



PLANNING COMMISSION STAFF REPORT

January 19, 2023

AGENDA ITEM: A public hearing to consider Code Text Amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code.

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SUMMARY AND BACKGROUND

At their December 15, 2022 meeting, the Planning Commission held a work session to discuss proposed Unified Development Code updates. Staff had prepared these updates based on the feedback received from the Planning Commission at their October 6, 2022 meeting. At that meeting, the Planning Commission discussed modifications to construction timelines and management, outdoor commercial establishments, parking, development standards, inclusionary zoning, snow storage, lot coverage, and specific uses in the use table. At the December 15th meeting, staff proposed the following changes:

- **180-2.2 Summary of Procedures**
Includes changes that provide clarification on the required development permits and approvals needed for a Modification to Approved Major Site Plan and Telecommunications.
- **180-2.3.10. Step 10: Lapse of Approval**
Section 180-2.3 provides step-by-step guidance on common development review procedures. The proposed change in Step 10: Lapse of Approval, requires that the expiration date of approval shall be based on the date of the most recent Planning Commission or Town Council approval, not a minor, staff approved modification.
- **180-2.5.1. Conditional Uses**
The proposed changes would eliminate the requirement that the Notice of Decision for Conditional Uses be recorded at the County.
- **180-2.5.2. Site Plan Review (subsection B and D)**
Section B of the Site Plan Review chapter includes site plan review thresholds. Staff is proposing changes to the site plan review thresholds that provide clarity on the types of projects that are applicable to Administrative Site Plan Review versus Minor Site Plan Review. Section D of the Site Plan Review chapter outlines the Major Site Plan Review Procedure. Staff is proposing to add a submittal requirement that would require applicants to submit an updated survey.
- **180-3.4 Residential Traditional Neighborhood (RN) District**

Proposed changes fix an error in existing formatting.

- **180-3.8 Gateway (GW) District**
Clarifies that residential is allowed as a conditional, not permitted, use of the Gateway District.
- **180-5.1.5. Table of Allowed Uses**
The proposed changes eliminate “condominium hotel” as a use from any zone district and adds “indoor arts and entertainment center” as a permitted use in Gateway, Commercial Oriented, Central Core, and Mixed Use Zone Districts.
- **180-6.13.7. Snow Storage Areas**
Includes uncovered decks in snow storage requirements.
- **180-6.15 Snow Storage and Snow Shedding**
The proposed change strengthens the requirement that snow shedding be eliminated from public or private ways.
- **180-6.18 Fences and Walls**
Staff is proposing to add a subsection on construction fencing requirements, use, and maintenance.
- **180-6.21 Non-Residential Development Standards**
The proposed changes to Building Articulation in the Non-Residential Development Standards adds clarification on how articulation shall be implemented on geometric planes that are over 27 feet in length.

The Planning Commission discussed the proposed modifications and provided feedback to staff. Ultimately, the feedback consisted of further clarifications that help when navigating procedural guidelines in the UDC. Staff have provided the revised updates in the attachment.

ANALYSIS - FRISCO COMMUNITY PLAN

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

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 3: Quality Core Services

Frisco is a place for people to live and work. Government and community-based services, such as adequate public infrastructure, public safety, child care, and health services, are integral to making Frisco a sustainable community for residents of all ages and incomes. These core services help businesses recruit workers, contribute to a tight-knit community, and ensure the year-round vitality of our economy.

3.1 Provide high quality public infrastructure and services to meet current needs and accommodate growth.

- 3.1A *Maintain and improve public infrastructure such as multi-use pathways, roads, sidewalks, and transit, and municipal utilities to maintain high quality of life for the community.*
- 3.1B *Plan for growth and change – Analyze existing operational levels and plan for efficient implementation of improvements.*

3.2 Promote open communication, responsive governmental actions, and regional collaboration.

- 3.2A *Provide meaningful opportunities for residents, local businesses, and special interest groups to engage with Town staff and government officials and participate in decisions that impact the community.*
- 3.2B *Encourage participation and representation in regional planning efforts for transportation, housing, public health, and hazard mitigation with Summit County and other neighboring land agencies.*

By creating a more efficient development application process, the Town will be able to better serve the community and maintain high-quality services. Routine updates help keep the Town Code up to date and prepared for the future.

PUBLIC COMMENT

The Community Development Department has not received any formal public comments concerning this project as of January 10, 2023.

STAFF RECOMMENDATIONS

The Community Development Department is recommending support of the proposed UDC text amendments based on the following findings:

1. *The proposed UDC changes will help to provide more efficiency and clarification when processing development applications and furthers the Frisco Community Plan by supporting the Town’s government and community-based services.*

Recommended Motion

Should the Planning Commission choose to recommend the proposed Code amendments for approval and adoption by Town Council, the Community Development Department recommends the following motion:

With respect to File No. UDC-23-0001, I move that the recommended findings set forth in the January 19, 2023 staff report be made and that the Planning Commission hereby recommends APPROVAL to Town Council of the Code Text Amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, concerning the Unified Development Code.

Attachments: Proposed UDC Text Amendments