

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
January 23, 2017**

**CALL TO ORDER**

The regular meeting of the Great Falls Design Review Board was called to order by Vice Chair Tyson Kraft at 2:59 p.m. in the Rainbow Room in the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Tyson Kraft, Vice Chair  
Ann Schneider  
Kevin Vining

Design Review Board Members absent:

Dani Grebe, Chair  
David Grosse

City Staff Members present:

Tom Micuda, Deputy Director P&CD  
Charlie Sheets, Development Review Coordinator  
Erin Borland, Planner I  
Dave Dobbs, City Engineer

Others present:

Bo Guillen, Panda Express, via telephone  
Brian Kan, Panda Express, via telephone  
Lupe Sandoval, CRM Architects  
Austin Wallar, Great Falls Development Authority  
Chris Ward  
Dean Williams, GK Development, Inc., via telephone

**MINUTES**

Mr. Vining moved to approve the minutes of the December 12, 2016, meeting of the Design Review Board. Ms. Schneider seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS  
Hobby Lobby  
Holiday Village Shopping Center**

Erin Borland, Planner I, entered the staff report for the proposed interior and exterior renovation of the existing Sears building, which will consist of new building lighting, additional accessible

parking spaces and landscaped islands in the parking lot. The existing Sears building will be divided into three spaces internally; the north main entrance will be Hobby Lobby, the service area will be converted into retail space for PetSmart that was approved at the meeting on December 12, 2016, and a future tenant that will be located in the vacant space off the southwest portion on the building.

The new façade will consist of renovation to the main entrance to remove the existing white columns and install an aluminum double entrance storefront system with clear glazing. New EIFS will be constructed to match the adjacent finishes and colors, as well as general maintenance done to the existing structure. The current parking layout will not change, with the exception of landscaped islands.

The provided outdoor lighting plan will require modification to meet code. The proposed wall packs are not permitted, and staff recommends matching the wall scones that were approved for PetSmart to keep consistency throughout the whole project. The photometric plan that was submitted needs to be updated to show the foot candles for all building mounted fixtures. The subject property is also nonconforming with regards to landscaping, and it is required that it come into compliance to the maximum extent possible.

Ms. Borland said staff recommends approval with the conditions as listed in the staff report.

### **PETITIONER'S PRESENTATION**

Dean Williams, GK Development, said the applicant is willing to comply with the modifications of the outdoor lighting plan, and he is working on getting a revised photometric plan as well.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

**MOTION:** That the Design Review Board approve with conditions the Design Review Application for the proposed Hobby Lobby, located at 1200 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the applicant, subject to the following conditions:

- A. 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.
- B. 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.

Made by: Ms. Schneider

Second: Mr. Kraft

VOTE: Mr. Vining abstained from voting. All being in favor, the motion carried.

**Panda Express Restaurant  
1021 57<sup>th</sup> St South**

The applicant is proposing construction of a new restaurant on one of the vacant out-lots in the East Great Falls Retail Center Addition. The Walmart Store is the main commercial anchor of this center and is in the final phases of construction. The new 2,587 square foot Panda Express Restaurant will compliment the shopping center by utilizing a design and materials consistent with the new Walmart.

The primary façade of the new restaurant is on the western façade, oriented toward the parking lot. The proposed materials and colors are gray and earth tones that are similar to the newly constructed Walmart. The exterior façade of the building is constructed with gray, brick wainscot, painted EFIS body, and two tone eyebrow band overtop of the doors, windows and canopies. A third color tone has been placed on the cornice of the walls. Additional wood simulated cladding is incorporated into all four elevations of the building.

The design includes a drive-through that wraps around the building along the southern, eastern, and northern façades, as well as a patio area on the north and west areas of the building. Landscaping is provided throughout the site, including surrounding the trash enclosure, drive through menu board, and used to buffer and screen equipment. Rooftop mechanical equipment will be screened by the parapet wall.

Mr. Sheets did note that the turning radius at the northern end of the drive through is a very tight radius and does not appear to meet the AASHTO recommended minimum interior turning radius dimension. Staff is working with the applicant to look at this configuration to determine if there are possible improvements that can be made to facilitate traffic movements.

Mr. Sheets said the proposed project is in conformance with the relevant requirements of the code, and staff recommends approval with the conditions as listed in the staff report.

**PETITIONER'S PRESENTATION**

Lupe Sandoval, CRM Architects, said she appreciated efforts of staff to facilitate a clean site plan.

**PUBLIC COMMENT**

Chris Ward, 3621 7<sup>th</sup> Avenue South, asked about pedestrian access from 57<sup>th</sup> Street South to the site. Mr. Sheets said the only pedestrian walkway is on the south of the site that will bring the pedestrian to the southwest corner of the restaurant.

**BOARD DISCUSSION AND ACTION**

Mr. Kraft asked why the darker tan color frames out an area that does not showcase anything, per Exhibit F. Ms. Sandoval said that area will pop out about six inches from the main plain of

the building, so that color element was to distinguish the difference. Mr. Kraft asked that they consider moving the gray stone further up along the wall.

There was also discussion on canopy trees, which will actually be a requirement of the Walmart development, and not Panda Express. There was discussion on landscaping, and Mr. Vining recommended that the sod be Kentucky Bluegrass, which will be consistent with the rest of the Walmart development and can be provided by a local supplier.

**MOTION:** That the Design Review Board approve with conditions the Design Review Application of Panda Express Restaurant, as shown in the conceptual development plans contained within this report and provided by the project property Owner's Agent, subject to the following conditions:

- A. 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.
- B. 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.
- C. The Design Review Board recommends the applicant review the drive-through entrance configuration to determine if there are possible improvements that can be made to facilitate traffic movements.
- D. The applicant consider moving the gray stone further up along the wall.
- E. The applicant consider changing the sod species that can be provided by a local supplier.

Made by: Mr. Vining  
Second: Ms. Schneider

**VOTE:** All being in favor, the motion carried.

### **BOARD COMMUNICATIONS**

There were no Board communications.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

There being no further business, Ms. Schneider moved to adjourn the meeting, seconded by Mr. Vining. All being in favor, the meeting was adjourned at 3:46 p.m.