

DESIGN REVIEW BOARD

January 23, 2012

Case Number

DRB2012-02

Applicant

James Talcott Construction

Property Owners Agent
Brad Talcott

Representative

CTA Architects and Engineers

Property Location

115 3rd Street NW
Neighborhood Council #2

Requested Action

Design Review of a new commercial restaurant

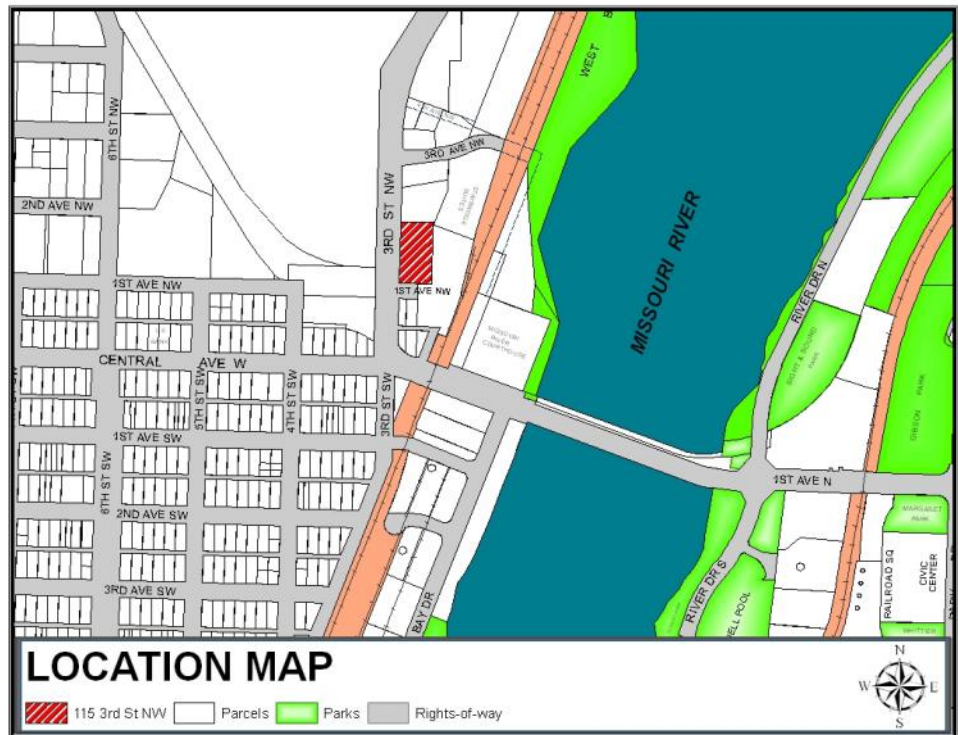
Recommendation

Approve design with conditions

Project Planner

Charlie Sheets

KOBE STEAK AND SEAFOOD 115 3RD STREET NORTHWEST



Project Description

The applicant is proposing construction of a new restaurant in the WEST BANK ONE Development. The subject site was previously used for warehousing and material storage. This new construction is a substantial improvement to the busy 3rd Street Northwest corridor and continues the transition away from the previous industrial uses to a mixed-use commercial district. The applicant proposes to construct a new 5,990 S.F. structure and continue the site development standards set by Staybridge Suites (parking, landscaping, sidewalks and outdoor lighting design).

Background

- Legal Description: Mark 1, Section 2, T20N, R3E, Cascade County
- Property Area: ± 42,427 S.F.
- Property Zoning: M-2 Mix Use Transitional District
- Street Frontage: ± 283'-0" along 3rd Street Northwest

Project Overview

New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings.

The applicant intends to build a new restaurant adjacent to 3rd Street Northwest. The primary vehicular entrance to the WEST BANK ONE Development is a common driveway north of the subject restaurant. The orientation of the structure is toward the southwest corner of the property. The entrance to the restaurant faces the Staybridge Suites. The entrance is on a diagonal façade that is at a 45° angle from the north and east elevations. The entrance will have an overhead canopy and be surrounded by shale stone. The entrance, as currently proposed, does not meet the recommended standard regarding the orientation of the primary entrance. The LDC recommends that the entrance is placed to address the public street upon which the building is located. On the north, east and west elevations, windows surround the seating areas. The design includes a patio area that may be used for tables and chairs, as weather permits, that is enclosed by a metal screening fence. The service enclosure on the south elevation matches the metal screening fence. The material used on the southern portion of the building is ribbed concrete masonry units which wrap around the side walls. The material on the east, west and north facades is a burnished concrete masonry with stacked and shale stone surrounding the windows. The canopies surrounding the building are earth toned smooth metal and extend out over the windows 2'-6". The design team will provide a color palette at the Design Review Board meeting.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage.

The design team has provided a site plan showing the conceptual parking layout. This building will share parking with other buildings within the WEST BANK ONE Development. Final count and dimensions of the parking spaces, including accessible parking, are being configured by the design team and will be submitted and reviewed with the final building permit application. The outdoor lighting design of the building and parking lot will match the rest of the WEST BANK ONE Development. The landscaping will be consistent with the previous site improvements. No exterior storage is allowed within the development once the construction is completed. WEST BANK ONE Development has one monument sign at the shared primary driveway entrance. Additional wall signage appears to meet the Code and requires a separate review and permit from the Planning & Community Development Department. Final approval will be reviewed for conformance at the time of that submittal. Sidewalks are in place along 3rd Street Northwest. The submitted plans provide sidewalks around the proposed building, but do not provide a clear pedestrian path to Staybridge Suites and Faster Basset restaurant, other than walking on the paved vehicle driving lanes and across existing landscaping. The design team will work with Staff to finalize a sidewalk and crossing master plan to ensure the safety of pedestrians throughout the site.

Summary

The construction of the new commercial restaurant is compatible with nearby properties, neighborhood character, and natural features. The proposed project promotes street activity, reinforces public spaces and promotes public safety with the final pedestrian master plan. The transition from the previous land uses on the property will significantly enhance the neighborhood. Staff strongly supports approval of this application.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

Date: 1/5/2012

Name: James Talcott Construction

Address: 4415 River Drive North Great Falls, MT Phone: 761-0018

Agent: CTA Architects and Engineers

Address: 219 2nd Ave S Great Falls, MT Phone: 452-3321

Site Address: 115.3rd St. NW Great Falls, MT

Square Footage of Building Site: 46000

Square Footage of Structure(s): 6103

DRB meeting Date: 1/23/2012

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

Legal Description:

Lot(s): _____; Block(s): _____; Subdivision: Remaining TR1, COS 4716

or Township: 20N; Range: 3E; Section: 2

Use Intended: Commercial

City Zoning Districts: Area: M-2 Use: A-2

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

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)

Building and Property Frontage:

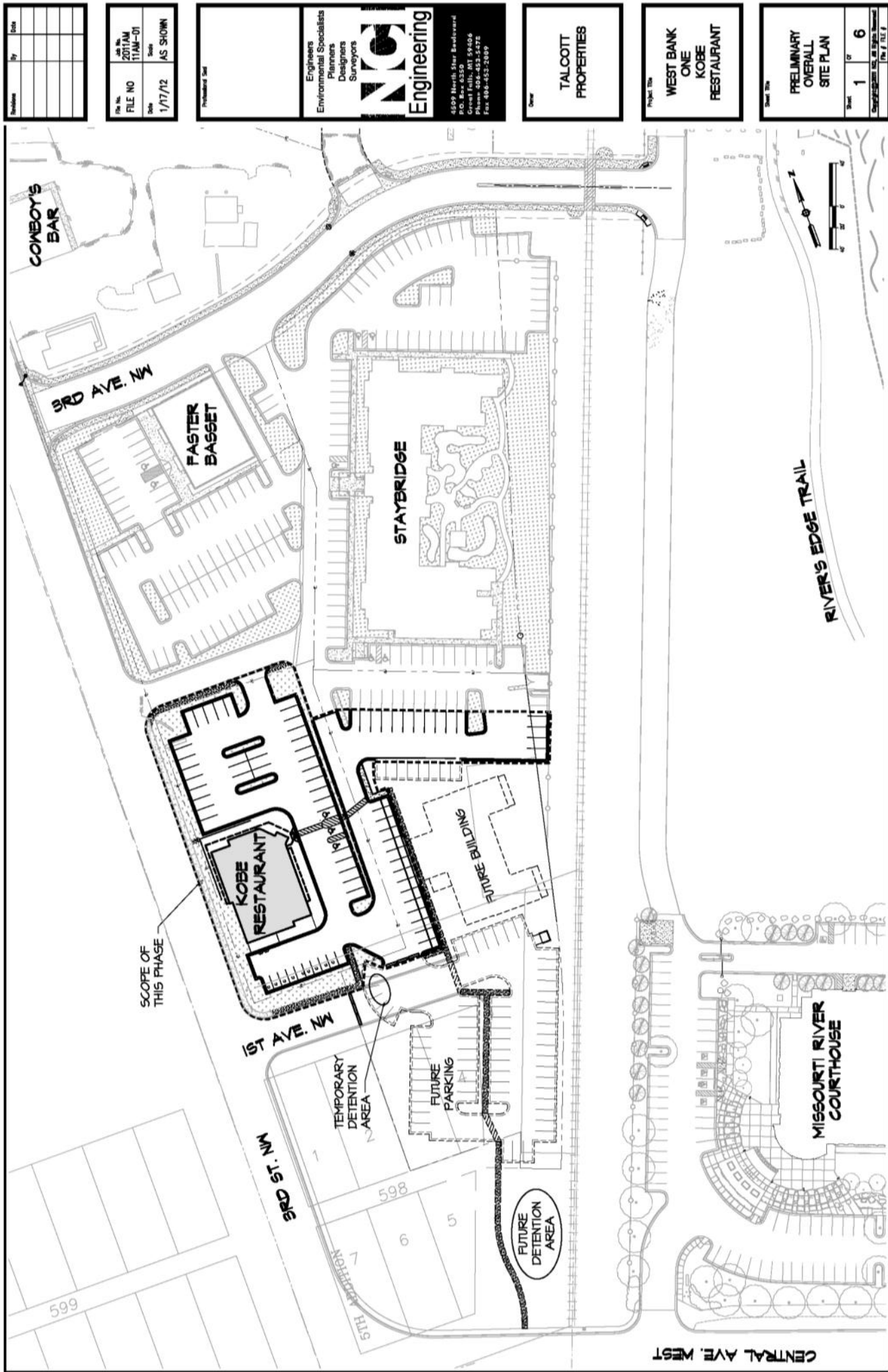
Street: 3rd St NW; Building Frontage: 96'; Property Frontage: 285

Street: _____; Building Frontage: _____; Property Frontage: _____

EXHIBIT B - AERIAL PHOTO



EXHIBIT C - WEST BANK ONE DEVELOPMENT SITE PLAN



Revision	By	Date

File No.	2011AM
File No.	11AM-01
Date	1/17/12
AS SHOWN	AS SHOWN

Professional Seal

Engineers
Environmental Specialists
Planners
Designers
Surveyors

NG
Engineering

4609 Mitchell Ave. Brentwood
P.O. Box 9350
Great Falls, MT 59406
Phone: 406-453-5472
Fax: 406-453-2089

Owner
TALCOTT PROPERTIES

Project Title
WEST BANK ONE KOBE RESTAURANT

Sheet Title	PRELIMINARY OVERALL SITE PLAN	
Sheet No.	1	OF 6
Scale	AS SHOWN	

EXHIBIT D - KOBE RESTAURANT SITE PLAN

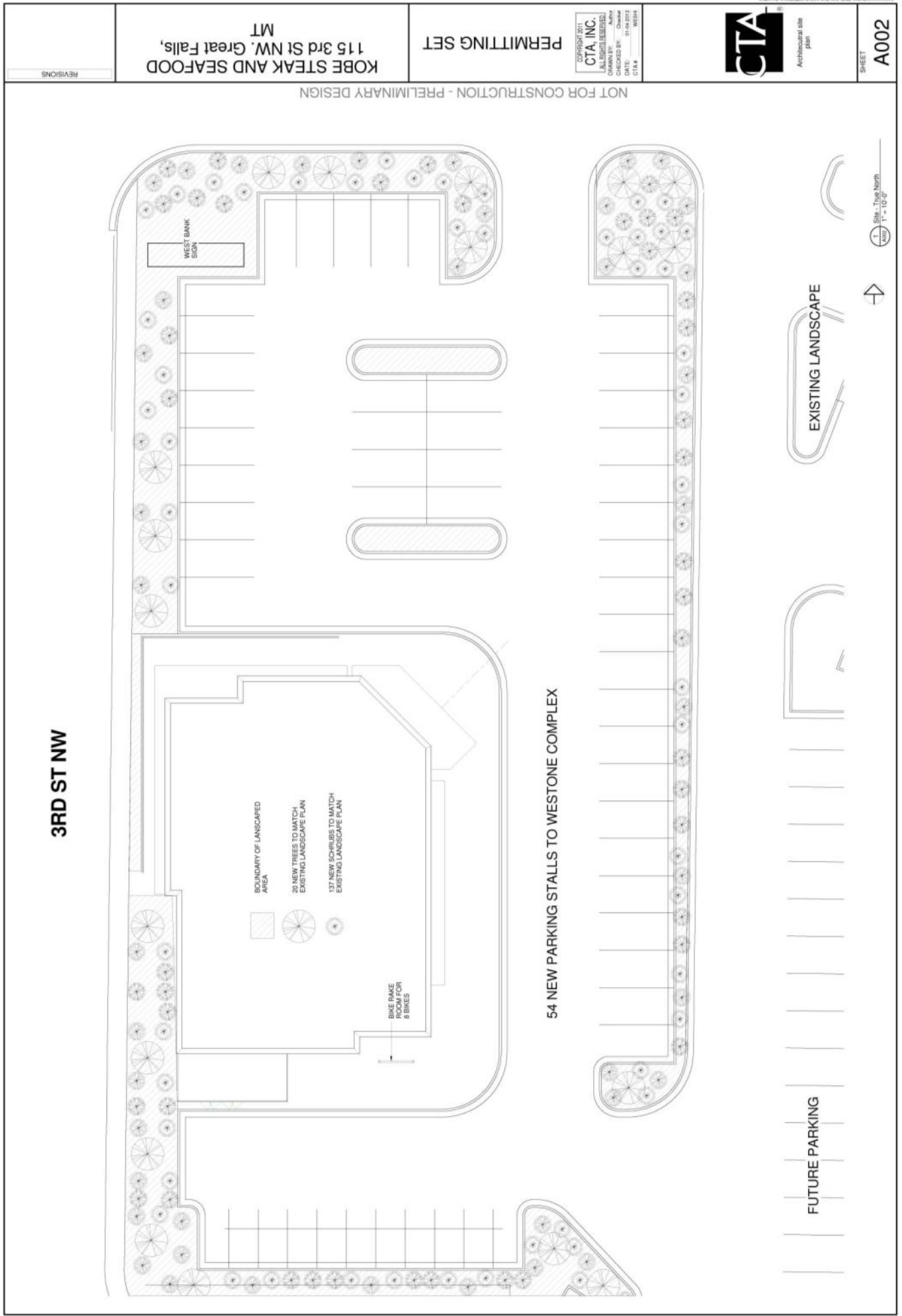


EXHIBIT F - NORTH AND SOUTH ELEVATIONS

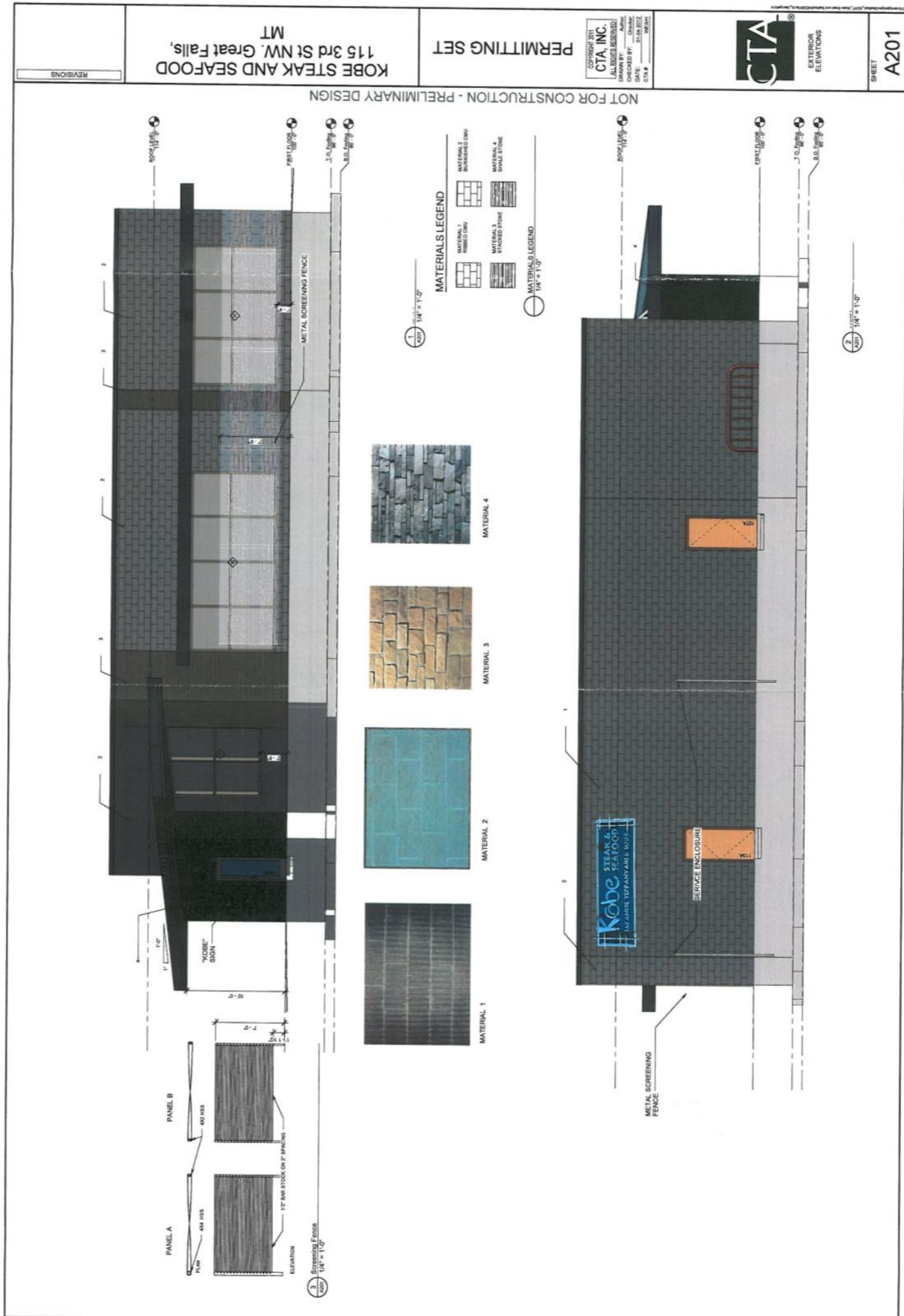
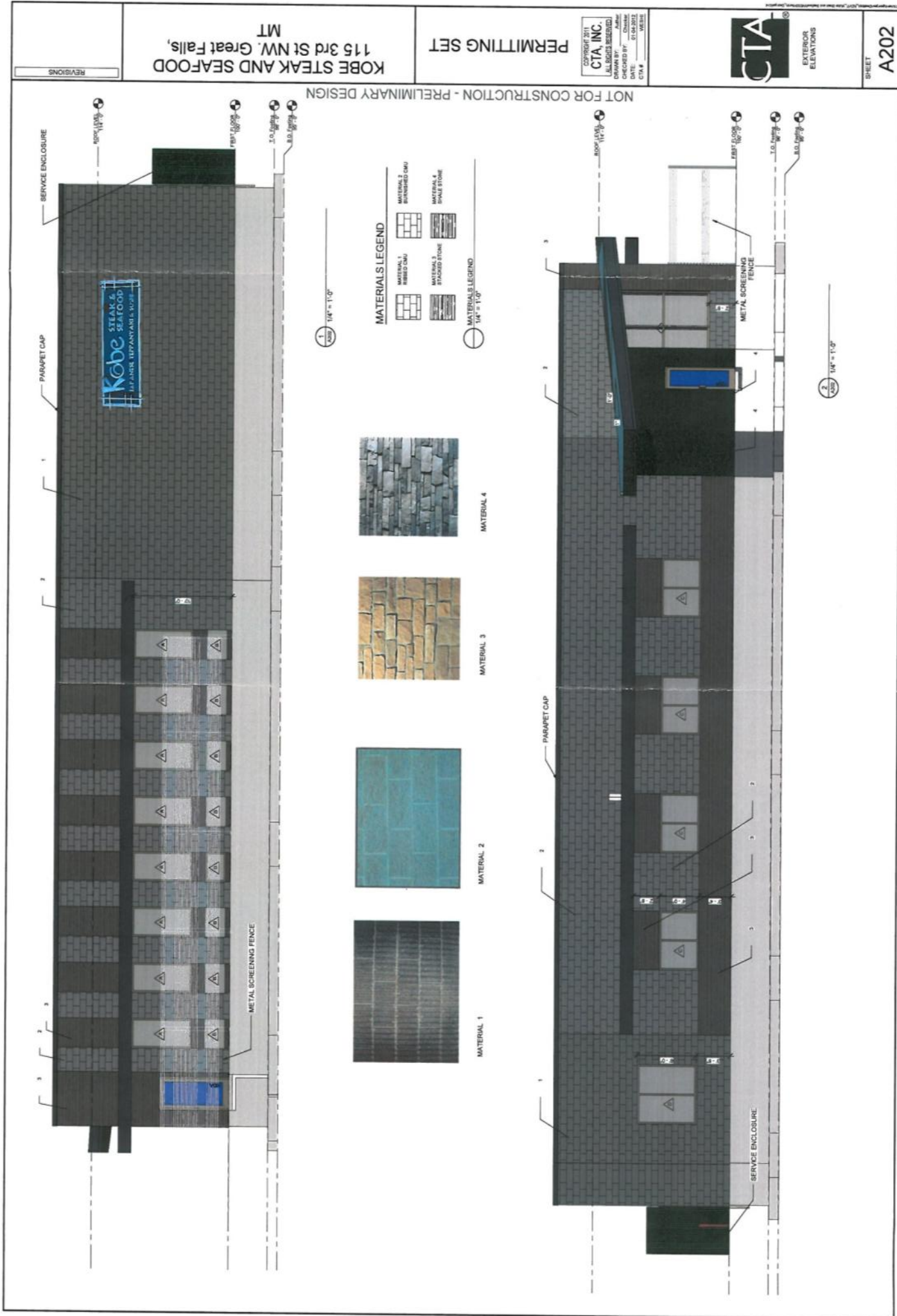


EXHIBIT G - EAST AND WEST ELEVATIONS



KOBE STEAK AND SEAFOOD
115 3rd St NW, Great Falls,
MT

PERMITTING SET

COPYRIGHT 2011
CTA, INC.
ALL RIGHTS RESERVED.
DRAWN BY: A.M.
CHECKED BY: C.M.
DATE: 07/20/11
SCALE: AS SHOWN
CTA
L10022

CTA
EXTERIOR
ELEVATIONS

SHEET
A202

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

MATERIALS LEGEND
1/4" = 1'-0"

1
1/4" = 1'-0"

MATERIALS LEGEND
1/4" = 1'-0"

2
1/4" = 1'-0"

- MATERIAL 1
DARK GREY STONE
- MATERIAL 2
TEAL STONE
- MATERIAL 3
TAN STONE
- MATERIAL 4
GREY STONE



MATERIAL 4



MATERIAL 3



MATERIAL 2



MATERIAL 1

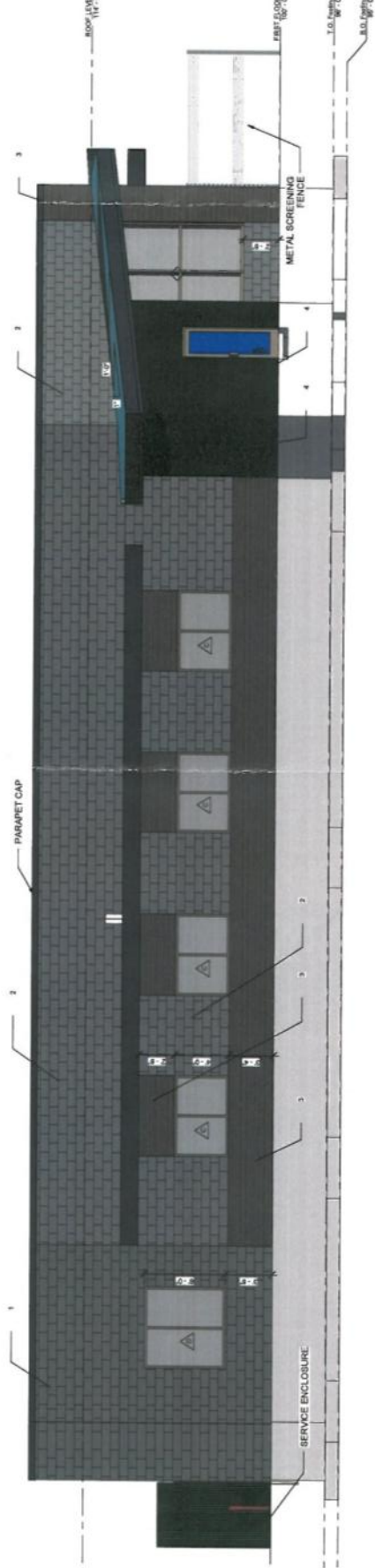
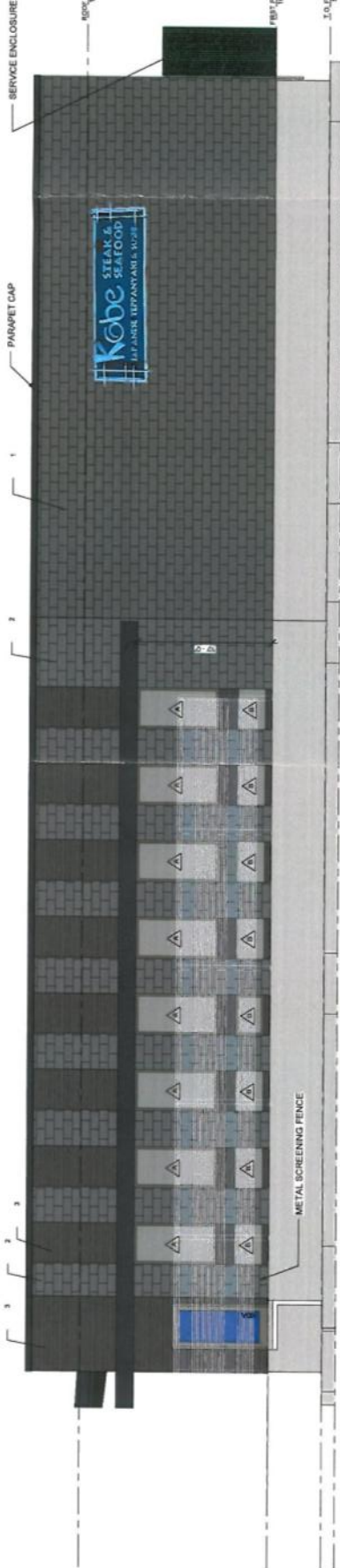


EXHIBIT H - SITE PHOTOS



WEST BANK ONE ENTRANCE SIGN



TYPICAL LANDSCAPE DESIGN AND FEATURES



TYPICAL PARKING LOT ISLAND





TYPICAL PARKING LOT END ISLAND



Recommendation



Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Kobe Steak and Seafood Restaurant, addressed as 115 3rd Street Northwest, as shown in the conceptual development plans contained within this report and provided by the project property Owners Agent, subject to the follows conditions:

  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.

  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.

  Provide clear safe and accessible pedestrian connections to other business in the WEST BANK ONE Development and the existing public sidewalks to ensure safe pedestrian circulation.

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

CC City Engineering, Dave Dobbs
Patty Cadwell, Neighborhood and Youth Council Coordinator
James Talcott Construction, P.O. Box 2493, Great Falls MT 59403
CTA Architects and Engineers, 219 2nd Ave S., Great Falls MT 59405