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AC HOTEL FRISCO ADMINISTRATIVE SITE PLAN PROJECT NARRATIVE

Date: November 2, 2026
To: Town of Frisco Community Development Department
From: Norris Design

Re: AC Hotel Frisco Administrative Site Plan Review

BACKGROUND / CONTEXT:

The AC Hotel Frisco is an existing 133-room hotel located at 1202 N. Summit Boulevard in Frisco on a 2.98-acre site, legally described as Lot 2A, Block A, Discovery Interchange West Subdivision. The hotel was recently upgraded by Five Senses Hospitality, including room refurbishing, lobby renovation, restaurant rebrand, and new pool and hot tubs. Following the renovation, the owners were approached by the Colorado Department of Transportation (CDOT), regarding the need for CDOT to condemn a portion of the existing AC Hotel Frisco property using eminent domain, to accommodate additional right-of-way for a new I-70 frontage road. The new frontage road is part of the I-70 Exit 203 interchange redesign that is currently underway. The CDOT condemnation and construction of the new frontage road require a redesign of the AC Hotel Frisco's driveway access and parking lot, to tie into the new frontage road and ensure the hotel site circulation, layout and grading works with the new road configuration.

PROJECT DESCRIPTION:

The purpose of this administrative site plan is to modify the AC Hotel Frisco's existing driveway access and parking lot to accommodate CDOT's new I-70 frontage road alignment. As shown on the attached plans, numerous site improvements are required to accommodate CDOT's interchange improvement project. These improvements include removing and regrading the existing parking lot, along with adjacent infrastructure, including a portion of sidewalk, road pan, and curb and gutter. A complete redesign of the stormwater drainage system is also required as part of the reconfiguration of the parking lot.

Key goals of the site redesign are to maintain the maximum number of onsite guest parking spaces, and to provide enhanced landscape buffering and screening along Lusher Court and the new the frontage road, while complying with the newly adopted Colorado Wildfire Resiliency Code (CWRC) requirements.

TOWN CODE COMPLIANCE:

The property is located within the Gateway (GW) zoning district, which permits different types of visitor accommodation, commercial, and service-oriented facilities near Highway 9 and the I-70 interchange area, to provide connections to mass transit and multi-modal transportation systems, and to allow for residential uses.

The use of the property will continue to comply with the Town Code, and the revised site plan ensures compliance with minimum setbacks, minimum required parking, and snow storage requirements. The existing lot coverage is currently 69%, which exceeds the maximum 60% lot coverage allowed by Town Code, and the proposed site plan results in a slight increase to 70% lot coverage. However, it should be noted that exclusions to lot coverage, which are allowed per Town Code (for 3 feet of width of privately used non-vehicular pathways and approved dumpster enclosures that provide adequate space for recycling containers), reduce the total proposed lot coverage calculation to 68%. The table below shows these proposed code compliance items, and the tables provided on Sheets LS-001 and LS-002 of the Landscape Plan provide further details on both existing and proposed code compliance items.

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	Code Requirement	Required	Proposed
Parking Spaces	1 space/hotel room 6 accessible spaces and 1 van accessible space	133	134, including the required accessible spaces
Snow Storage	100 sq. ft. for every 350 sq. ft. of paved surface areas, parking and driveway areas	20,125 sq. ft.	22,121 sq. ft.
Setbacks	Front – 20' Side – 10' Rear – 10'		Complying with minimum setbacks
Lot Coverage	Maximum lot coverage – 60% Includes the total lot area used for parking, roads, drives, structures, decks, paved and impervious areas Excludes 100% of publicly used non-vehicular pathways and 3 feet of width of privately used non-vehicular pathways, and approved dumpster enclosures that provide adequate space for recycling containers		70% total lot coverage; 68% lot coverage calculated with excluded areas *(No increase of the existing lot coverage.)* <u>Calculation:</u> Lot size – 131,030 sq. ft. Building & Impervious Area – 91,740 sq. ft. Excluded areas (3' width of private pathways and dumpster enclosure) – 2,663 sq. ft. (91,740 sq. ft. – 2,663 sq. ft.) / 131,030 sq. ft. = 67.98% lot coverage

The landscape plan has been designed to comply with the Town landscaping requirements to the greatest extent possible, while also adhering to the newly adopted CWRC requirements. The landscape design intent focuses on retaining existing vegetation to the greatest extent possible and providing enhanced landscape buffering and screening along Lusher Court and the new frontage road.

I-70 Frontage Road Visual and Noise Mitigation

A landscaped berm is proposed along the northern property line to provide visual screening of the new frontage road from the hotel's back patio and ground-floor level. A conditional use permit application is also being prepared and submitted separately, to request approval of a noise mitigation wall along the northern property line, where the combined height of the landscaped berm and wall will exceed the maximum 6-foot height permitted by Town Code. The noise mitigation wall is being designed to request the minimum height needed to effectively mitigate noise from the new frontage road traffic to the back patio and lower level of the hotel.