

Town of Frisco Planning Department
1 Main Street / PO Box 4100
Frisco, CO 80443

RE: Rezoning Application for 18 & 68 School Road

Dear Planning Staff,

We are applying to request a rezoning of 18 and 68 School Road, known as the Centura property, ultimately for the purpose of constructing workforce housing. The site has recently undergone a partial redevelopment with the construction of the Panorama building on the back half of the site (68 School Road), and due to Covid, the front half (18 School Road), which was is known as the Summit Vista Professional building, has been closed since early 2020.

The extreme housing crisis is well-documented in Summit County, especially in Frisco, where rentals are scarce and very expensive. For many years, Centura has repeatedly had prospective employees turn down positions due to lack of housing options, across a variety of positions. Especially at the beginning of the ski season, Centura has a high need to bring on additional staff, but has found that housing is a great barrier in being able to fill those positions.

Currently, the property is zoned "Light Industrial", which does not allow for residential uses. Rezoning the property to "Mixed Use" would allow for Centura to pursue the development of units for their workforce, as well as additional uses for community partners and the greater Frisco community.

Centura has a unique opportunity to fulfill not only its employee housing needs, but also contribute in a positive way to workforce housing for the community. The rezoning is the first step in doing so and we look forward to reviewing this with you and seeking Planning Commission and Council approval.

Sincerely,

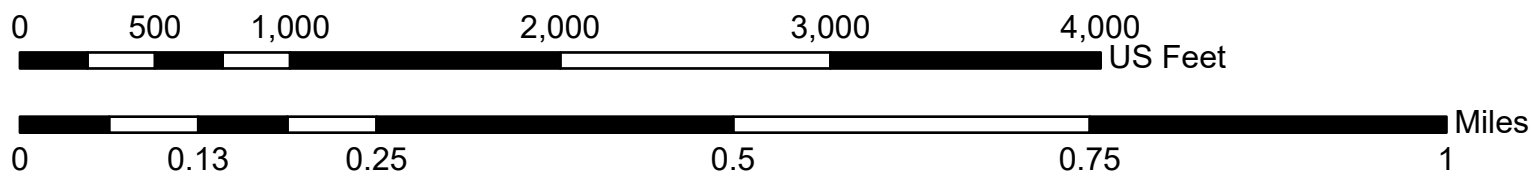
Traditional Neighborhood Developers, LLC
on behalf of Centura Health

White River National Forest

Dillon Reservoir

White River National Forest

Town of Frisco ZONING DISTRICTS *October 2018*



Zoning Districts

- Historic Overlay District
- GW - Gateway
- CC - Central Core
- CO - Commercial-Oriented
- LI - Light Industrial
- MU - Mixed Use
- OS - Open Space
- PF - Public Facilities
- PR - Parks & Recreation
- RS - Residential Single-Household
- RN - Residential Traditional Neighborhood
- RL - Residential Low Density
- RM - Residential Medium Density
- RH - Residential High Density

Planned Unit Development (PUD) Overlay Districts

- Historic Overlay District
- 1 - Mountainside
- 2 - Northway
- 3 - Frisco Place
- 4 - Royal Mountain Ranch
- 5 - Creek at Frisco
- 6 - Residence at Creekside Estates
- 7 - Frisco Park Filing 1 and 2
- 8 - The Reserve at Frisco
- 9 - River Pines
- 10 - Mountain Pines
- 11 - Crossroads at Frisco
- 12 - Lakepoint

180-3.10 Light Industrial (LI) District

180-3.10.1. PURPOSE

To promote the development of professional trade, industrial, general services, storage, and contractor services in Frisco, and to allow for other associated uses complementary to contractor trades and light manufacturing.

180-3.10.2. DISTRICT STANDARDS

A. Dimensions

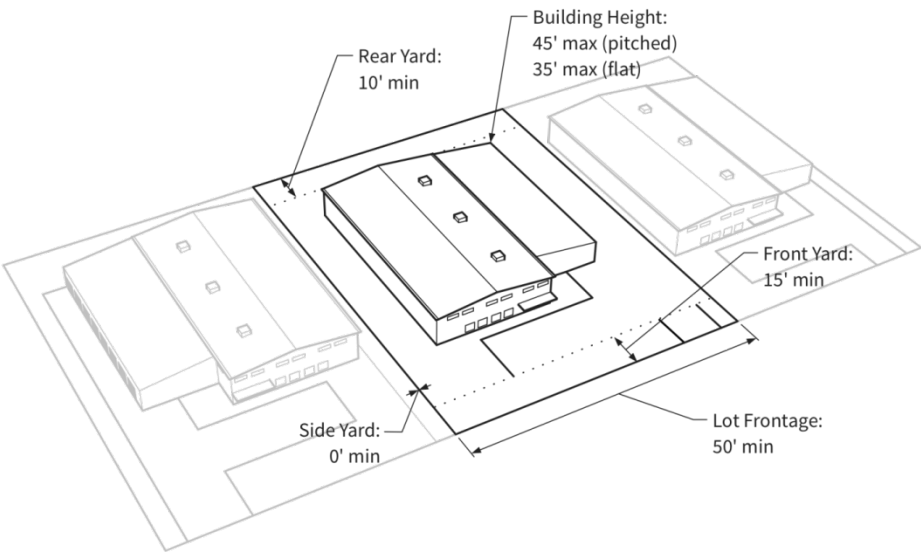
See Figure 3-H and Section 180-3.16.

B. Development Standards

All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-8: LI DISTRICT DIMENSIONAL STANDARDS	
LOT STANDARDS	
Minimum lot area	10,500 sf
Minimum lot frontage	50 ft.
SETBACKS	
Minimum front yard setback	15 ft.
Minimum side yard setback	None
Minimum rear yard setback	10 ft.
BUILDING STANDARDS	
Maximum building height	45 ft. (pitched); 35 ft. (flat)

Figure 3-H: Illustration of LI District Dimensional Standards



180-3.12 Mixed-Use (MU) District

180-3.12.1. PURPOSE

To increase the efficiency of land use, the number of residents and the diversity of commercial activities in those transition areas between the core commercial districts and residential districts, and to emphasize and encourage pedestrian and bicycle circulation.

180-3.12.2. DISTRICT STANDARDS

A. Dimensions

See

Figure 3-M and Sections 180-3.16 and 180-3.17.

B. Development Standards

- 1. For properties with frontage on Main Street, on-site parking shall not be located along the part of the property abutting Main Street.
- 2. All residential development is subject to the Residential Development Standards in Section 180-6.22.
- 3. All non-residential development is subject to the Non-Residential Development Standards in Section 180-6.21.

TABLE 3-2: MU DISTRICT DIMENSIONAL STANDARDS	
PROJECT STANDARDS	
Maximum density	14 du/acre
LOT STANDARDS	
Minimum lot area	None
Minimum lot frontage	None
Minimum open space	10% of GFA
Maximum lot coverage	60%
SETBACKS	
Minimum front yard setback	20 ft.
Minimum front yard setback, Main Street requirements	5 ft.
Minimum side yard setback	10 ft.
Minimum side yard setback, Main Street requirements	5 ft.
Minimum rear yard setback	10 ft.
Minimum rear yard setback, Main Street requirements	10 ft.
BUILDING STANDARDS	
Maximum building height	45 ft. (pitched); 35 ft. (flat)

Figure 3-M: Illustration of MU District Dimensional Standards

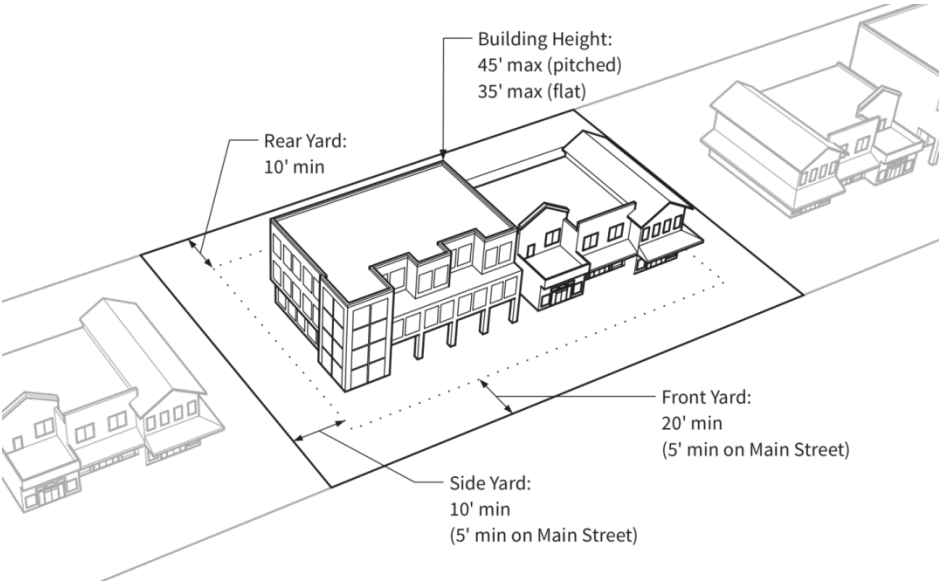


TABLE 5-1 TABLE OF ALLOWED USES

<div> <div></div> = Permitted <div></div> = Conditional Use </div> Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
RESIDENTIAL USES															
Group Living	Group care facility					<div></div>	<div></div>				<div></div>				
	Senior housing					<div></div>	<div></div>				<div></div>				
Household Living	Cabin housing		<div></div>	<div></div>	<div></div>	<div></div>				<div></div>	<div></div>				180-5.2.1 *on Granite & Galena Streets only
	Duplex and two-unit townhomes		<div></div>	<div></div>	<div></div>	<div></div>				<div></div>	<div></div>				180-5.2.8
	Fractional ownership unit					<div></div>	<div></div>			<div></div>	<div></div>				
	Multi-unit dwellings				<div></div>	<div></div>	<div></div>			<div></div>	<div></div>				180-5.2.8
	Single-household detached dwelling	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>				<div></div>	<div></div>				180-5.2.8
	Townhomes, attached or standalone			<div></div>	<div></div>	<div></div>				<div></div>	<div></div>				180-5.2.8
PUBLIC, INSTITUTIONAL, AND CIVIC USES															
Community and Cultural Facilities	Activities for conservation of natural resources and the environment	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Arts and entertainment center						<div></div>	<div></div>		<div></div>	<div></div>				
	Community center					<div></div>	<div></div>	<div></div>		<div></div>	<div></div>			<div></div>	
	Church or place of worship and assembly			<div></div>	<div></div>	<div></div>				<div></div>	<div></div>			<div></div>	
	Homeowner association recreation facility	<div></div>		<div></div>	<div></div>	<div></div>									
Child Care Facilities	Child day care center		<div></div>	<div></div>	<div></div>	<div></div>		<div></div>			<div></div>				
	Family day care	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>									
Educational Facilities	School, Type 1			<div></div>	<div></div>	<div></div>					<div></div>			<div></div>	
	School, Type 2			<div></div>	<div></div>	<div></div>		<div></div>			<div></div>			<div></div>	
	School, Type 3							<div></div>			<div></div>			<div></div>	
Institutional Uses	Institutional use	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>		<div></div>	<div></div>	
Parks and Open Space	Active recreation												<div></div>	<div></div>	
	Common area	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>									
	Common building		<div></div>												
	Marina										<div></div>		<div></div>		
	Open space	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
	Park	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>				<div></div>			<div></div>		
	Passive recreation and open space use (no site disturbance; compatible with natural state)											<div></div>	<div></div>		
	Passive recreation and open space use some site disturbance; compatible with natural state)											<div></div>	<div></div>		
	Public or private active and/or passive recreation												<div></div>		

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● = Permitted ◐ = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	area														
Public Utilities and Facilities	Public improvement	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Public utility facility	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	
	Telecommunication facility (standard)						●	●		●	●			●	180-5.2.11
	Telecommunication facility (low power)	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.2.11
	Transit oriented facility and use						●	●		◐	◐			●	
	<u>Large Scale Solar</u>												◐	●	<u>180-5.2.14</u>
COMMERCIAL USES															
Agriculture Uses	Community garden	◐	◐	◐	◐	◐	●	●	◐	◐	◐	◐	●	●	
	Farmers' market						◐	◐		◐	◐		◐	◐	180-5.2.2
	Plant nursery or greenhouse						◐	●	●		◐		◐		
	Produce stands						●	●		●	●				180-5.2.7
Food and Beverage	Fast food restaurant						●	●		●	◐				
	Microbrewery, distillery and/or tasting room						●	●		●	●				
	Restaurant, bar, tavern						●	●		●	●		◐		
Lodging Facilities	Boarding, rooming, and lodging facility				◐	●	●	◐			◐				
	Condominium hotel						●			◐	◐				
	Hostel						●	◐		◐	◐				
	Hotel and motel						●	◐		●	◐				
Offices	Financial service						●	●		●	●				
	Medical office						◐	●	●	●	●				180-5.2.12
	Office					◐	◐	●	●	●	●				180-5.2.12
Parking Facilities	Parking facility						◐	◐		◐	◐		◐		
Personal Services	Personal services, General					◐	●	●		●	●				
	Laundromat, Commercial/Industrial								●						
	Laundromat, Self-service					◐	●	●		●	●				
Recreation and Entertainment	Health, recreation, and exercise establishment						●	●	◐	●	◐		●		
	Indoor arts and entertainment center					◐									
Retail	Artisan studio or gallery						●	●		●	●				
	Light retail						●	●	◐	●	●		◐		
	Medical marijuana dispensary						●	●	●		●				180-5.2.6
	Professional trade								●						
	Professional trade retail								●						
	Regional retail						●	●							
	Retail marijuana						●	●	●		●				180-5.2.9
	Sexually-oriented business						●	●	●	●	●				180-5.2.10
	Showroom								●						
Vehicles and Equipment	Auto, boat, and recreational vehicle sales						◐	◐							

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● = Permitted ● = Conditional Use Blank cell = Not allowed		Residential					Commercial/ Mixed-Use					Other			Use-specific Standards
Use Category	Use Type	RS	RN	RL	RM	RH	GW	CO	LI	CC	MU	OS	PR	PF	
	or leasing														
	Auto fuel sales						●	●			●				
	Auto service or wash						●	●	●						
	Light goods repair						●	●	●	●	●				
Veterinary Services	Animal boarding or training						●	●	●		●				
	Veterinary clinic						●	●	●		●				
INDUSTRIAL USES															
Industrial Service and Research	Commercial firewood cutting and storage								●						
	Research and development							●	●						
	Construction Staging, Off- site						●	●	●	●	●		●	●	180-5.2.3
Manufacturing and Production	Light manufacturing							●	●	●					
	Repair and light fabrication workshop							●	●						
Warehouse and Freight Movement	Storage facility								●						
	Warehouse								●						
	Wholesale business							●	●						
ACCESSORY USES															
Accessory Uses	Accessory building and use	●	●	●	●	●	●	●	●					●	
	Accessory dwelling unit	●	●	●	●	●	●	●	●	●	●		●	●	180-5.3.1
	Home occupation	●	●	●	●	●				●					
	Home office	●	●	●	●	●	●	●		●	●				
	Solar energy facility	●	●	●	●	●	●	●	●	●	●	●	●	●	180-5.3.3
	Electric Vehicle Charging Station	●	●	●	●	●	●	●	●	●	●	●	●	●	
DISTRICT LEGEND															
RS = Residential Single-Household District															
RN = Residential Traditional Neighborhood District															
RL = Residential Low Density District															
RM = Residential Medium Density District															
RH = Residential High Density District															
GW = Gateway District															
CO = Commercial Oriented District															
LI = Light Industrial District															
CC = Central Core District															
MU = Mixed-Use District															
OS = Open Space District															
PR = Parks and Recreation District															
PF = Public Facilities District															