

**TOWN OF FRISCO  
COUNTY OF SUMMIT  
STATE OF COLORADO  
ORDINANCE 21-03**

AN ORDINANCE REZONING FROM THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT, CERTAIN REAL PROPERTY LOCATED AT 18 AND 68 SCHOOL ROAD / LOT 1, SAINT ANTHONY SUMMIT MEDICAL CAMPUS.

WHEREAS, the Town of Frisco, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, this ordinance is adopted pursuant to the Town's home rule authority, Section 1-4 of the Charter for the Town of Frisco, the Town's authority under Colorado Revised Statutes Section 31-23-301, and the authority of the Town Council under Section 180-2.4.1.D. of the Code of Ordinances of the Town ("Code"); and

WHEREAS, the owner of certain real property located at 18 and 68 School Road legally described as Lot 1, Saint Anthony Summit Medical Campus (hereinafter the "Property") has made application to the Town for a change of zoning classification from Light Industrial (LI) Zoning District to Mixed-Use (MU) Zoning District of the Property; and

WHEREAS, pursuant to the provisions of Section 180-2.4.1.D.3.a. of the Code, on January 7, 2021, the Town Planning Commission conducted a preliminary public hearing concerning the owner's application for the rezoning and made a preliminary recommendation for approval of the application; and

WHEREAS, pursuant to the provisions of Section 180-2.4.1.D.3.b. of the Code, on January 21, 2021, the Town Planning Commission conducted a final public hearing concerning the owner's application for the rezoning; and

WHEREAS, after the public hearing, the Planning Commission recommended that the Town Council approve the owner's application for a change of zoning classification from Light Industrial (LI) Zoning District to Mixed-Use (MU) Zoning District of the Property; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FRISCO THAT:

Section 1. Findings. Based on the testimony and documents received and considered at the public hearing on this matter, the Town Council FINDS THAT:

- A. Because of changed or changing conditions in a particular area or in the Town generally, it is in the public interest and reasonably necessary in promotion of the public health, safety or welfare to rezone a property to encourage development or redevelopment; since the historic, current, and desired future uses of the site are more consistent with the purpose and allowed land uses of the Mixed-Use (MU) Zoning District than the Light Industrial (LI) Zoning District. The property owner has stated a desire to construct workforce housing on this site; however, such residential use is not allowed under Light Industrial (LI) Zoning District. Workforce housing is one of Town of Frisco's highest strategic priorities and could be accommodated on this site through a rezoning to the Mixed-Use (MU) Zoning District designation. The subject property is located within a

transition area between Main Street to the south, gateway commercial development to the north, low density residential development to the west, and a school to the east. Other properties similarly located along Summit Boulevard are zoned Mixed-Use (MU) District.

- B. The rezoning is necessary to conform to the Master Plan since the proposed rezoning application is consistent with the guiding principle of an Inclusive Community and the guiding principle of a Thriving Economy and multiple underlying policies of the Frisco Community Plan, including 1.2A, 1.5A, 1.5B, 1.5C, 2.1A, 2.1B, 2.1C, 2.1D, 2.1E, 2.2A, 2.2C, 2.3A, 2.3B and 2.3C. In addition, the application is directly supported by policy 1.2B, since the rezoning encourages infill and redevelopment along Summit Boulevard that improves the aesthetic appeal, and supports an economically thriving corridor. The application is also supported by policy 1.2C since the rezoning supports the integration of workforce housing as part of future redevelopment efforts along Summit Boulevard through the potential intensification of land uses throughout the Summit Boulevard corridor and the greater Mixed Use Gateway District.

Section 2. Designation. The real property located at 18 and 68 School Road and legally described as Lot 1, Saint Anthony Summit Medical Campus, is hereby designated as being within the Mixed-Use (MU) Zoning District.

Section 3. Zoning Map. The Director of the Community Development Department shall cause the Frisco Zoning Map to be amended to reflect the Mixed-Use (MU) Zoning District designation approved by this Ordinance:

Section 4. Effective Date. This ordinance shall become effective in accordance with the home-rule Charter of the Town of Frisco, Colorado.

INTRODUCED, PASSED ON FIRST READING AND PUBLICATION AND POSTING ORDERED THIS 9<sup>TH</sup> DAY OF FEBRUARY, 2021.

ADOPTED ON SECOND AND FINAL READING AND PUBLICATION BY TITLE ORDERED THIS 23<sup>rd</sup> DAY OF FEBRUARY, 2021.

TOWN OF FRISCO, COLORADO:

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Hunter Mortensen, Mayor

ATTEST:

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Deborah Wohlmuth, CMC, Town Clerk