



**PLANNING COMMISSION
STAFF REPORT**

November 20, 2025

AGENDA ITEM: Planning File No. MODSP-25-0003: A modification to MAJ-23-0011 to make modifications to the proposed roof design, along with other minor modifications described in the applicant’s narrative.

No other property details will be discussed in relation to the previously approved application.

LOCATION: 101 W Main ST / Lot B-1 West Frisco 70 SUB # 2

ZONING: 101 W. Main Housing Planned Unit Development

APPLICANT: Andrew Stabile, Architect, Allen-Guerra Architecture

OWNER: Town of Frisco/NHPF West Main, LLC

TOWN STAFF: Kris Valdez, AICP, Principal Planner

PROJECT DESCRIPTION

Andrew Stabile, herein referred to as the “Applicant”, has submitted modifications to the approved planning set for 101 West Main Street, herein referred to as the “Property”, and as reflected in the October 10th review set. These revisions address various architectural, structural, and planning considerations that have arisen as the final plans for building permit submittal, herein referred to as “Application”, have been finalized. The changes are summarized below by the sheet numbers in the Application.

BACKGROUND

On February 27, 2024, the Town Council approved 101 W. Main Housing Planned Unit Development (PUD) through Ordinance 24-01. The underlying zoning is Mixed-Use District.

On June 20, 2024, the Planning Commission approved MAJ-23-0011, a final review of a Major Site Plan application for a new mixed-use/affordable housing development consisting of 52 deed-restricted residential dwelling units and 1,546 sq. ft. of leasable nonresidential space.

The Property is zoned Planned Unit Development (PUD) with an underlying zoning of Mixed-Use District. The adjacent properties to the west and east are zoned Mixed-Use (MU), and the property to the north is zoned Residential Medium Density. There are a variety of surrounding uses, including, but not limited to, residential, office/retail, and restaurant uses. The Property has Tenmile Creek on the north side, and across Main Street is the Summit County Recreation Path.

The NHP Foundation purchased the Property in June 2023 and, in partnership with the Town of Frisco, has received funding to develop the Property. Below is a vicinity map of the Property with an aerial photography base layer. The location of the Property lines shown on this map varies in accuracy and should only be used for reference purposes.



Vicinity Map

SUMMARY OF CHANGES

Refer to the submittal application review narrative dated October 17, 2025, for the proposed modifications as outlined by the applicant.

1. Architectural Site Plan (Sheets A1.1 – CM)

- The recent updates to the building design include a shift in location to enhance sidewalk accessibility at commercial entrances, along with adjustments to the slab steps for improved functionality. The roof plan has been updated to reflect new revisions, and the building height matrix has been revised to match the latest slab and roof elevations. Additionally, the number of EV parking stalls has increased from 2 to 6, with 4 additional EV-ready stalls now located in the Main Street parking area.

2. Architectural Floor Plans (Sheets A2.1 – A2.3)

- Recent updates to the building design include adjustments to the overall floor plan, with a focus on improving functionality and alignment. Slab ramps have been modified to match new elevations, and floor-to-floor heights have been increased from 10'-0" to 10'-4" to align with the specifications from the Galena Street project. Airlocks have been added to both center entry doors, and the elevator has been relocated to enhance layout efficiency. Additionally, community spaces have been realigned, and unit layouts have been revised based on feedback.

3. Architectural Roof Plan (Sheet A2.4)

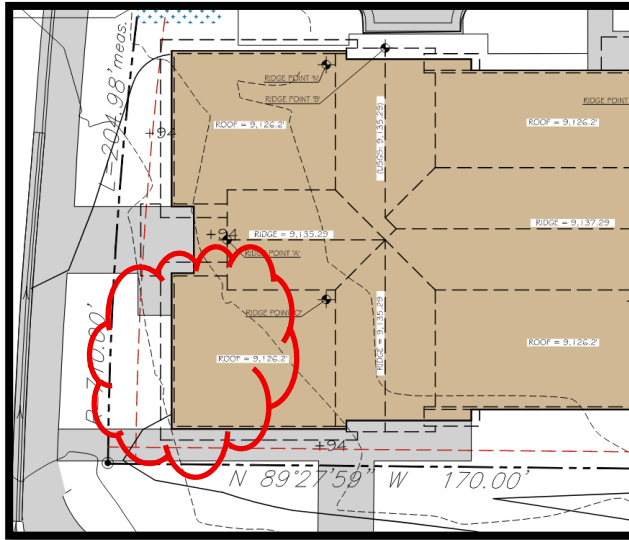
- Elevation updates include adjustments to the top of plywood and ridge elevations to reflect changes in slab and floor-to-floor heights. Additionally, the roof configuration has been modified, replacing the central pitched roofs with flat roofs and a mechanical screen to align with the mechanical requirements identified at 602 Galena Street.

4. Architectural Elevations (Sheets A3.1 – A3.4)

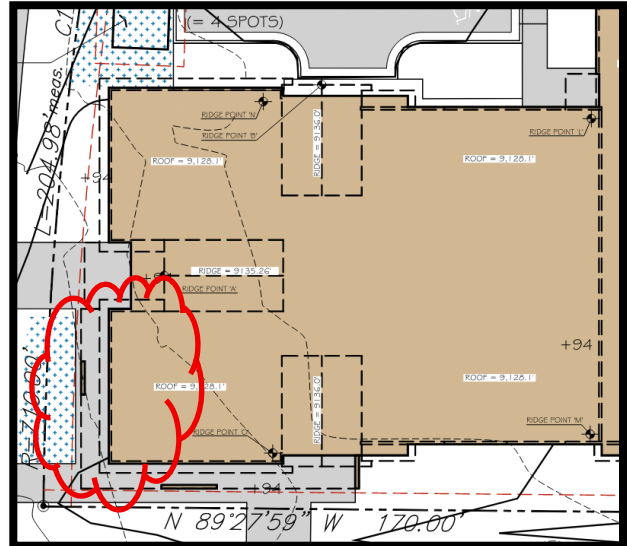
- The Application has undergone several revisions to enhance its design and accuracy. Recent elevation updates reflect new slab steps, floor heights, and roof adjustments. Material changes include replacing metal panels with Hardi Panels in Iron Grey, and adjusting the vertical siding color from Terra Bronze to Khaki Brown to match the original renderings better, as the previous shade was darker than anticipated. Additionally, studio unit window configurations have been modified, with some replaced by Hardi Panel. Importantly, there are no further changes to siding layouts or window designs beyond these updates. Overall, a net reduction of 110 cubic feet has been achieved in bulk plane encroachment.

STAFF ANALYSIS

Architectural Site Plan (Sheets A1.1 – CM)



May 2025 Plans



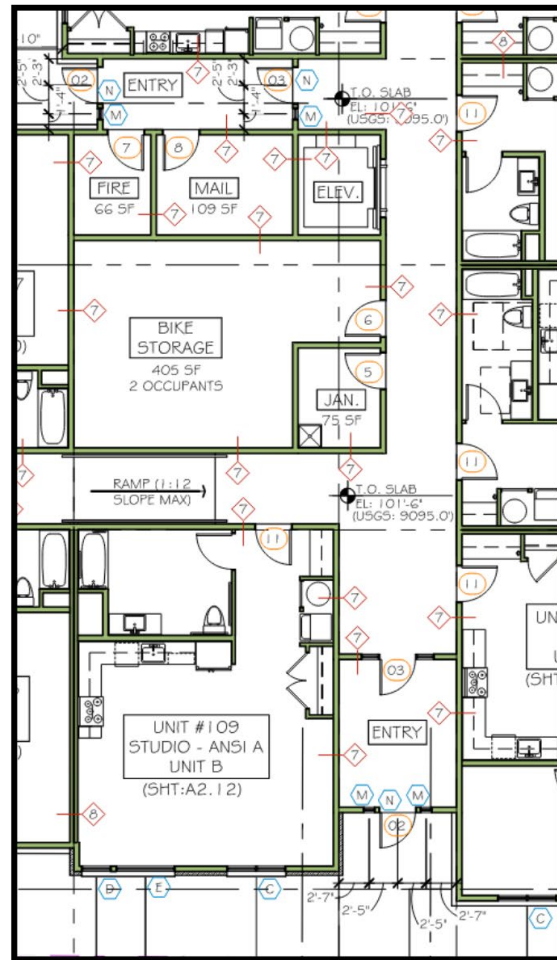
October 2025 Plans

The sidewalk above has been added to the west side of the building, and the roof line has been modified to meet the needs of the mechanical equipment. The roof plan changes are further detailed on Sheet A2.4.

The structure continues to be in compliance with all setback, height, and bulk plane requirements with these proposed modifications.

Architectural Floor Plans (Sheets A2.1 – A2.3)

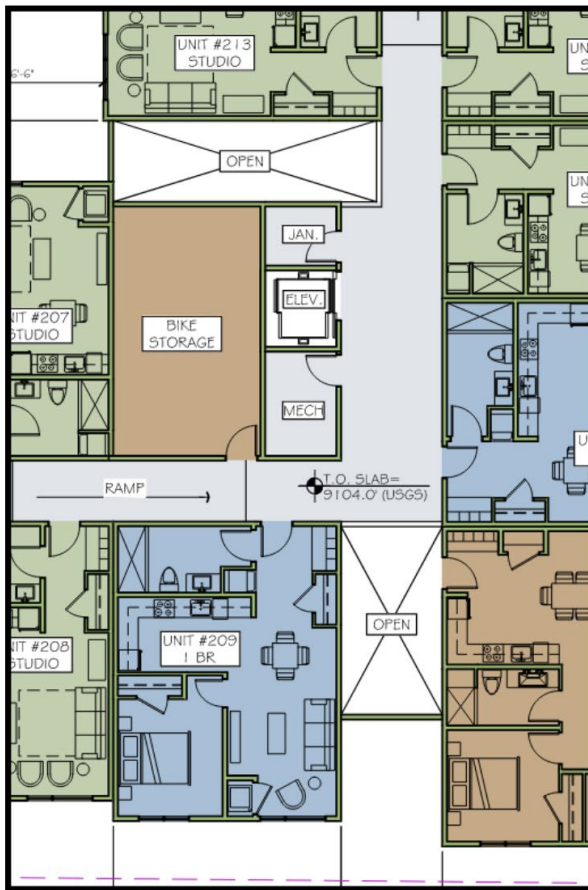
The proposed modifications do not include a change to the number of bedrooms or entry points. The bike storage has been reconfigured but still meets compliance with Town Code by providing 26 bicycle parking spaces inside of the 52 spaces required, the elevator was moved, the janitor's closet was moved and expanded, a mail room, office center, and tv lounge were added, and the mechanical rooms were reconfigured.



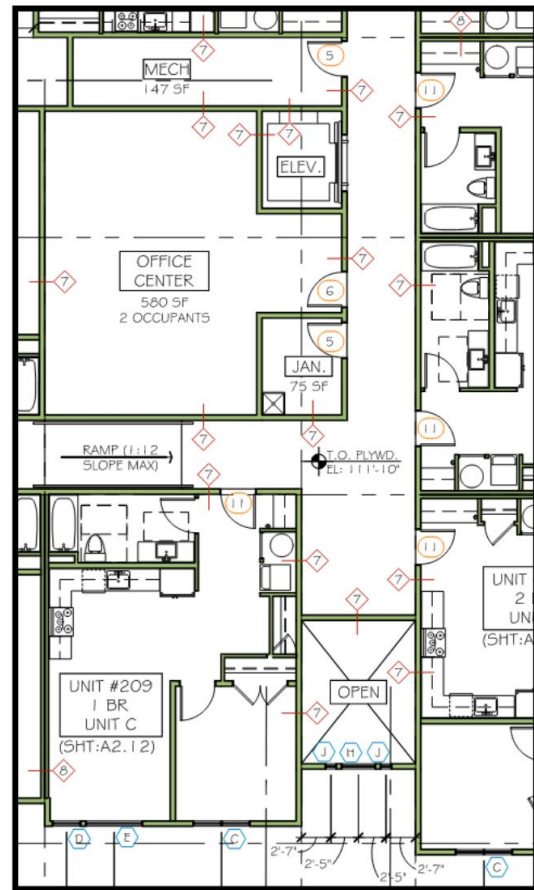
May 2025 Plans

October 2025 Plans

Sheet A2.1

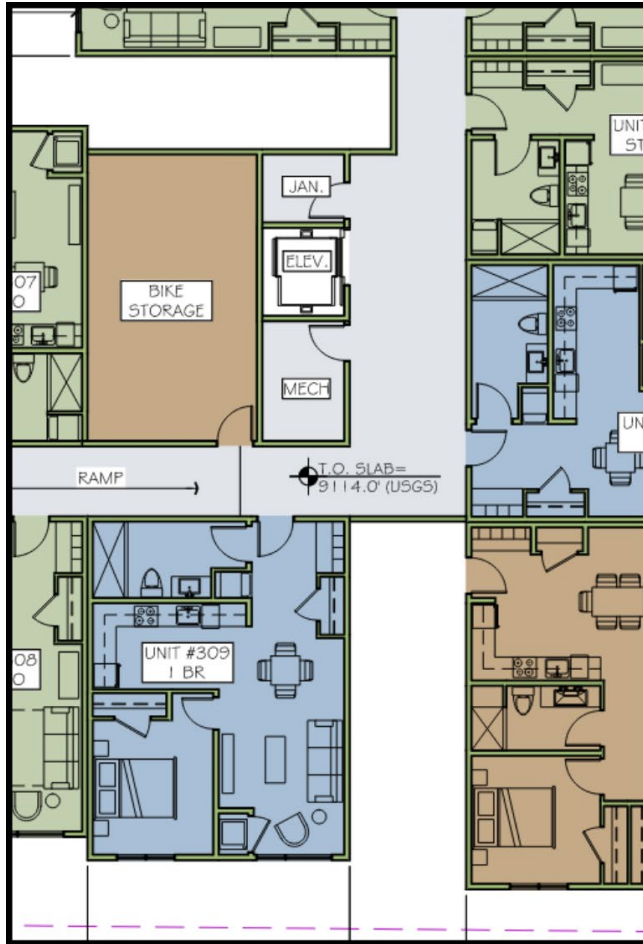


May 2025 Plans

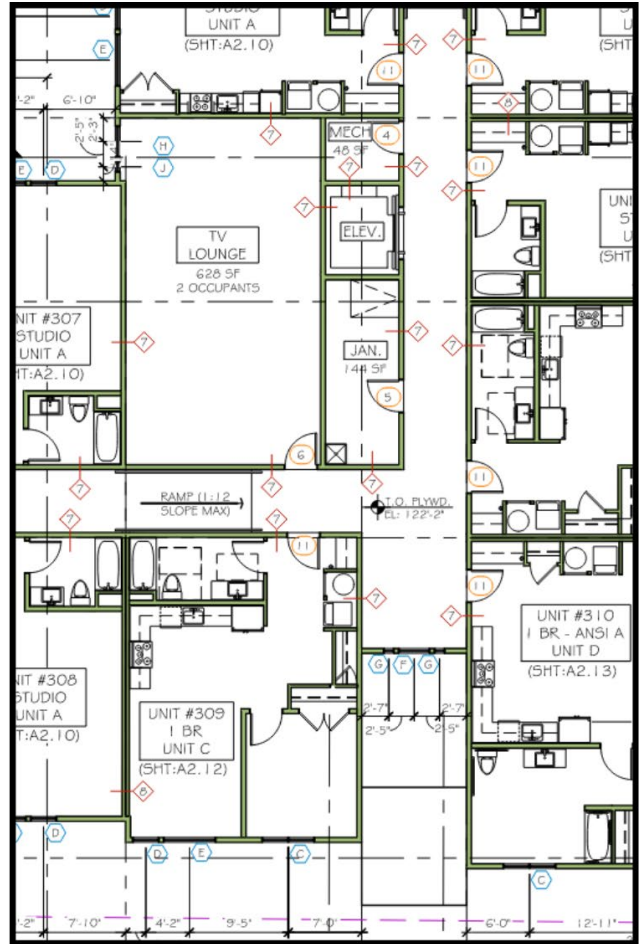


October 2025 Plans

Sheet A2.2



May 2025 Plans



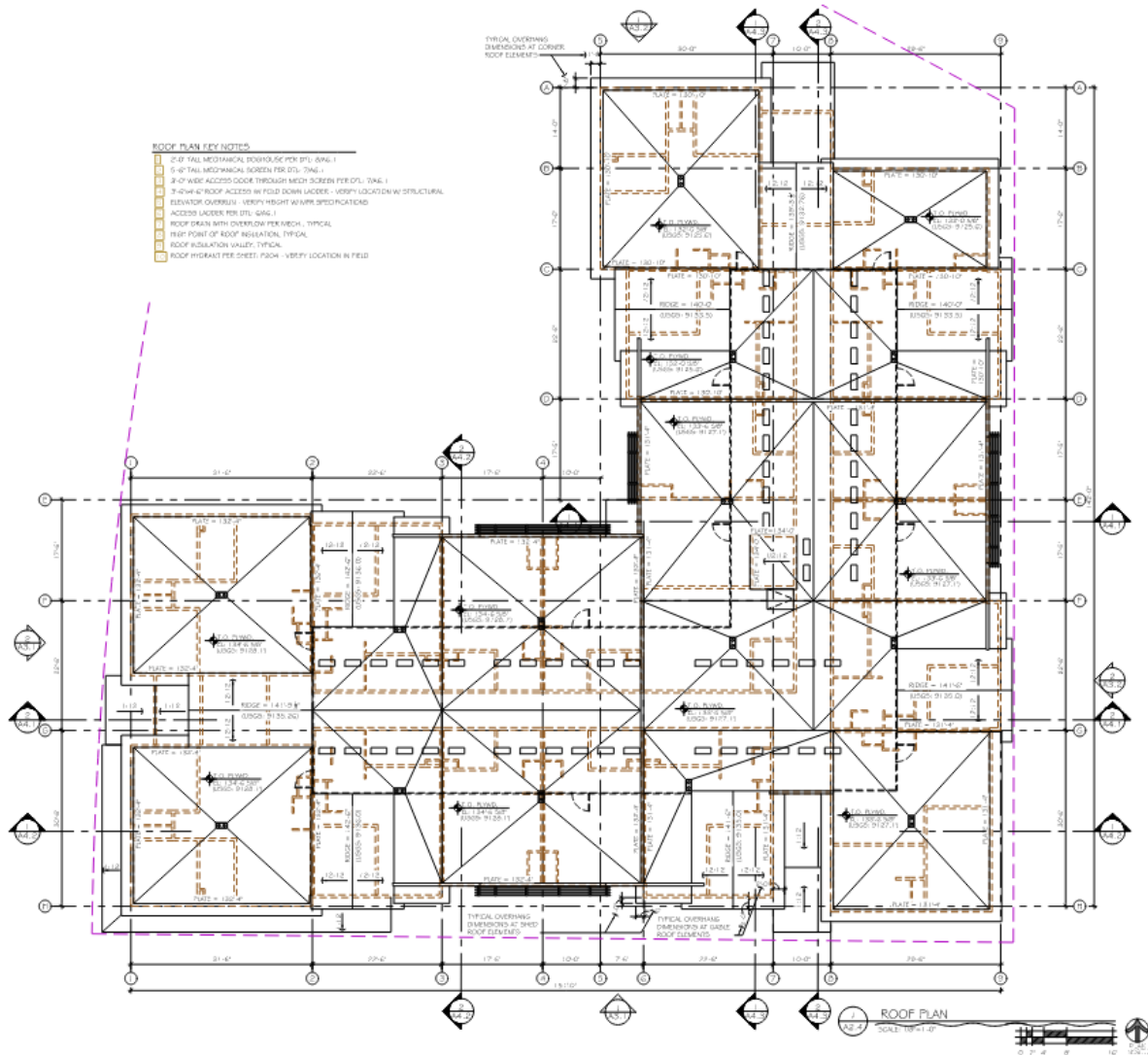
October 2025 Plans

Sheet A2.3

The structure continues to be in compliance with bike storage requirements, and no modifications are proposed to the unit count or number of bedrooms.

Architectural Roof Plan (Sheet A2.4)

Staff has reviewed the proposed modifications to the roof design, which include two main modifications. The first change involves adjusting the top of the plywood and ridge elevations to ensure consistency with revised slab and floor-to-floor heights. This is considered a minor correction. The second, more significant change is replacing the pitched roof with a flat roof due to mechanical system requirements. A mechanical screen will be added to hide rooftop equipment, in line with Code requirements. Staff has verified that the new roofline and screening comply with the maximum height limits for this zone. Please see page A2.4 in the Application to see a full detail of the roof plan.



October 2025 Plans

The structure continues to be in compliance with all height, bulk plane, and roof standard requirements with these proposed modifications.

Architectural Elevations (Sheets A3.1 – A3.4)

Staff has completed a review of the revised Architectural Elevation sheets (A3.1–A3.4), which incorporate several updates from the prior submittal. These include technical adjustments to the slab steps, floor-to-floor heights, roof plan elements, and grade lines. The Applicant proposes material and color modifications, notably replacing metal panels with Hardi Panels in a similar 'Iron Grey' color and changing the vertical siding color from 'Terra Bronze' to 'Khaki Brown,' which has been verified as closer to the original renderings.

A minor window configuration change was also noted, where non-functional back-to-back windows have been replaced with siding to accommodate revised unit layouts; all other window and siding layouts remain unchanged. Most importantly, staff has recalculated the bulk plane encroachments based on these revisions and confirmed a net reduction of 110 cubic feet in overall encroachment.



Updated Bulk Plane Encroachment



South Elevation – October 2025 Plans



West Elevation – October 2025 Plans



North Elevation – May 2025 Plans



North Elevation – October 2025



East Elevation – May 2025 Plans



East Elevation – October 2025

The structure continues to be in compliance with all height, bulk plane, façade standards, roof standards, building materials, and building color requirements with these proposed modifications.

STAFF RECOMMENDATION

The Application remains consistent with the intent of the initially approved planning file, MAJ-23-0011. Adjustments appear to address practical construction concerns, updated pedestrian access, and coordinate with adjacent development. The design integrity of the original application has been maintained through the selection of substitute materials and a consistent architectural language. Staff consider the changes to be non-substantial and within the scope of administrative approval, pending the Planning Commission's review and acceptance. The structure continues to be in compliance with all height, bulk plane, façade standards, roof standards, building materials, and building color requirements with these proposed modifications.

FINDINGS:

1. *The site plan modification is in general conformance with the principles and policies in the Frisco Community Plan, and residential 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 in Frisco. The location and orientation of this building creates a design that enhances the overall character of the community. This application facilitates the construction of new, affordable residential units that add variety to the sizes and types of homes in this neighborhood.*
2. *The site plan modification is in general conformance with the recorded Planned Unit Development associated with 101 W Main Street since all the applicable requirements continue to be met by the submittal: including lot area, lot frontage, setbacks, building height, density, lot coverage requirements, and bulk plane encroachment requirements.*

3. *The site plan modification is in general conformance with the recorded Planned Unit Development associated with 101 W Main Street; specifically the Design Guidelines section because all applicable requirements continue to be met by the submittal; including: that the development meets the façade standards and varied articulation requirements, the bulk plane standards are met, roof standards and materials are met, and that the building materials meet the materials required per the PUD.*
4. *The site plan modification is in general conformance with the recorded Planned Unit Development associated with 101 W Main Street; specifically the parking calculations and requirements, landscaping, and snow storage continue to meet the requirements as stated in the PUD.*
5. *The modifications will not significantly alter the function, form, intensity, character, demand on public facilities, or impact on adjacent properties as approved with the major site plan.*
6. *The revised material selections and color palette meet applicable design standards outlined in the UDC, enhancing the Application's visual quality and compatibility with the surrounding built environment.*
7. *As the proposed modifications do not constitute substantive alterations to building form, density, or layout, the request is appropriate for processing as a Site Plan Modification.*
8. *The Application continues to meet the intent and standards of the Unified Development Code, particularly in maintaining architectural cohesion, material compatibility, and visual quality.*

STAFF RECOMMENDATION: Based on the analysis and findings above, staff recommends approval of the Site Plan Modification for the Property located at 101 W Main Street, subject to the following conditions:

1. The project shall include the updated exterior materials, colors, and internal components as outlined in the Application.
2. All other aspects of the previously approved Major Site Plan shall remain unchanged and in full effect as outlined below.
 - a. Special Conditions:
 - i. Prior to issuance of a building permit, the applicant shall satisfy the conditions of Frisco Public Works and the Town Engineer.

- ii. Prior to issuance of a building permit, the applicant shall apply for, and be issued, the required revocable license agreement for landscaping within the ROW.
- iii. Prior to issuance of a building permit, the applicant shall satisfy requirements from Xcel Energy, Frisco Sanitation, Summit Fire & EMS, and Summit County. A complete plan set with the updated changes required in these conditions shall be submitted to the Frisco Planning Department prior to submittal of a building permit.

Recommended Motion

Should the Planning Commission choose to approve this Modification to the previously approved Major Site Plan application, the Community Development Department recommends the following motion:

With respect to File No. MODSP-25-0003, I move that the recommended findings set forth in the November 20, 2025 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request to amend the materials, colors, and architecture of the building for the new mixed-use/affordable housing development located at 101 W Main ST /Lot B-1 West Frisco 70 SUB # 2

Attachment A: Application

Attachment B: 101 W. Main Housing PUD

cc: Andrew Stabile