

DESIGN REVIEW BOARD

January 23, 2012

Case Number

DRB2012-01

Applicant/Owner

Richard Bleskin

Representative

Mike Magnuson

Property Location

3456 10th Ave S
Neighborhood Council 5

Requested Action

Design review of commercial expansion

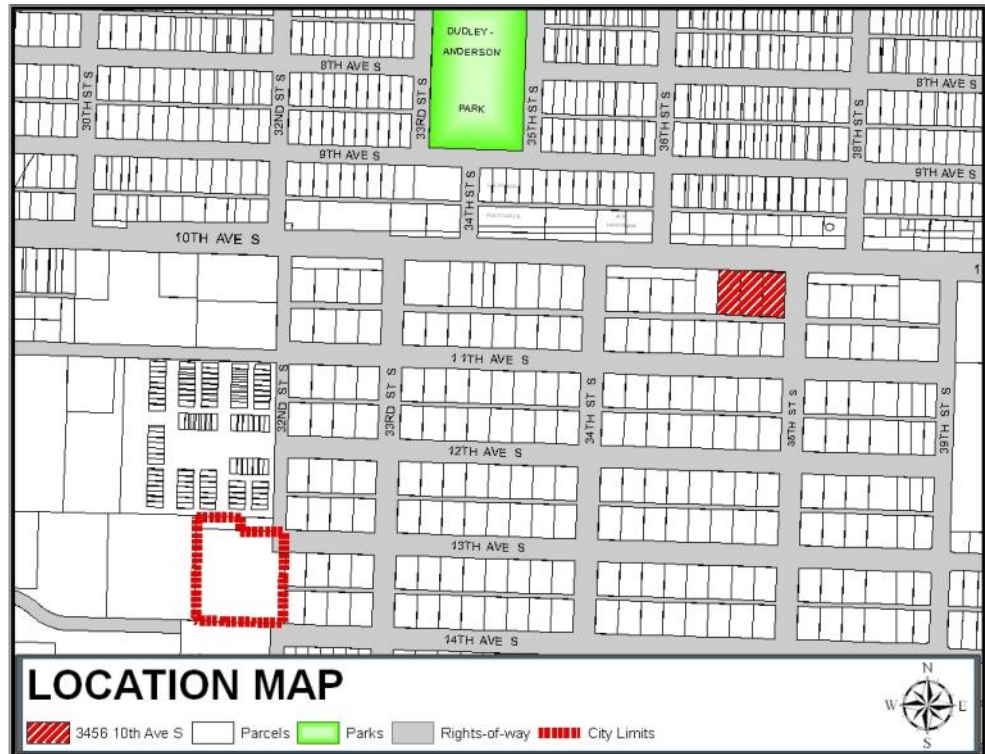
Recommendation

Approve design with conditions

Project Planner

Brant Birkeland, Planner II

PETE'S SUPERSTORE



Project Description

The project is a proposed 960 s.f. addition to an existing 1,512 s.f. auto-sales office located at 3456 10th Ave. S.

Background

- Legal Description: West 1/2 Lot 4, E 1/2 Lot 4, W 1/2 Lot 5, Block 355, 1st Addition of the City of Great Falls
- Building Area: 1,512 s.f. + 916 s.f. addition
- Property Zoning: C-2 General Commercial
- Street Frontages: 245 ft. on 10th Ave. S. & 205 ft. on 35th S. S.

Project Overview

Commercial expansion guidelines: Exhibit 28-1 Standards and guidelines for specific projects and buildings.

The applicant is proposing a 916 s.f. expansion of an existing auto-sales office located at 3456 10th Ave S. in the City's C-2 zoning district. The expansion includes a virtual replication of the existing structure to provide additional office space and a private restroom. The proposed materials include metal fascia, metal soffit, and 7" lap siding to match the façade of the existing structure. The yellow accent feature on the existing building will be continued on the front façade of the expansion. The proposed expansion is compatible with the character of the surrounding area and adjacent uses.

Commercial expansion standards: Exhibit 28-1 Standards and guidelines for specified projects and buildings.

The existing outdoor lighting, landscaping and mechanical equipment is currently compliant and will remain so following the proposed expansion.

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 expansion of the existing auto-sales office fits the character of the surrounding auto-oriented character of the surrounding area. The applicant will use materials and architectural features that are consistent with the existing office building. Currently, accent features are isolated to the north facing front façade of the building expansion. Staff feels that it would be appropriate to either continue the yellow accent band currently located on the front façade of the building along the east and west facades continuing to the south or place a design feature on the east façade of the expansion similar to the existing design feature on the west façade of the existing structure.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: 12/20/11

NAME: PETE'S AUTO SALES

ADDRESS: 3456 10TH AVE SOUTH, GREAT FALLS, MT 59405 PHONE: 406-761-4090

AGENT/REPRESENTATIVE: RICHARD BLESKIN AND MIKE MAGNUSON - 799-8669

ADDRESS: _____ PHONE: _____

SITE ADDRESS: 3456 10TH AVE SOUTH, GREAT FALLS, MT 59405

Square Footage of Building Site: _____

Square Footage of Structure(s): _____

Design Review Board Meeting Date: _____

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

Legal Description

Lot(s): 6

Block(s): 3

Subdivision: CHARLES RUSSELL ADDITION TO THE
CITY OF GREAT FALLS, CASCADE COUNTY, MT

Or Township: _____ Range: _____ Section: _____

Use Intended: ADDITIONAL OFFICE SPACE

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

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 11" x 17"
- c. Elevation Drawings - 11" x 17"
- d. Topography Map - 11" x 17"
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage:

Street: _____ Building Frontage: _____ Property Frontage: _____

Street: _____ Building Frontage: _____ Property Frontage: _____

EXHIBIT B - AERIAL PHOTO



EXHIBIT C - SITE PHOTOS

Existing North East Elevation



Existing North Elevation



Existing South Elevation



Existing view - 10th Ave S

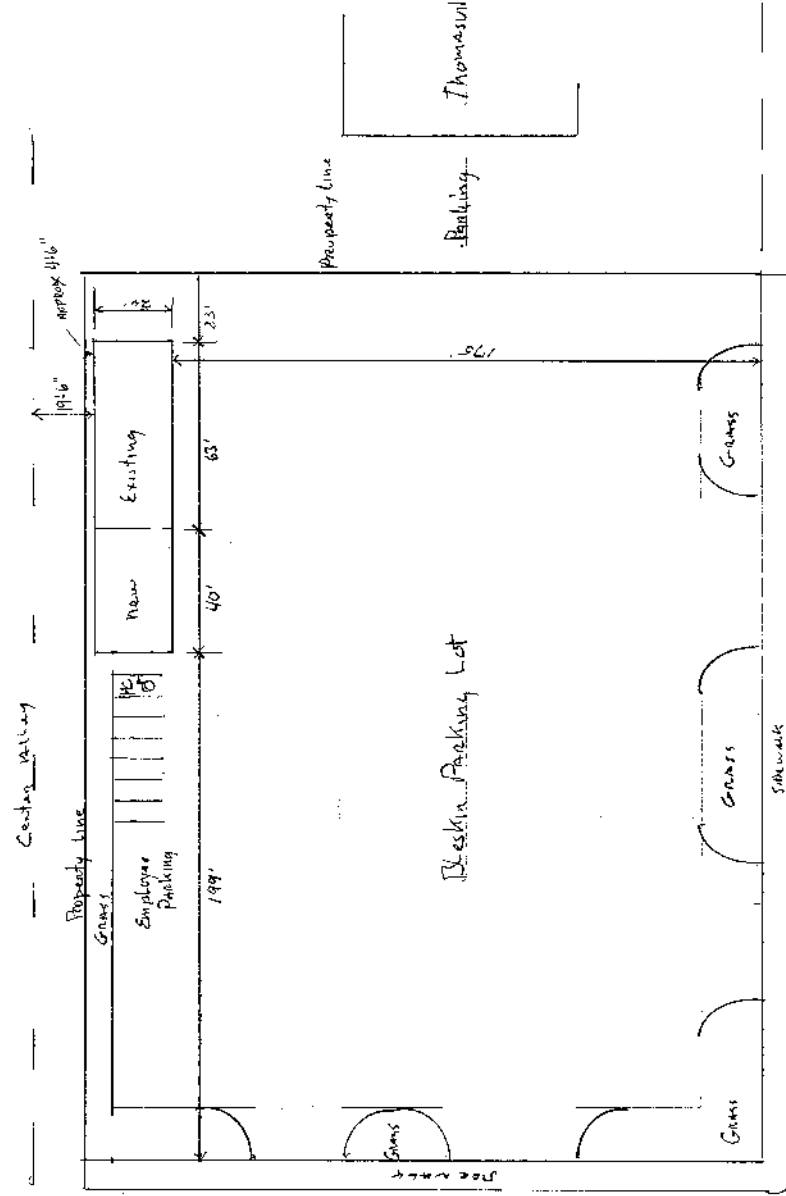


Existing view - Alley



EXHIBIT D - SITE PLAN

Pet's Superstore 3456 10th AVE S
Site Plan OFFICE ADDITION

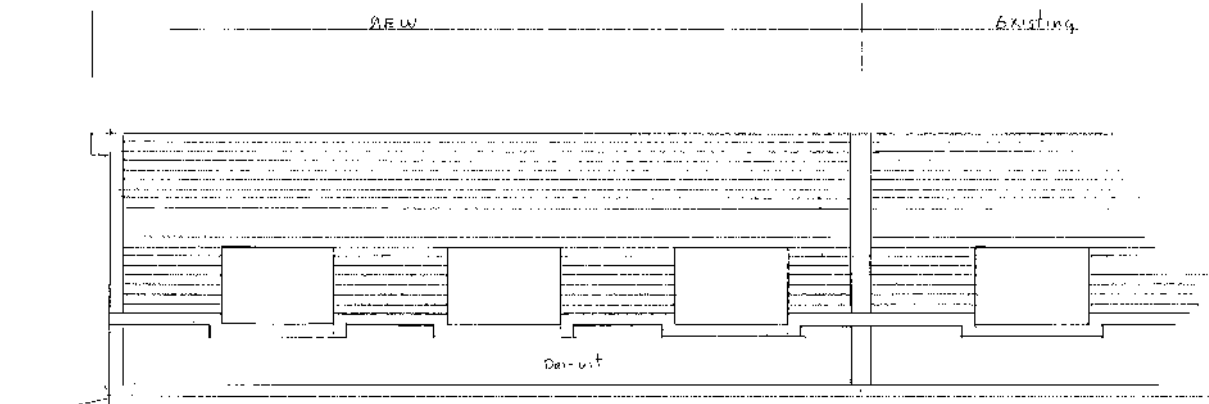


10th AVE South

Magnuson Court

EXHIBIT E - NORTH AND EAST ELEVATIONS

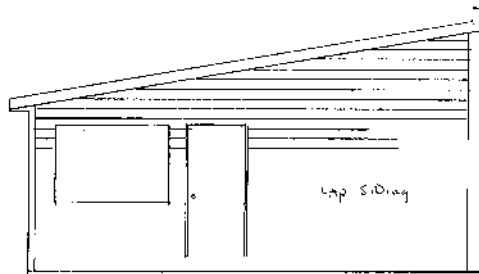
Pate's Superstore



Front Elev

Magnuson Const 1/4=1"

Pate's Superstore

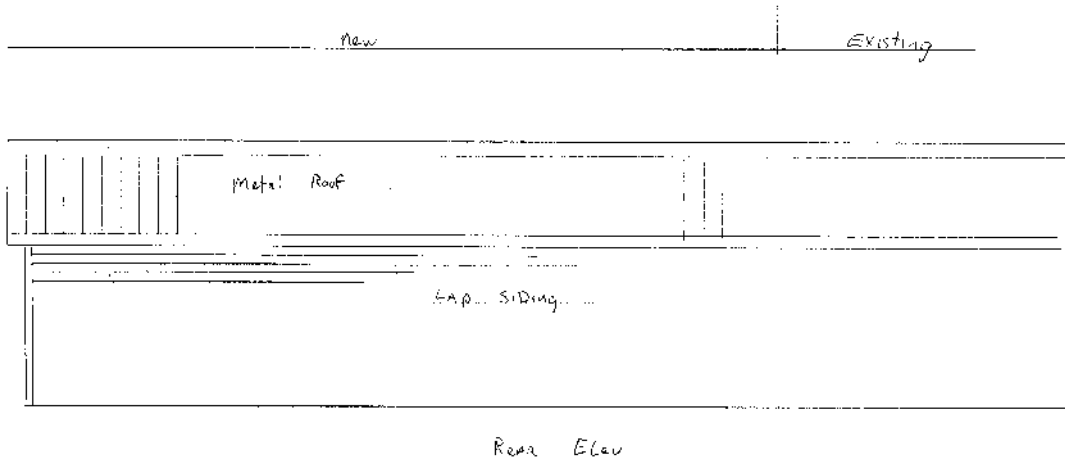


East Elev

Magnuson Const 1/4=1"

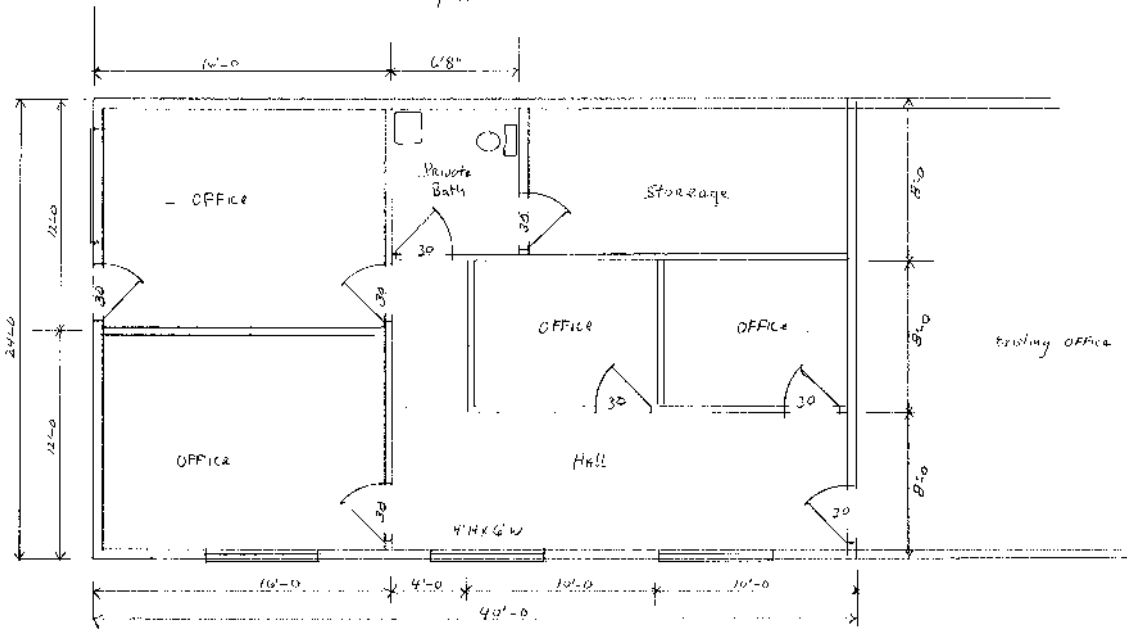
EXHIBIT F - SOUTH ELEVATION & FLOOR PLAN

Pete's Superstore



Minganson Const 1/4" = 1'

Pete's Superstore



Minganson Const 1/4" = 1'

Recommendation

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Pete’s Superstore located at 3456 10th Ave. S. as shown in the conceptual development plans contained within this report and provided 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. Continue the yellow accent band currently located on the front façade of the building along the east and west facades of the expansion or include a design feature on the west façade of the expansion to match the existing
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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
Richard Bleskin 3456 10th Ave. S.