



**PLANNING COMMISSION
STAFF REPORT**

June 20, 2024

AGENDA ITEM: Planning File No. **MAJ-23-0011**, a final review of a Major Site Plan application for a new mixed-use/affordable housing development.

LOCATION: 101 W Main Street / LOT B-1 WEST FRISCO 70 SUB # 2

ZONING: Planned Unit Development (PUD)

APPLICANT & ARCHITECT: Andy Stabile
Allen-Guerra Architecture
PO Box 5540
Frisco, CO 80443

OWNER: NHPF WEST MAIN LLC
C/O NHP Foundation
122 E 42nd Street, Suite 4900
New York, NY 10168

TOWN STAFF: Katie Kent, Community Development Director
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PROJECT DESCRIPTION

The applicant, Allen-Guerra Architecture, representing NHPF WEST MAIN LLC, is proposing a new, mixed-use/affordable housing development at 101 West Main Street. The project involves:

- 52 deed restricted residential dwelling units
- 1,546 square feet of leasable nonresidential space

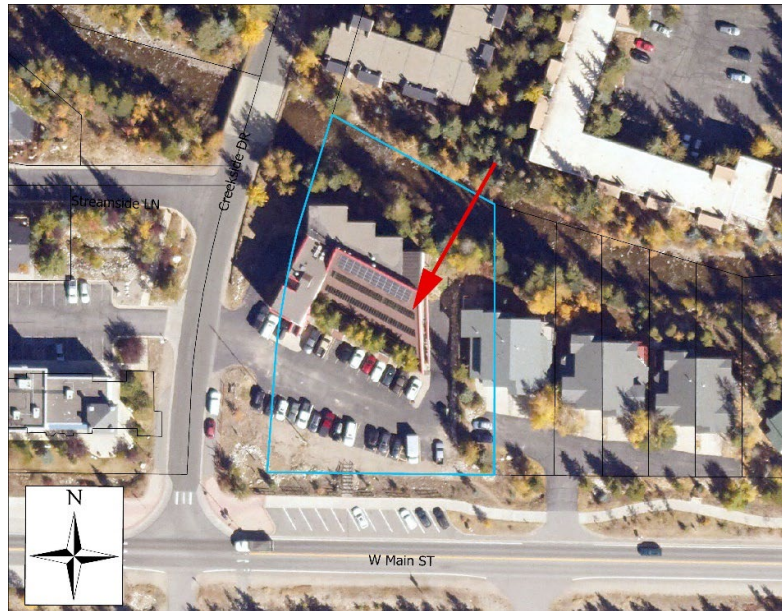
The site plan consists of a single building fronting Main Street with surface parking behind the building and access off Creekside Drive. The building footprint is 14,086 square feet and totals approximately 39,800 square feet of finished area. The proposed development will consist of 52 deed restricted rental units, with all units being affordable for households earning between 30 and 80 percent of the Area Median Income (AMI).

BACKGROUND

The subject property is a 0.83-acre lot located on the northeast corner of West Main Street and Creekside Drive. The existing site consists of the Westmain Professional Building, which was built in 1979. The site is zoned Planned Unit Development (PUD) with the adjacent properties to the west and east zoned Mixed-Use (MU) and the property to the north zoned Residential Medium

Density. There are a variety of surrounding uses including but not limited to residential, office/retail, and restaurant users. The site has Ten Mile Creek on the north side of the property and is across Main Street from the Summit County RecPath.

The NHP Foundation bought the site in June 2023 and in partnership with the Town of Frisco, is seeking funding opportunities to develop the site. 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.



Vicinity Map

In February 2024, the Frisco Town Council approved a rezoning application for the site that changed the zoning from MU to PUD. A PUD is a zoning document that outlines what uses and development standards are permitted on a property, which may differ from the underlying zone district. Where the PUD is silent, the underlying zoning comes into effect. Pursuant to Town Code §180-2.4.1, rezoning requests are subject to two public hearings at the Planning Commission where the Planning Commission makes a recommendation to the Town Council. After such recommendation, the Town Council shall consider the rezoning ordinance at a public hearing where Town Council shall approve, approve with conditions, or deny the application.

The Planning Commission held a preliminary public hearing on [November 16, 2023](#) to consider the proposed PUD plan in conjunction with a submitted sketch plan for the property. The applicant received feedback from the Planning Commission and revised the proposed PUD Plan. The Planning Commission held a final public hearing [January 4, 2024](#) where the Planning Commission recommended conditional approval of the application to Town Council. The Town Council held three public hearings for the rezoning request on [January 23, 2024](#), [February 13, 2024](#), and [February 27, 2024](#). The Town Council heard public comments, consisting of but not limited to the following:

- Concerns with the number of offices being displaced and asked for assistance from the Town to relocate.

- Concerns with the reduced setback between the building to the east of the site and a request to require the setback along Main Street be in line with the existing multifamily development east of the site.
- Concerns with the limited parking.
- Request to maintain trees within the ROW where additional ROW parking is proposed to be constructed.

For a complete record of all public comments, please utilize the links above.

FINAL MAJOR SITE PLAN REVIEW

The Major Site Plan application requires Planning Commission review and decision. The proposal is reviewed in detail for conformance with the Frisco Community Plan and compliance with the Frisco Unified Development Code (UDC) and recorded Planned Unit Development (PUD).

ANALYSIS - FRISCO COMMUNITY PLAN

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

Vision and Guiding Principles (excerpts)

The vision and guiding principles are a statement of community values. Together, they reflect characteristics that residents value about Frisco today, and the kind of community that residents would like to see Frisco become as it continues to grow and evolve over time. The vision and guiding principles serve as an organizing framework for subsequent chapters and policy guidance in the Community Plan, as well as for the Town Council's Strategic Plan.

Guiding Principle 1: Inclusive Community

Frisco cares about our neighbors, visitors, and the whole of our community. We are an inclusive community that welcomes people of all backgrounds and income levels. We support a balance of housing options to create opportunities for a diverse population to reside here. Our history is integral to our identity and it is also a guiding principle for our future. As the Town grows and changes, we need to be rooted in the values of our past. The Ten Mile Range mountain backdrop, historic structures, vibrant neighborhoods, and a lively Main Street characterize Frisco along with the friendly people and welcoming vibe. As Frisco grows, this character and identity should be preserved and enhanced throughout Town.

1.1: Protect the character and livability of Frisco's residential neighborhoods

- **1.1A** *Ensure new housing complements adjacent properties and neighborhoods through appropriate mass, scale, and design. See page 68 for Area Specific Policies/Design Principles to help encourage compatible neighborhood development.*
- **1.1B** *Invest in targeted improvements (e.g., trail connections, bike paths, sidewalks, and drainage improvements) that enhance the safety and quality of life of residents.*
- **1.1C** *Strive to create an appropriate balance of full-time residents, second homes, and short-term rentals to maintain a diverse and vibrant community.*

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.**

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.*

The proposed application furthers the highlighted statements above. The applicant is proposing a mixed-use development that includes leasable, non-residential commercial space along with multifamily residential space. While residential is the primary proposed use of the site with all units being deed restricted rentals, the site will also provide 1,546 square feet of commercial area.

The commercial uses are proposed on the ground level facing West Main Street and will have direct access to the sidewalk along West Main Street. These uses will help support local employees, residents, and visitors. Additionally, the Community Plan specifically references reinforcing Main Street as the heart of the community along with encouraging infill and redevelopment. The proposed design of the site moves the building closer to West Main Street and will contribute to the streetscape and pedestrian-friendly corridor.

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 residential dwelling units range from 481 to 882 square feet.

The proposed construction of 52 deed restricted, residential dwelling units on the subject property is permitted through the Affordable Housing Development Incentive Program and PUD designation in the Unified Development Code. The application is in general conformance with the purpose and recommendations of the Frisco Community Plan.

**ANALYSIS:
PLANNED UNIT DEVELOPMENT**

The zoning of this site is PUD and follows the standards described in the approved and recorded PUD document, see attached. Where the PUD is silent, the underlying zone district, Mixed-Use (MU) and the Affordable Housing Development Incentive Program (AHDIP), comes into effect.

Purpose: The purpose of the PUD is as follows:

“This Designation is proposed to establish a mixed-use development that blends into the surrounding Town of Frisco. The residential portion of this development will consist entirely of deed-restricted, Affordable Workforce Housing units as defined in Section C.2 of the PUD Designation. The two primary goals of the development are to provide affordable housing for the local workforce and to ensure compatibility with the surrounding neighborhood.”

The proposed development provides a mix of residential and commercial uses, with all residential units being provided at rents affordable to households earning between 30 to 80% Area Median Income (AMI). The surrounding area consists of residential and mixed-use development, making the development compatible with the area. The application meets the purpose and intent of the PUD.

Maximum Density: Per the PUD, a minimum of 45 Affordable Workforce Housing units serving up to 80% of the AMI are required. The proposed site plan shows 52 residential units being provided, utilizing a mix of studios, one-bedrooms, and two-bedrooms rented at rates affordable to households earning between 30 to 80% AMI. Below is a chart outlining the proposed unit count and the proposed affordability levels. The application meets this standard.

Unit Type	Total Units	Units up to 30% AMI	Units up to 50% AMI	Units up to 60% AMI	Units up to 80% AMI
Studio	24	2	11	3	8
1 Bedroom	17	2	8	1	6
2 Bedroom	11	1	5	1	4
Total	52 units	5	24	5	18

Minimum Lot Area: None required.

Minimum Lot Frontage: There is no minimum lot frontage required.

Minimum Open Space: The PUD is silent on minimum open space and so the property shall comply with the MU District requirement. There is a minimum open space requirement of 10% of ground floor area. The application meets this requirement.

Maximum lot coverage: The PUD states that the maximum lot coverage shall not exceed 80%. The overall site is 36,248 square feet making the maximum lot coverage permitted 28,998 square feet. The proposed lot coverage is 21,641 square feet, meeting the requirements.

Setbacks: The required and proposed setbacks for the site are as follows:

	Required	Proposed
Main Street	3 feet	3 feet
Side	5 feet	5 feet
Rear (Wetland Setback)	25 feet	25 feet

Due to the proximity of the Ten Mile Creek and delineated wetlands, the site is required to have a 25-setback from the wetlands on site. The wetland boundary is determined by the ordinary high-water mark (OHWM) of the waterbody as shown on the water survey prepared by a wetlands consultant. This line is shown as “25’ wetland setback” on the attached plans. Further description of water quality protection is later in this staff report.

The application meets all setback requirements.

Maximum Building Height: The maximum height outlined in the PUD is 49.5 feet for pitched roofs and 38.5 feet for flat roofs. The applicant is proposing a roof height of 45.05 feet for pitched roofs and 35.12 feet for flat roofs, meeting the requirements.

The applicant is proposing to measure building height from the proposed finished grade rather than using the existing grade per the exception listed in §180-9.3 of the UDC. The exception states that:

“If fill must be placed on the site for drainage purposes, or to meet some other similar requirement such as the placement of utility services, building height may be measured from the finished grade within three feet of the location of the foundation. However, for the purposes of calculating the building height, the finished grade elevation cannot exceed any adjacent, paved street or alley elevation. If additional fill is needed above any adjacent right-of-way elevation, then the average right-of-way elevation as measured at the edge of the adjacent asphalt shall be used as the finished grade to determine building height. In the case where a building is proposed adjacent to two or more rights-of-way, then the building height will be calculated using the average grade of each right-of-way as measured at the edge of adjacent asphalt. For the purposes of calculating building height, any placement of fill on a lot must be determined as necessary, showing there are no other viable alternatives. Said determination and showing must be verified by a professional engineer licensed in the State of Colorado and approved by the Frisco Town Engineer.”

The project was determined to meet the exemption above since the existing site grades are lower than the adjacent roads, properties, and riverbank. These existing grades would have resulted in a site without positive drainage, ponding of water, and increased flooding risk. The applicant has provided a letter from a licensed engineer, describing the need for fill and the absence of a viable alternative, which was approved by the Town Engineer per the memo dated May 21, 2024.

The PUD also states that the first-floor ceiling height shall be a minimum of 9 feet in height. The application meets this standard.

The application meets all height requirements. An Improvement Location Certificate (ILC) will be required during construction to ensure the structure meets the height requirements.

District Standards: For properties with frontage on Main Street, on-site parking shall not be located along the part of the property abutting Main Street. 180-3.12.2.B.1. The applicant is proposing a parking lot behind the building and away from Main Street, meeting the requirements.

ANALYSIS – USE STANDARDS PER PUD

Permitted Uses: The PUD states the following permitted uses on site:

Planning Area 1 – Mixed Use	
Permitted Uses	<p>Residential Uses:</p> <ol style="list-style-type: none"> 1. Permitted as a primary use 2. Permitted on the ground floor <p>Commercial Uses:</p> <ol style="list-style-type: none"> 3. Offices 4. Personal Services 5. Recreation and Entertainment 6. Retail 7. Arts & Entertainment Facility 8. Radio & Television Broadcasting <p>Public or Quasi-Public:</p> <ol style="list-style-type: none"> 9. Community Facilities 10. Civic, Youth, Social Organization 11. Medical Clinic <p>Recreation:</p> <ol style="list-style-type: none"> 12. Community Center 13. Health Spa 14. Open Space 15. Trails 16. Community Gardens 17. Shared Public Space

Additionally, the PUD states that ground floor residential shall be permitted within the PUD and that there shall be a minimum of 1,500 square feet of commercial space on site. The applicant is proposing 1,546 square feet of commercial space.

The application meets the permitted uses as outlined in the PUD.

ANALYSIS - DEVELOPMENT STANDARDS [180-6]

Site Grading and Drainage Plan (§180-6.5 and §180-6.6): The Town Engineer has reviewed the submitted grading and drainage plans and has provided a memo of approval, see attached. The memo outlines some outstanding comments that have since been addressed. When building plans are submitted, the Town Engineer will review the plans again to ensure grading and drainage is functional and in compliance with all requirements.

Water Quality Protection (§180-6.7): Development and soil disturbance are generally prohibited in or within 25 feet of all waterbodies and wetlands. The site is adjacent to Ten Mile Creek and consists of delineated wetlands. The applicant has submitted a waterbody survey prepared by a licensed wetland consultant that shows the wetland boundary and the required 25-foot non-disturbance setback.

The existing building on site currently sits within the 25-foot non-disturbance setback. The applicant is proposing to demo the existing building and therefore approval of a wetland

disturbance application is required prior to issuance of a demolition permit. The applicant has submitted the wetland disturbance application and it is pending review from the Town. The new proposed building is outside of the non-disturbance setback. There is one proposed encroachment within the water quality setback:

- The installation of a water quality rain garden. The proposed water quality pond is designed to detain up to a 25-year (24 hour) storm runoff event. The proposed water quality pond was reviewed and approved by the Public Works Director/Town Engineer per memo dated May 21, 2024.

During previous reviews, Staff found additional encroachments but after the 25' water quality setback was clearly shown on submitted plans, it has been verified that the only encroachment is the above stated water quality pond. The proposed encroachment has been reviewed and approved by the Town Engineer. The application meets the approval requirements per §180-6.7.

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. Commercial/Business projects shall have a driveway width of twelve (12) feet for one-way and twenty-four (24) feet for two-way. Additionally, the UDC states the following requirements for non-vehicular access:

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 materials show one access off Creekside Drive measuring 24 feet, meeting the requirements.

The application materials also show internal sidewalks and connections to the public right-of-way, meeting the requirements for mixed-use developments.

Traffic Study (§180-6.12): Frisco Town Code requires a traffic study, prepared by a professional engineer licensed in the State of Colorado, 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.

A large project is defined in Frisco Town Code, 180-9.3 as:

Any commercial or mixed-use project, occurring on a lot of 10,500 square feet or greater or occurring on a group of lots combined for a unified development project which contain a total lot area of 10,500 square feet or greater; or any residential development occurring on a lot of 21,000 square feet or greater or any development of 5 or more dwelling units.

A traffic study has been submitted and reviewed for this project. The project is anticipated to generate an increase of 223 vehicles per day for a total of 409 anticipated vehicles per day. While this is an increase in traffic, the traffic study states that all adjacent intersections are anticipated to operate at an acceptable level of service through 2045.

The study analyzed the current site access and the proposed site access in relation to the West Main Street and Creekside Drive intersection.



The application meets this requirement.

On-Premise Parking Requirements (§180-5.5.1 C): The PUD outlines the following parking requirements:

- 0.5 parking space per unit for studios and 1-bedroom units
- 1 parking space per unit for 2-bedroom units
- 2 parking spaces per unit for 3 bedrooms or greater

- 1 visitor parking space required per 7 dwelling units
- On-street parking. Required parking, excluding ADA and handicap accessible spaces, may be accommodated on streets proximate to the property, on a one-for-one basis, subject to construction of any needed improvements, and Town approval of an acceptable agreement to ensure adequate maintenance and snow removal procedures and a permit system for resident use.
- Car-sharing service. Each car-sharing space provided shall count as four parking spaces, up to 20% of the parking requirement. The car-sharing program details and agreement shall be provided as part of the major site plan application and shall include provisions and alternative options to ensure operation for the duration of the project.
- Parking may be accommodated on streets proximate to the property on a one-for-one basis.

The application materials show 24 studio units, 17 1-bedroom units, and 11 2-bedroom units. With the proposed number of units, the residential parking calculations are as follows:

Unit Type	Number of Units	Parking Per PUD Requirements
Studios	24	12
1-Bedroom	17	8.5
2-Bedroom	11	11
Visitor Spaces		7.4
Total	52 Units	38.9 or 39 Parking Spaces

In addition to the residential parking spaces, the project is required to provide parking for the nonresidential space. Per the UDC, office parking in the MU zone district is required at a rate of one (1) space per every 450 square feet. Using the standard UDC office parking requirements, the site plan requires 3.4 office parking spaces, or 3 spaces. Adding that requirement to the parking per the PUD Plan, the total required parking for the site is **42 spaces**.

As stated in the PUD Plan, the applicant is proposing to utilize on-street parking and car sharing parking to meet the parking requirements of the PUD Plan. The applicant is proposing 21 spaces on site (which includes the “bonus spaces” for the two car-sharing spaces) and is proposing to construct 31 on-street parking spaces. The application materials show **52 parking spaces**, meeting the requirements.

The additional parking spaces constructed within the public ROW will act like all other public parking spaces along Main Street.

Per PUD requirements, there is an Operating Agreement in place with the Town that allows overnight parking in the public right-of-way. The Public Works Director has reviewed and approved the parking management plan per the memo dated May 21, 2024.

Electric Vehicle Charging Stations: Chapter 65 of the Code of Ordinances of the Town of Frisco concerning Building Construction and Housing Standards, Section C405.10.1 references electric vehicle charging stations for new construction. The property will be required to comply with requirements as outlined in Section C405.10.1 at the time of building permit submittal.

Accessible Parking Space Requirements: With the required parking totaling 42 spaces, the required number of accessible parking spaces is two (2) spaces. The application meets this standard.

Bicycle Parking (§180-6.13.4): All mixed-use developments shall provide bicycle parking facilities, in an appropriate location, with bicycle spaces in the amount of not less than 20% of the total number of parking spaces required for the project, with a minimum of five (5) bicycle spaces.

The applicant is showing enclosed bike storage facilities inside the building and outdoor bike racks. The PUD states that bicycle parking calculations shall follow mixed-use and nonresidential bicycle parking requirements as outlined in the Unified Development Code at the time of project construction. The application meets this standard.

Tandem Parking (§180-6.13.4): The applicant is not proposing any tandem parking spaces.

Snow Storage Areas (§180-6.13.7): Per the PUD, snow storage shall be provided on site at the rate identified in the UDC, which is 25%. The PUD allows snow storage within 15 and 25 feet from the 100-year floodplain with engineer approval. The applicant is not proposing to utilize this allowance. The application materials show 7,375 square feet of paved surfaces, requiring 1,844 square feet of required snow storage area. The application materials show 1,875 square feet of snow storage, meeting the requirements.

Landscaping and Revegetation (§180-6.14): The landscaping requirements listed in the PUD are as follows:

- a. Plant material quantities may be reduced by up to 20% from the requirement per §180-6.14.3.
- b. Species mix may be increased to a 50% maximum for each species, and minimum tree caliper size may be reduced to 50% of the caliper size requirement in §180-6.14.4.

For commercial and mixed-use large projects, for every 1,500 square feet of project lot area, a minimum of one (1) tree shall be planted on site and one (1) shrub shall be required for every 2,500 square feet of project lot area. Based on the size of the site (36,248 square feet) and the above standards, the project is required to have nineteen (19) trees and eleven (11) shrubs.

	Per UDC: MU Large Project	20% Reduction per PUD
Trees	24	19
Shrubs	14	11

The application is meeting the required trees and shrubs on site. Additionally, they are proposing to plant trees and shrubs within the right-of-way to allow for more screening of the site. The Town is agreeable to the proposed plantings within a ROW; however, a Revocable License Agreement will be required at time of building permit submittal.

Refuse Management (§180-6.17): All commercial, mixed-use and multi-family residential development projects containing five (5) or more units shall utilize dumpster enclosures for the storage of all refuse, recycling, grease traps, and compost collection. The application materials show a trash enclosure in an accessible location and is proposed to have materials consistent with the primary structure on site. The application meets this requirement.

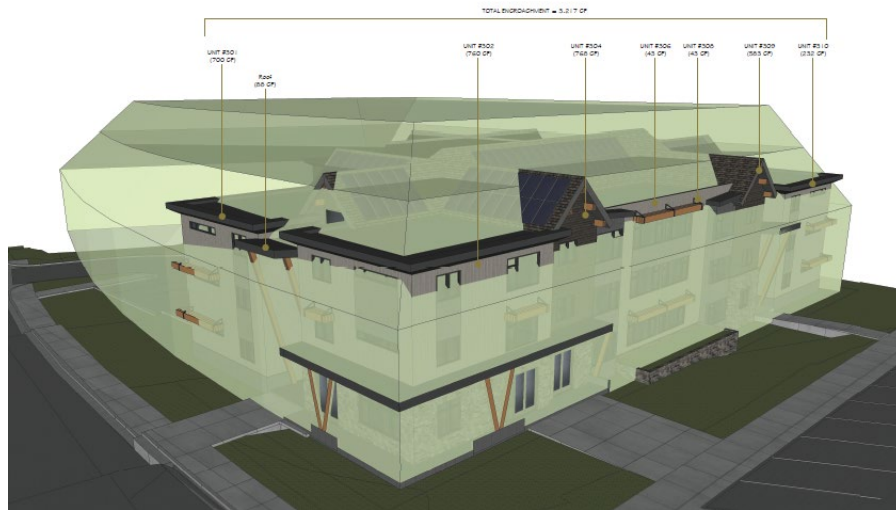
Design Guidelines: The PUD outlines specific design guidelines for the development. For a complete list of the criteria, please refer to the attached PUD. Below is an analysis of each section as indicated in the PUD.

A. Façade Standards

All building elevations shall use at least four of the indicated techniques to employ varied articulation of wall surfaces. Each building façade shows offsets and insets to add depth to the wall plane, a change in material, variation in roof planes or forms, and building elements that provide shelter from natural elements. The application meets this standard.

B. Bulk Plane Standards

Per the PUD, bulk plane encroachments shall be allowed 1,000 cubic feet per 10,000 square feet of lot area. With a site of 36,248 square feet, that would allow 3,625 cubic feet of encroachment. The applicant is proposing 3,217 cubic feet of bulk plane encroachment. The PUD also states that bulk plane encroachments are permitted for livable spaces. The application meets this standard.



C. Roof Standards

The PUD requires that flat roofs be augmented with pitched roof elements and that a minimum roof pitch of 6:12 is encouraged. The application materials show flat roofs and pitched elements with a pitch of 12:12, meeting the standards.

D. Roof Design

The PUD requires that roof lines shall be designed in a manner where they do not substantially deposit snow onto required parking areas, sidewalks, or entryways. The application meets this standard.

E. Roof Materials

The applicant is proposing asphalt shingle roofing in a charcoal color, meeting the requirements of the PUD.

F. Building Material Standards

The applicant is proposing a variety of building materials including horizontal siding in a coffee color, vertical siding in terra bronze, accent metal with a matte finish, dry stacked tone veneer, and exposed timbers. All materials meet the PUD requirements.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of June 11, 2024.

STAFF RECOMMENDATIONS

Recommended Findings

Should the Planning Commission determine that the application meets the criteria of approval pertaining to the Major Site Plan application for the proposed mixed-use/affordable housing development at 101 West Main Street / LOT B-1 WEST FRISCO 70 SUB # 2, staff recommends the following findings:

Based upon the review of the Staff Report dated June 20, 2024, and the evidence and testimony presented, the Planning Commission finds:

- 1. The site plan application 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 application is in general conformance with the recorded Planned Unit Development associated with 101 W Main Street since all the applicable requirements have been 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 application 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 have been 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 application 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 meet the requirements as stated in the PUD.*

Recommended Action

Based upon the findings above, Staff recommends APPROVAL of the proposed Major Site Plan application for the proposed multi-use development consisting of 52 deed restricted residential units and 1,546 square feet of commercial space located at 101 W Main Street / LOT B-1 WEST FRISCO 70 SUB # 2, subject to the following conditions:

- 1. Prior to issuance of a building permit, the applicant shall satisfy the conditions of Frisco Public Works and the Town Engineer.*
- 2. 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.*
- 3. Prior to issuance of a building permit, the applicant shall satisfy requirements from Xcel Energy, Frisco Sanitation, Summit Fire & EMS, and Summit County.*

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-23-0011, I move that the recommended findings set forth in the June 20, 2024 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 the proposed multi-use development consisting of 52 deed restricted residential units and 1,546 square feet of commercial space located at 101 W Main Street / LOT B-1 WEST FRISCO 70 SUB # 2.

ATTACHMENTS

Attachment 1: Planned Unit Development
Attachment 2: Applicant Narrative
Attachment 3: AMI Levels
Attachment 4: Referral Comments
Attachment 5: Applicant's Response Letter
Attachment 6: Site Plan
Attachment 7: Traffic Study

cc: Allen-Guerra Architecture