

# DESIGN REVIEW BOARD

January 23, 2012

**Case Number**

DRB2012-04

**Applicant/Owner**

City Motor Company

**Representative**

Jule Stuver, CTA Architects & Engineers

**Property Location**

3900 10th Ave. S.  
Neighborhood Council 5

**Requested Action**

Design review of exterior renovation and expansion

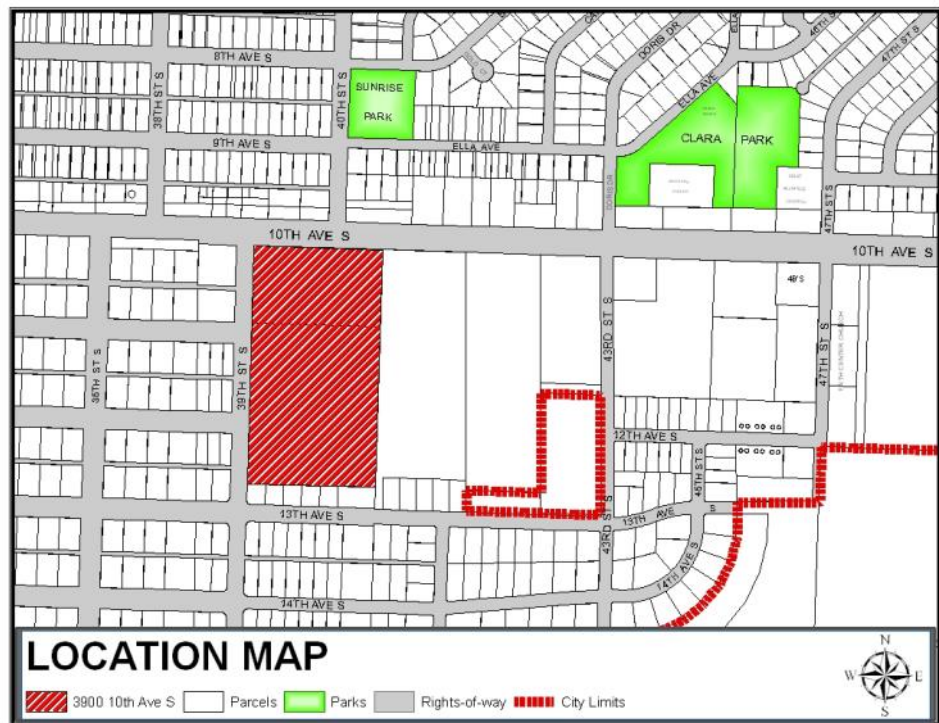
**Recommendation**

Approve design

**Project Planner**

Brant Birkeland, Planner II

## CITY MOTOR COMPANY



### Project Description

The project is a proposed exterior renovation and expansion of an existing commercial building located at 3900 10th Ave. S. The exterior renovation does not represent a significant change or modification of the exterior of the building. Rather, it is an upgrade of the existing materials and provides additional design and architectural features to the building façade.

The proposed 1,100 s.f. expansion is planned for the north façade of the building, set back and to the east of the building's primary entrance. The proposed expansion is adjacent to existing office space and will include two additional office spaces and a vehicle delivery area.

### Background

- Legal Description: Lot 1, Block 1, Rice Tracts 1st Addition
- Building Area: 57,102 s.f. + 1,100 s.f. expansion
- Property Zoning: C-2 General Commercial
- Street Frontages: 439' 4" on 10th Ave. S.

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## Project Overview

### **Commercial expansion: Exhibit 28-1 Guidelines for specific projects and buildings.**

The proposed exterior renovations include an upgrade of the architectural features, design elements and finishings of the existing City Motor Company building. The applicant is proposing to use white aluminum composite material and a blue accent band on all sides of the exterior of the main show room. The existing windows will remain. Exterior paint matching the existing building color is planned for the service area and all other exteriors except for the main show room.

The applicant has proposed an entry portal element to highlight the center of the main show room. The 22' tall, 30' wide feature consists of metallic blue aluminum composite material with the words "Chevrolet" and the company's "bowtie" symbol placed on the feature. The feature will be constructed on a separate foundation and is offset from the building by 18". Considering that the feature will be constructed on a separate foundation and is not physically connected to the building, staff will treat the entry portal element as a sign. Additional signage includes the business and franchise names on the front façade of the building.

The proposed project includes an 1,100 s.f. expansion on the north facade of the existing structure, set back and to the east of the primary show room. The expansion includes two offices and a two stall vehicle delivery area. The exterior of the expansion consists of garage style doors and exterior paint matching the color of the exterior building.

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The exterior renovations improve the exterior of the building and positively address the character of the site and surrounding buildings. The orientation of the building and design of the primary entrance add visual and aesthetic appeal to the project. The placement of architectural features and design elements, and the choice of colors and materials create visual interest from the street and provide an example of quality design for this type of use along the 10th Ave. S. corridor.

### **Commercial expansion: Exhibit 28-1 Standards for specified projects and buildings.**

The landscaping requirements set forth in Chapter 44 Landscaping apply to all commercial buildings greater than 20,000 s.f. changing occupancy or undergoing interior or exterior remodeling. As such, the exterior renovation of the building triggers the landscaping requirements. The landscaping plan, as submitted for design review, does not meet the minimum standards of the code. Given the nature of the auto-sales use, the character of the adjacent and surrounding uses and the location in the C-2 zoning district, staff recommends that the applicant request a design waiver and also provide additional plantings within the existing landscaped areas.

The proposed exterior renovation and expansion does not trigger the requirements of Chapter 40 Outdoor Lighting. Additionally, the applicant is not proposing any new mechanical equipment.

### **Conformance with Title 17**

The proposed project is in conformance with all other relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards and parking.

### **Summary**

The proposed exterior renovation and expansion project improves the aesthetic quality of the building and enhances the character of this section of the 10th Ave. S. corridor. Exterior materials are compatible with the surrounding uses and the architectural features and design elements create visual interest. The applicant is proposing the construction of a large entry portal feature. Based on an analysis of the code, staff has concluded this feature is a sign based on the fact that the feature is to be constructed on a separate foundation and is physically off set from the exterior of the building. This sign emphasizes the front façade of the building and adds interest to the building. The proposed expansion provides additional office space and room for a two stall car delivery service.

## EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATIONDATE: 1/6/12NAME: Bob Oakland City Motor CompanyADDRESS: 39000 10TH Ave. South PHONE: 761-4900AGENT/REPRESENTATIVE: Jule Stover CTA Inc.ADDRESS: 219 2nd Ave. South PHONE: 452-3321SITE ADDRESS: 39000 10TH Ave. SouthSquare Footage of Building Site: 289,824 SFSquare Footage of Structure(s): 57,102 SF + 1,100 SF ADDITIONDesign Review Board Meeting Date: 1/23/12

The following items must be submitted as part of the application:

Legal DescriptionLot(s): Lot 1Block(s): Block 1Subdivision: Rice Tracts 1st AdditionOr Township: \_\_\_\_\_ Range: 3E Section: MARK 9H

Use Intended: \_\_\_\_\_

**PACKET** (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

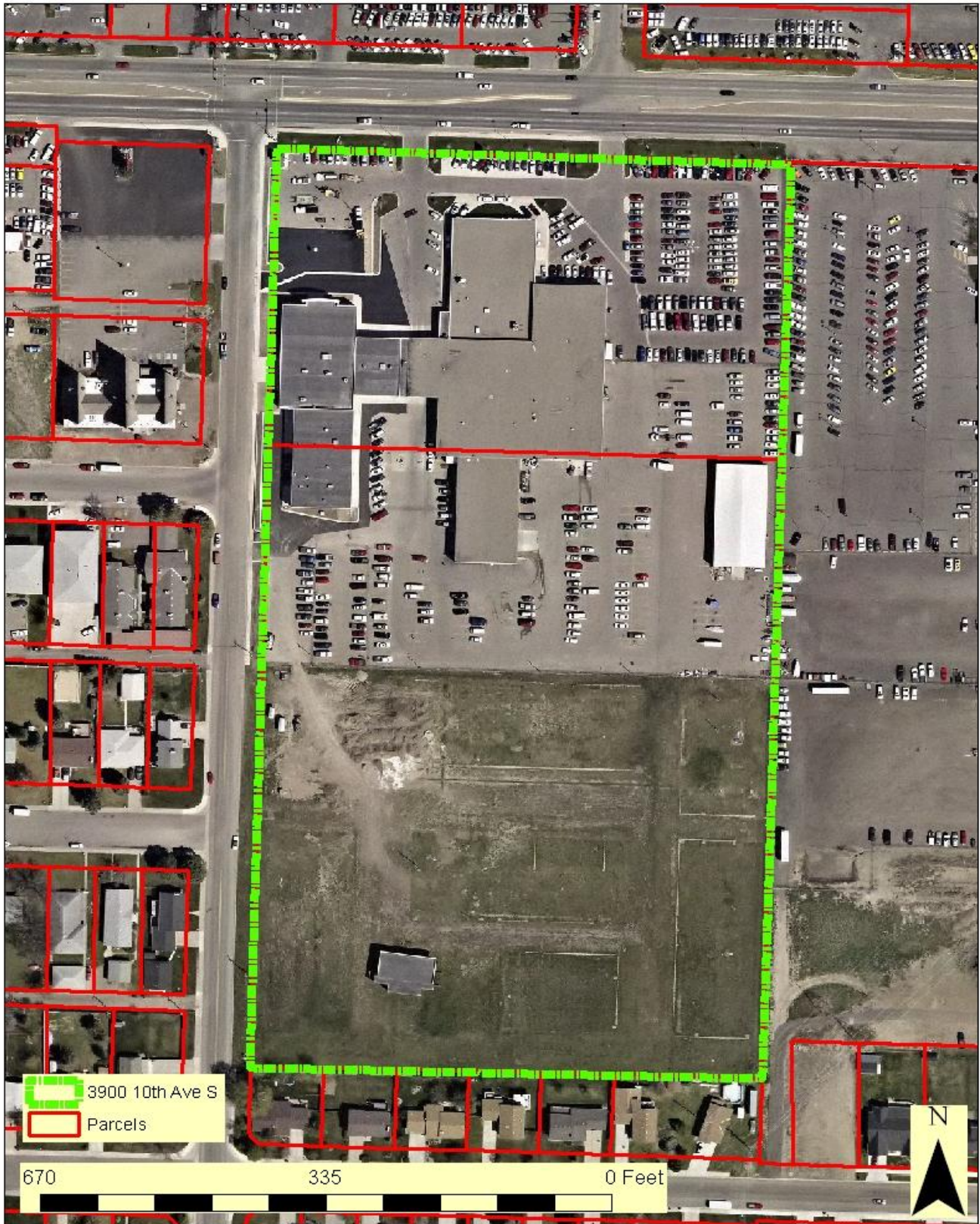
- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

## Building and Property Frontage:

Street: 10th Ave. S. Building Frontage: 239'-0" Property Frontage: 439'-4"Street: 39th St. S. Building Frontage: \_\_\_\_\_ Property Frontage: \_\_\_\_\_



# EXHIBIT B - AERIAL PHOTO



# EXHIBIT C - EXISTING ELEVATIONS & SITE

EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

CITY MOTOR COMPANY ADDITION & EXTERIOR UPGRADES  
GREAT FALLS, MONTANA

CONSTRUCTION DOCUMENTS

CTA INC  
111 14TH STREET  
GREAT FALLS, MONTANA 59404  
PHONE: 406.733.2222  
FAX: 406.733.2223  
WWW.CTAINC.COM

EXISTING EXTERIOR ELEVATIONS

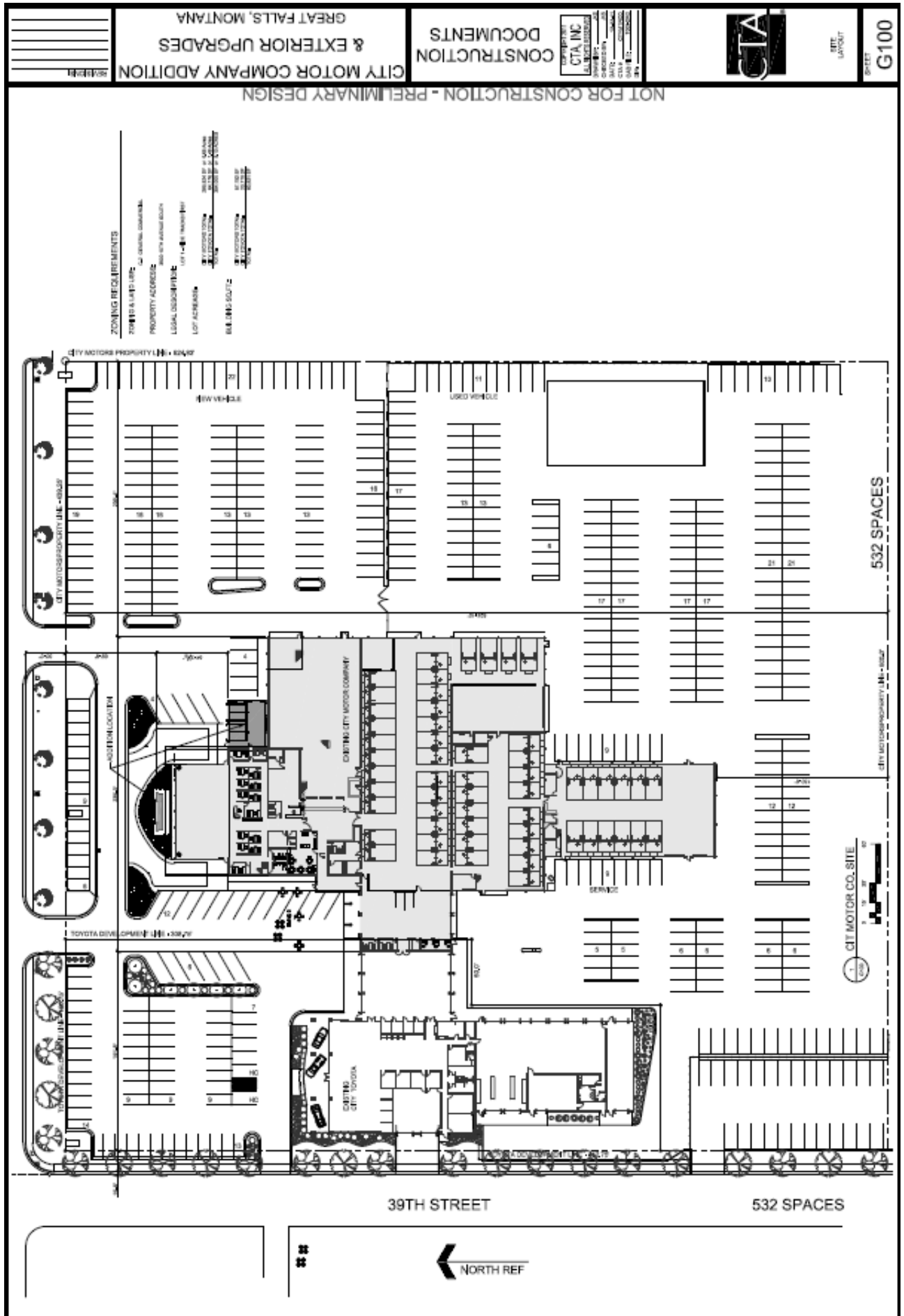
SHEET A200B



Existing North Elevation



# EXHIBIT D - PROPOSED SITE PLAN





# EXHIBIT F - ADDITION PLAN AND SIGN PLAN

**WALL TYPES** SCALE: 1/4"=1'-0"

SECTION THROUGH MASONRY WALL

ALL MASONRY CONSTRUCTION SHALL BE PERFORMED BY A LICENSED MASONRY CONTRACTOR. ALL MASONRY SHALL BE CONFORMANT WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC). ALL MASONRY SHALL BE CONFORMANT WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC). ALL MASONRY SHALL BE CONFORMANT WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC). ALL MASONRY SHALL BE CONFORMANT WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

CITY MOTOR COMPANY ADDITION & EXTERIOR UPGRADES

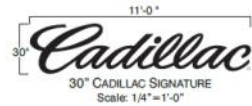
GREAT FALLS, MONTANA

CONSTRUCTION DOCUMENTS

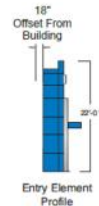
DESIGNED BY  
CTA, INC  
1111 17TH AVENUE S.W.  
GREAT FALLS, MT 59404  
PH: (406) 763-1111  
WWW.CTAINC.COM

ADDITION & UPGRADE PLANS

SHEET  
A101



SIGN ELEMENTS					
ELEMENT	SIZE (HEIGHT)	WEIGHT	ELECTRICAL	SQUARE FT.	LENGTH
Bowtie	25"	15 lbs	1 amp	13.37	6'-5"
Chev. Signature	25"	72 lbs	4 amps	35.37	16'-11 3/4"
Dealer Name Letters	28" LG. LED	12 lbs./letter	5 amps/letter	18.50	7'-11 5/8"
Certified Service Letters	22" Med. LED	8 lbs./letter	tbd	33.8	18'-5 1/4"
Cadillac Signature	30" Small LED	40 lbs	4 amps	26.8	11'-0"





Recommendation

**Suggested Motion**

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of City Motor Company located at 3900 10th Ave. S. as shown in the conceptual development plans contained within this report by the project applicant and representative, subject to the following conditions:

1. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
3. The applicant request and be granted a design waiver signed by the Director of Planning and Community Development and also provide additional plantings within the existing landscaped areas.
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood and Youth Council Coordinator  
Robert Oakland, City Motor Company, 3900 10th Ave S., Great Falls MT 59405  
CTA Architects and Engineers, 219 2nd Ave S., Great Falls MT 59405