foot height limit of the neighborhood with the Contemporary Mountain Design conforming to the Comprehensive Plan Design objectives for the Frisco community.*” The Application still does not meet the Residential Design Standards for roof articulation. The Residential Design Standards are discussed further in the staff report. The Application shows elevator equipment and other equipment on the roofs. Building Height is defined as:

*Building Height. The vertical distance measured from any point on a proposed or existing roof to the natural grade or the finished grade, whichever is lowest, located directly below said roof point, **excluding chimneys, steeples, cupolas, turrets, clock towers, similar rooftop decorative elements, mechanical equipment and screening, and solar panels of reasonable, balanced proportions.** The building height is thus measured parallel to the existing grade in any direction as depicted in Figure 9-A. Where a building utilizes multiple roof styles or pitches, the highest point of each type of roof or parapet wall shall be in conformance with applicable height regulations as established for the respective roof pitches in each zoning district.*

At time of the full Site Plan, the application shall show full compliance with the maximum building height, roof articulation, and verify all rooftop equipment is permitted to be excluded from building height.

ANALYSIS – USE STANDARDS [§180-5]

Permitted and Conditional Uses: In the Residential High Density District, a variety of residential uses are permitted including duplex and two-unit townhomes, multi-unit dwellings, single-household detached dwelling, and townhomes (attached or standalone). Staff notes that the proposed building layout is considered townhomes through Town Code, Chapter 180 definitions, but not through the Building Code. This is not a problem as long as the Applicant designs and

submits the structures for building permits in compliance with single-family attached and single-family detached structures. The Application meets this standard.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

At the full Major Site Plan application review, this Application will be reviewed for compliance with all development standards of the Unified Development Code (Code).

§180-6.3.2 Buildings Occupying More Than One Lot: Lot 1 Cabin Preserve Sub And In Cabin Preserve Sub Future Expansion & S1/2 Lots 13-18 Block 17 Frisco Town Sub are multiple lots. A re-plat will be required to separate each unit for individual sale formally and create common area. This will be a recommended condition at the full review of the Major Site Plan application.

§ 180-6.5. Site grading and development.

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 Property contains steep slopes and therefore must meet the requirements of this Code section. The Application is not clear if the submitted slope disturbance numbers include room for construction vehicles and related disturbance that is required to be included. With this sketch plan submittal, Staff does not think that the Application complies with the steep slope restrictions; including the restricted allowed disturbance area. Further review and verification will be required at full Site Plan review. Additionally, since the Application shows disturbance of slopes greater than 15%, the full Site Plan application shall include a geologic and engineering analysis prepared by an appropriately licensed professional and must demonstrate that:

- i. The slope area's ground surface and subsurface are not prone to instability and failure;
- ii. The proposed development will not cause greater instability or increase the potential for slope failure;
- iii. The proposed development will not increase erosion that removes underlying support or surface material; and
- iv. The proposed development will not increase the hazard to adjoining property or structures.

§180-6.5.2 Grading Permit: The Applicant or their assigns must comply with the standards governing grading permits. The Application includes initial grading details for the Property, which will be thoroughly evaluated by the Town Engineer when the full Major Site Plan application is submitted. The Applicant must demonstrate grading and construction management details to ensure that disturbance and grading stay within allowable limits.

§180-6.6 Drainage Plan: The Town Engineer will review the drainage plan submittal requirements, design standards, and erosion and sediment control as outlined in §180-6.6 of the Code at the time of the full Major Site Plan application.

§180-6.7. Water quality protection. There is no water on the Property; therefore, this standard is not applicable.

§180-6.8. Air quality protection. At the time of the full Major Site Plan submission, the Application must include specifications for the fireplaces listed in the floor plan, specifying whether they are wood-burning, gas, or electric to determine if the air quality protection standard is met.

§ 180-6.9. Road construction and maintenance standards. There is no proposed road construction and maintenance associated with the Application; therefore, this standard is not applicable.

§ 180-6.10. Stream crossings by roads and utilities. There are no proposed stream crossings associated with the Application; therefore, this standard is not applicable.

§ 180-6.11. Access. All vehicle access shall comply with the standards outlined in Chapter 155, Minimum Street Design and Access Criteria. Where development abuts a Town road, the Frisco Public Works Director must approve the location and design of access points to the road.

Access off an Alley

The Application is proposing access off Teller Street Alley. Access from an alley shall only be allowed subject to the approval of the Public Works Director, in accordance with Section VI of the Minimum Street Design and Access Criteria. A waiver shall be approved by the Public Works Director prior to submitting the full Site Plan application.

Width of Driveways

Driveway widths for the proposed project shall be a minimum of nine (9) feet and a maximum width of 20 feet. The width is measured within the Town right-of-way from the right-of-way line to the edge of the pavement. The Application shows a driveway width of 23' for Townhouse units #4 and #5, which is not in compliance with the Town Code. At the time of the full Site Plan submittal, all widths of driveways shall be in compliance with the Minimum Street Design and Access Criteria.

Driving Spacing

The Applicant is proposing three driveways and one access point for two visitor spaces on the Property. One driveway gains access from Teller Alley, and the other two driveways gain access from S 6th Ave. The visitor spaces take access from Teller Alley. Chapter 155, Minimum Street Design and Access Criteria states that no two driveways connecting to a

public street shall be within thirty (30) feet of one another, measured from the edge of the driveway to the edge of the driveway within the Town ROW. The driveways in the Application have a minimum separation of 33 feet. The design will be reviewed at the time of the full Major Site Plan application.

§180-6.11.2 Non-vehicular Access Requirements:

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 does not show pedestrian access from the visitor parking and trash enclosure to the townhomes. There is also no internal pedestrian access demonstrated in the Application. The Application will need to be updated at the full Major Site Plan application to comply with non-vehicular access.

Traffic Study (§180-6.12): Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, to be submitted for any large project that:

- A. Requires a conditional use or rezoning approval;*
- B. Is located adjacent to either Main Street or Summit Boulevard;*
- C. Contains only one point of access;*
- D. Contains an access point off an unimproved roadway or unincorporated area;*
- E. Contains an access point off a road with a service level of D or F; or*
- F. Is expected to generate 400 or more daily trips per day.*

The Application does not meet the threshold of these criteria; therefore, this standard is not applicable.

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. Per Article, 180-6.13.6.Parking Standards and Criteria.

A. Dimensions. Except as noted in Subsection (3), parking stall dimensions shall be designed to conform to the following minimums: 1. Parking Facilities. Nine by 18.5 feet (including stacked spaces) with the exception of parallel parking spaces which shall be eight by 25 feet. Covered parking spaces and parking structures shall have a minimum vertical clearance of at least eight feet in height.

The submitted plans show a 2-car garage for each unit with a 16' wide door. Surface parking is provided in front of garages. At time of full Site Plan, the application materials shall show parking spaces with dimensions inside the garages to verify that parking is feasible for two cars with the door width and irregular shaped rear of garages.

The following is a preliminary parking analysis:

Use Type	Parking Standard	Bedrooms/ Units	Required Spaces	Spaces Provided
Residential	1 per bedroom Maximum of 4 spaces per unit	Five 3-bedroom units	15	15
Visitor Parking	1 per five units		1	2
ADA Parking - accessible parking spaces and electric vehicle charging stations shall be included in the calculation for required parking spaces	1 space		0	0
Total Required			16	17

The Application meets the on-premises parking requirement standard for the required number of parking spaces. The Public Works Director will review the full Site Plan application at the time of full site plan review to ensure compliance with all proposed access.

§180-6.13.6 Tandem Parking: For multifamily residential projects, two stacked (tandem) spaces may be permitted if the Planning Commission finds that the layout of the parking is functional and, at a minimum, finds two out of the four Code criteria are met. The Application does not include any tandem parking. Therefore, this standard does not apply.

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 Application will be required to comply with requirements as outlined in Section C405.10.1 at the time of building permit submittal.

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

§180-6.13.4 Bicycle Parking: 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 the Application shows a designated bike parking space adjacent to the visitor parking. Specific details of the outdoor bicycle area shall be provided at the time of the full Site Plan application.

§180-6.13.7 Snow Storage Areas: The Code 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 Application shows 2,482 square feet of uncovered paved area and 565 square feet of uncovered deck area requiring 761.75 square feet of snow storage. The Application shows 1,796 square feet of snow storage.

At the time of the final review of the Major Site Plan application, the Applicant will be required to demonstrate that snow storage is provided in accordance with Town Code including the square footage, feasibility that it will not lead to snow being plowed or shoveled into the neighboring properties. Currently, it appears that snow will be deposited on adjacent properties within the development. Further clarification of the exact amount of snow storage and the location of snow storage will be needed for the Final Site Plan application.

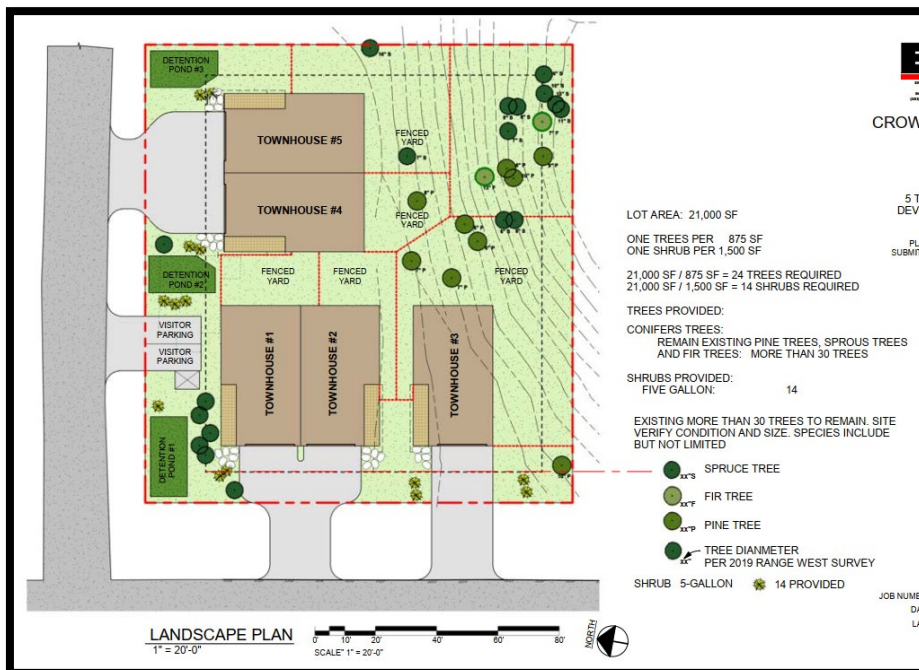
§180-6.16 Outdoor Lighting: Outdoor lighting installed for new structures shall be full cut-off fixtures and be positioned so that there is no direct light emission onto adjacent properties. The Application materials do not show the type of lighting fixtures proposed for

the Property. The Application will be reviewed for compliance with the outdoor lighting regulations at the full Major Site Plan Application.

§180-6.14 Landscaping and Revegetation: The Application is subject to the landscaping requirements for a residential development. In residential developments,

1. For every 875 square feet of project lot area or fraction thereof, a minimum of one tree must be planted on the site. One shrub shall be required for every 1,500 square feet.
2. A minimum of one tree shall be planted within the yard setback adjacent to any public street for every 30 feet of total street frontage or fraction thereof. Street trees shall be placed at least eight feet away from the edges of driveways and alleys and to the extent reasonably feasible, be positioned at evenly spaced intervals.

The ~21,500 sq. ft. property requires twenty-five (25) trees and fourteen (14) shrubs. The submitted landscape plan indicates there are more than 29 existing trees on the site that will remain. The existing trees can be credited at 50%. Twelve (12) existing trees may be counted towards the required twenty-five (25) trees. Thirteen (13) additional trees shall be planted. The Application shows an additional 10 trees on the Landscape Plan. Three (3) additional trees shall be shown at the time of full site plan review. Additionally, the existing trees to be preserved must be identified and located on a survey for the full Major Site Plan application.



The project requires 14 shrubs, and it proposes exactly 14 shrubs, which meets this requirement.

Since the frontage is 150 feet, the Application is providing five street trees, which meet this standard.

Furthermore, the Application materials must comply with the Firewise program, including defensible

space zones, as regulated by Summit Fire & EMS. The landscape plan does refer to the Firewise Landscaping practices in accordance with Section 65-4 Amendments to the International Fire Code.

The Applicant will be required to show compliance at the time of full Major Site Plan application with all landscaping requirements including required vegetation, plant sizes, species diversity, and protection of existing vegetation. The submitted landscape plan shall include all elements as outlined in Town Code, 180-6.14.7.

§180-6.17 Refuse Management: All commercial, mixed-use, and multi-unit residential development projects containing five or more units shall utilize dumpster enclosures for the storage of all refuse, recycling, grease traps, and compost collection. The proposed refuse and recycling facilities must be located within an enclosure with walls and a roof. The enclosure must also be wildlife-proof. Trash enclosures shall not be located within the front yard setback.

The Application materials note a proposed location for a trash enclosure but do not: verify it is for a dumpster, provide details on the design, or show access to the enclosure for the waste collection truck. The location shall be modified at time of full site plan review to not be located within the front setback, Verification from a waste disposal company is required with the final site plan application and Staff encouraged the Applicant to contact a waste disposal company to determine if the new location is located and sized appropriately for the project. At time of final site plan submittal, the application materials shall show full compliance with design standards for enclosures and evidence that the location can be accessed by the collection services, and not be located within the front setback.

§ 180-6.18. Fences and walls. The Application shows fences creating the feel of private yard space for each townhome unit. At the time of the full Major Site Plan application, colors, materials, and size must be provided to show that fencing is in compliance with Town Code.

§180-6.22 Residential Development Standards: 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 Application includes building designs that are unique to this project and have 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.***

Staff does find that each elevation is providing the minimum of four of the above stated techniques. At time of full site plan review, the Application should provide clearer dimensions of overhangs and roof eaves so that the Town can ensure that compliance is met.

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CROW'S NEST RESIDENCES
FRISCO, COLORADO
6TH AVENUE ELEVATION

CROW'S NEST PAIRED TOWNHOME /RESIDENCES
LOTS #1 and #2 3-D SKETCHES

CONCEPT 30 / DEVELOPER

April 2, 2020 **A13**

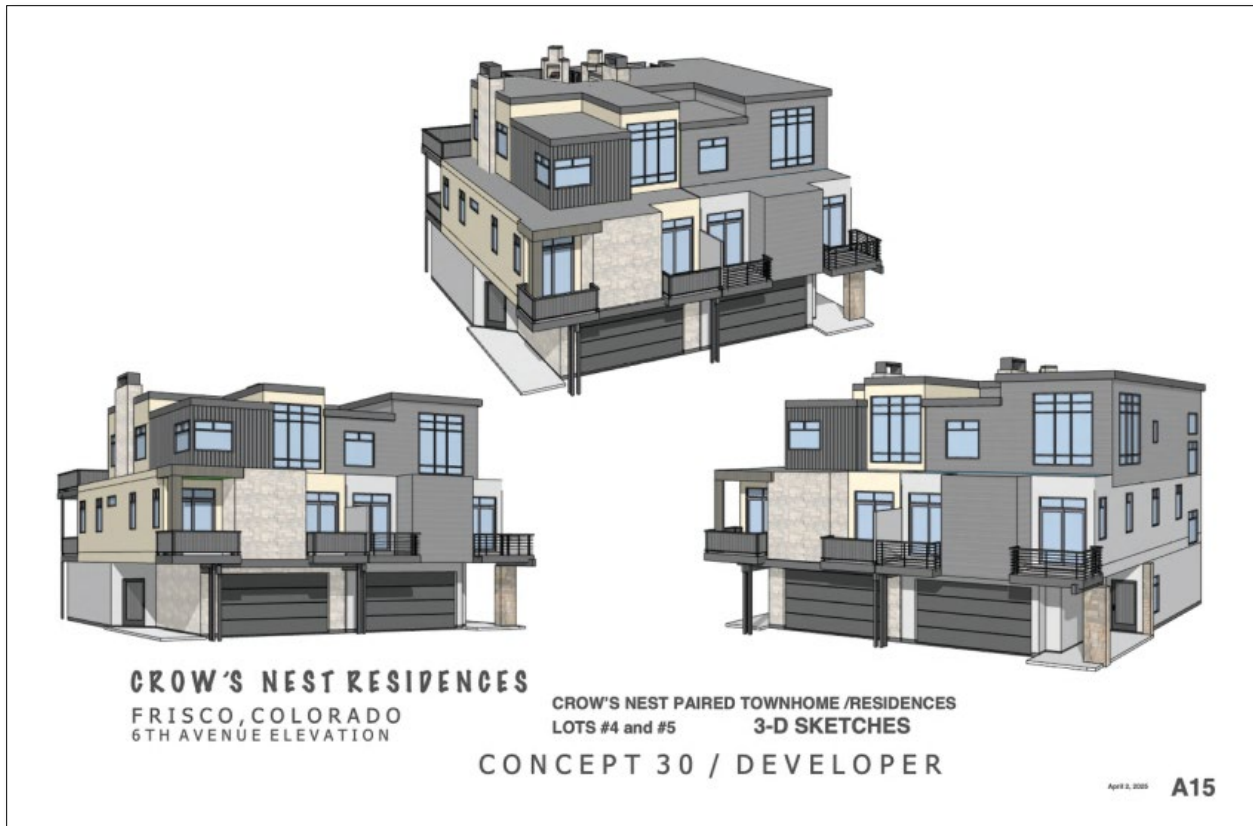


CROW'S NEST RESIDENCES
FRISCO, COLORADO
6TH AVENUE ELEVATION

CROW'S NEST PAIRED TOWNHOME /RESIDENCES
LOT #3 3-D SKETCHES

CONCEPT 30 / DEVELOPER

April 2, 2020 **A14**



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. Units appear to be similar, although not identical in nature, and there are similarities and symmetry between units.

4. Duplex Design. Duplex structures shall be designed to look like a single-household structure to the extent architecturally feasible. The design shall not result in each half of the structure appearing substantially similar or a mirror image in design.

The building design of the attached two-unit structures do not look like a single-household structure. Additionally, the proposed side elevations could be considered a mirror image of each other.



Staff recommend that the Planning Commission comment on and discuss the intent of the façade design, the building elements utilized to show varied articulation and duplication between units, and duplex design.

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 does not show pitched roof elements and a variation in roof materials. The roof design will need to be amended before the submittal of the Final Site Plan application.

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 entire roof for all five (5) units is flat. There must be some pitched elements to the roof line to meet Town Code. Staff requested the Applicant provide articulation as required by the Code prior to moving forward to sketch plan review so that the Planning Commission could provide feedback on the roof articulation and staff could verify the ridge heights. The Applicant provided an updated narrative on July 29, 2025, stating, “*The flat roofs are needed to accommodate the roof decks and to meet the 35-foot height limit of the neighborhood with the Contemporary Mountain Design conforming to the Comprehensive Plan Design objectives for the Frisco community.*” The roof design shall be amended before the submittal of the Final Site Plan application.

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 are flat and do not deposit snow. The roof design will need to be amended before submitting the full Major Site Plan application. 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 does not show the roof materials. The roof materials will need to be submitted with the full Major Site Plan application.

D. Building Material Standards

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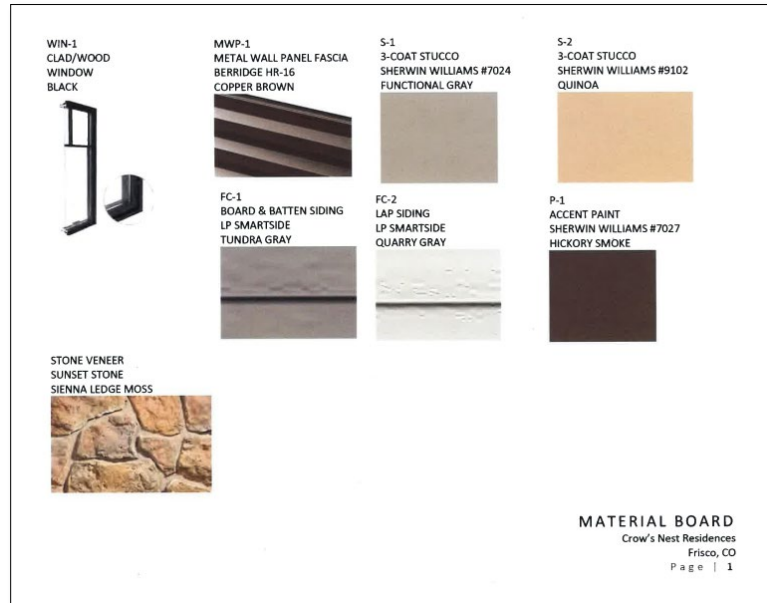
1. *Intent. To ensure that building materials are compatible and complementary to existing historic and contributing buildings in the area, using a combination of mainly natural materials.*

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.*



The Application includes a sample material board, and the materials are shown on the elevations and in a 3-D rendering. The Application proposes metal wall pane fascia, stucco, board & batten siding, lap siding, and a stone veneer. The stucco is only acceptable when used in combination with acceptable materials. Stucco appears to be proposed in a large quantity on the side elevations. Staff are concerned that the building materials lack sufficient variation. Staff would like input from the Planning Commission on the proposed materials and if they think the proposed stucco is adequately being used with other acceptable materials.

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 black aluminum-clad wood windows. The metal will have a black 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 Application shows a variety of exterior materials that wrap around corners in most locations.

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.*
3. *Exception for Building Accents. Colors that exceed a chroma of four, but that do not exceed a chroma of eight on the Munsell Color chart may be used only sparingly as accents, such as on trim or railings. Luminescent, fluorescent, or reflective colors shall not be utilized on any exterior portion of the building.*

The Applicant is proposing a variety of exterior colors, including a functional gray stucco, quinoa stucco, tundra gray board & batten, quarry gray lap siding, and hickory smoke accent paint. Staff have concerns that not all colors may meet the building color standards but cannot verify without physical samples being submitted. Staff have requested that the Applicant bring physical samples to the sketch plan public hearing so the Commission can provide feedback on the proposed colors. Staff would like the Planning Commission to comment on proposed colors. At the full Major Site Plan application, the Application will be reviewed for full compliance with the building color standards.

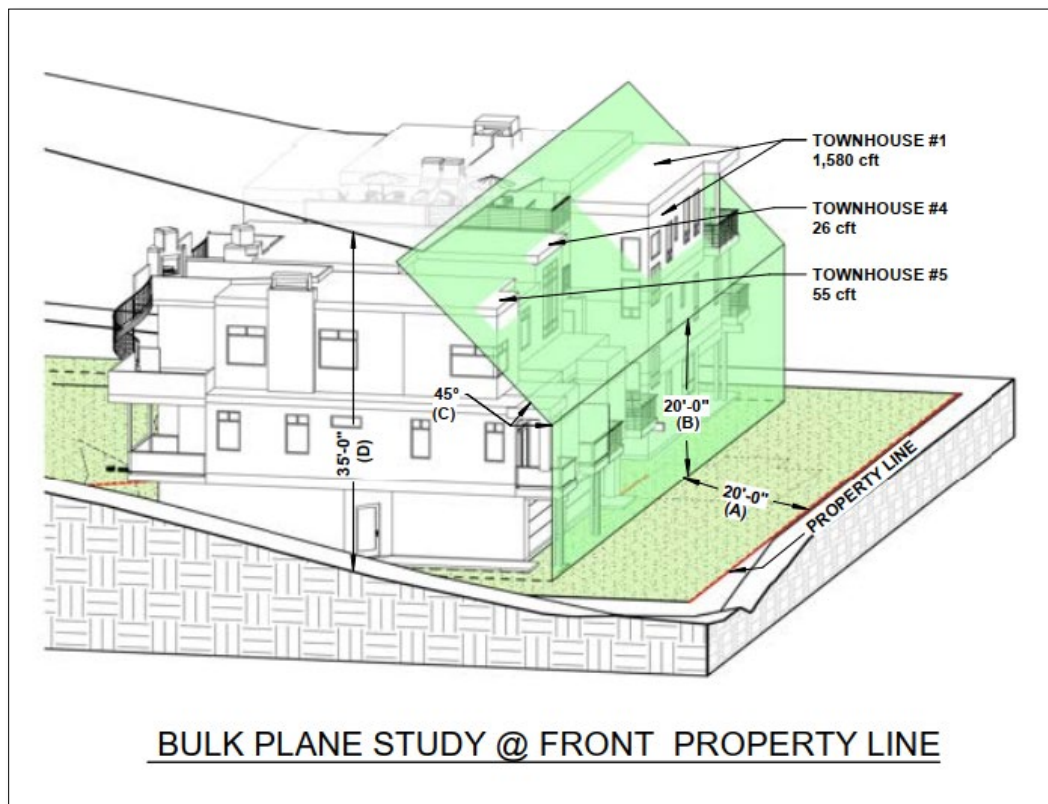
§ 180-6.23. Bulk standards.

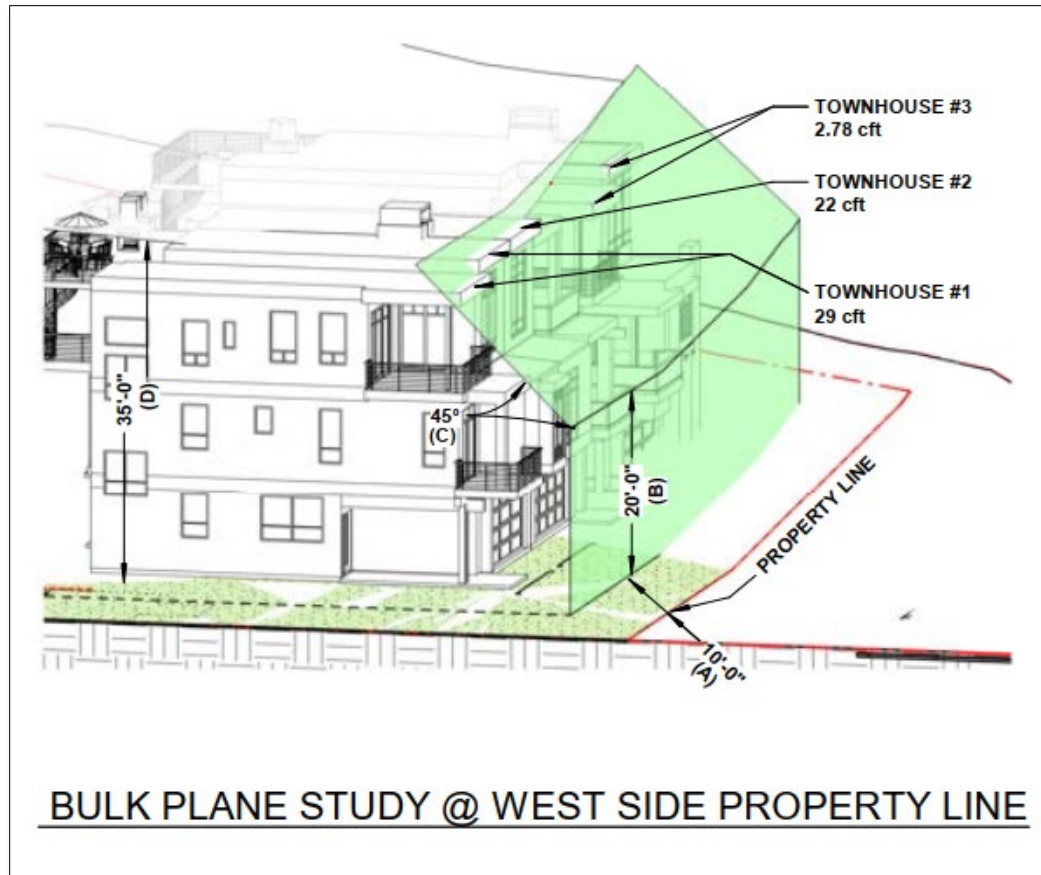
Bulk Plane Envelope. Within certain areas of the Town and for certain development types, as shown in Table 6-K, the bulk of a building shall be restricted through the use of a bulk plane envelope. Building forms may deviate from this standard and project beyond the bulk plane

if they do not exceed maximum building height and provide substantial architectural relief, with Planning Commission approval.

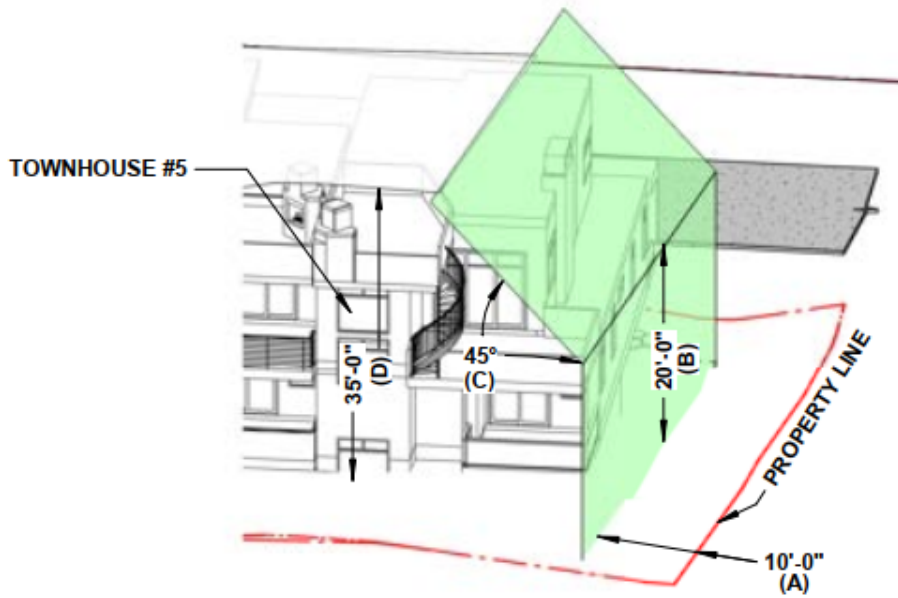
Unit Number	Bulk Plan Encroachment
#1	1,580 + 29 cubic feet = 1,609 cubic feet
#2	22 cubic feet
#3	2.78 cubic feet
#4	26 cubic feet
#5	55 cubic feet
Total Bulk Plane Encroachment	1,714.78 cubic feet

The Application materials show a total bulk plane encroachment of 1,714.78 cubic feet.

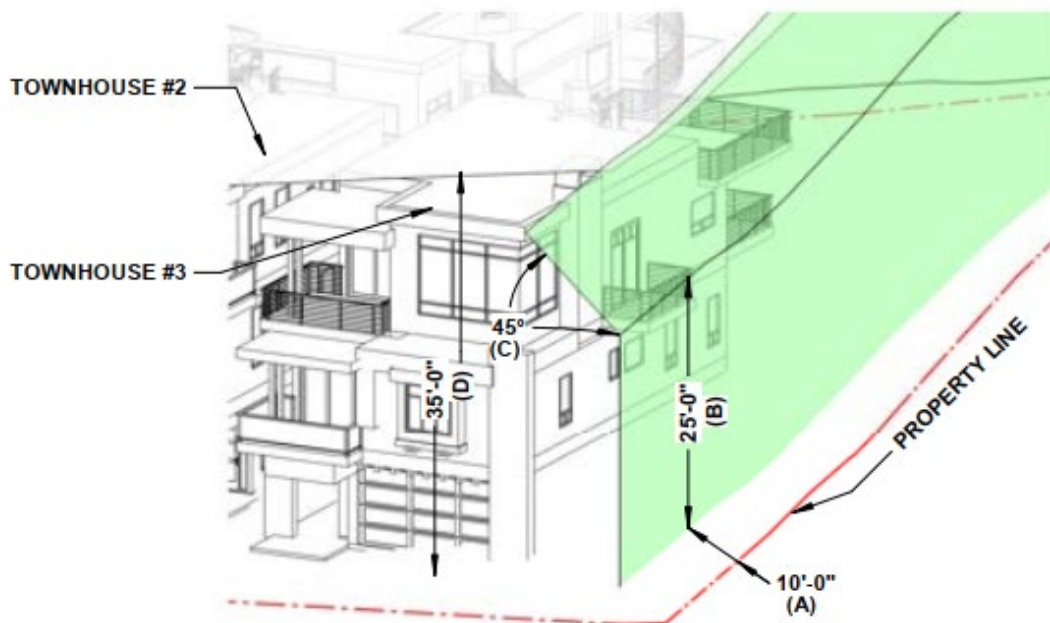




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BULK PLANE STUDY @ EAST SIDE PROPERTY LINE



BULK PLANE STUDY @ REAR SIDE PROPERTY LINE

Staff does not find that the proposed bulk plane encroachments provide substantial architectural relief; some of encroachment areas appear to provide increased floor area which is not in compliance with providing substantial architectural relief. Staff requests that the Planning Commission comment on whether the proposed bulk plan encroachments provide substantial architectural relief.

PUBLIC COMMENT

As of August 1, 2025, the Community Development Department had not received any formal public comments concerning this project.

APPLICATION DEFICIENCIES

The Application does not meet, or has not provided sufficient information, to prove that it is meeting the following requirements. Staff notes that not all of these items are required to be shown in compliance at time of sketch plan; the list is to note what is not in compliance and make the applicant aware of items they may not realize need to be looked at more closely. All items shall be submitted with the full site plan submittal.

1. The Application materials do not provide enough information to determine if lot coverage is met.
2. Staff cannot verify compliance with setbacks since they are unclear if roof eaves, overhangs, and cantilevered decks are provided on the site plan.
3. The Application does not meet the maximum building height standards since flat roofs are not permitted without pitched roof elements. Unless the proposed flat roofs are lowered, the pitched elements will put the structure over the maximum height.
4. Development on steep slopes is not in compliance and further information is needed including the required geologic and engineering analysis.
5. The application is not in compliance with non-vehicle access; including that access is not provided to the bike storage or dumpster facility.
6. Access is not in compliance with Chapter 155, Minimum Street Design and Access Criteria.
7. Further information is needed to demonstrate compliance with two legal parking spaces within the garages.
8. Lighting specifications, heights of outdoor lighting, and a photometric plan are not required with the sketch plan submittal and so have not yet been submitted for review.
9. The Application does not have enough information to determine if the standards for snow storage are met.
10. Further details regarding landscaping are still required in order to verify compliance.
11. Refuse Management is not in compliance with Town Code.

12. The attached two-unit structures do not appear to be compliance with the duplex design façade standards.
13. Proposed roof designs do not comply with roof standards.
14. Staff cannot verify if the proposed colors are in compliance since physical samples have not been provided. Staff notes that the Code doesn't require samples be provided at time of sketch plan review but Staff asks applicants to submit them to assist with the review.
15. At time of full site plan submittal, all application materials shall be accurate. Site plans and civil plans cannot show the discrepancies that were submitted with the sketch plan.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Commission provide the Applicant feedback on the Application submitted for the 212 S 6th Ave project and associated improvements in the context of the recommendations and requirements of the 2025 Frisco Comprehensive Plan and the Frisco Unified Development Code:

1. Staff recommend that the Planning Commission take this opportunity to comment on the building design and building elements to provide feedback on whether the design and materials are duplicative in nature.
2. Staff recommend that the Planning Commission comment on and discuss the intent of the façade design and the building elements utilized to show varied articulation and duplication between units; including if they find the attached two-unit structures are showing mirror images on the side elevations.
3. Staff recommends that the Planning Commission comment on the proposed colors.
4. Staff recommends that the Planning Commission comment on the proposed materials, including the use of stucco.
5. Staff recommends that the Planning Commission comment on the bulk plane encroachment and, if they find that it provides architectural relief.

Frisco Town Code, 180-2.5.2. states that the Planning Commission may require an applicant to return for additional sketch plan presentations if sufficient information is not received or if substantial changes to a proposal are recommended. Presentation of a sketch plan neither binds the Planning Commission to approve a site plan, nor does it confer the applicant any vested rights.

Staff requests that the Commission determine if the applicant should return for an additional sketch plan presentation.

ATTACHMENTS

Attachments:

Attachment A – Sketch Plan Application Materials MAJ-25-0006

cc: Bernie Weber