

# DESIGN REVIEW BOARD

November 14, 2011

**Case Number**

DRB2011-22

**Applicant/Owner**

Doug Palagi

**Representative**

L'Heureux Page Warner,  
P.C.

**Architect:**

Jim Page, A.I.A.

**Property Location**

1800 3rd Street NW  
Neighborhood Council  
#3

**Requested Action**

Design Review of a new  
commercial bar and ca-  
sino.

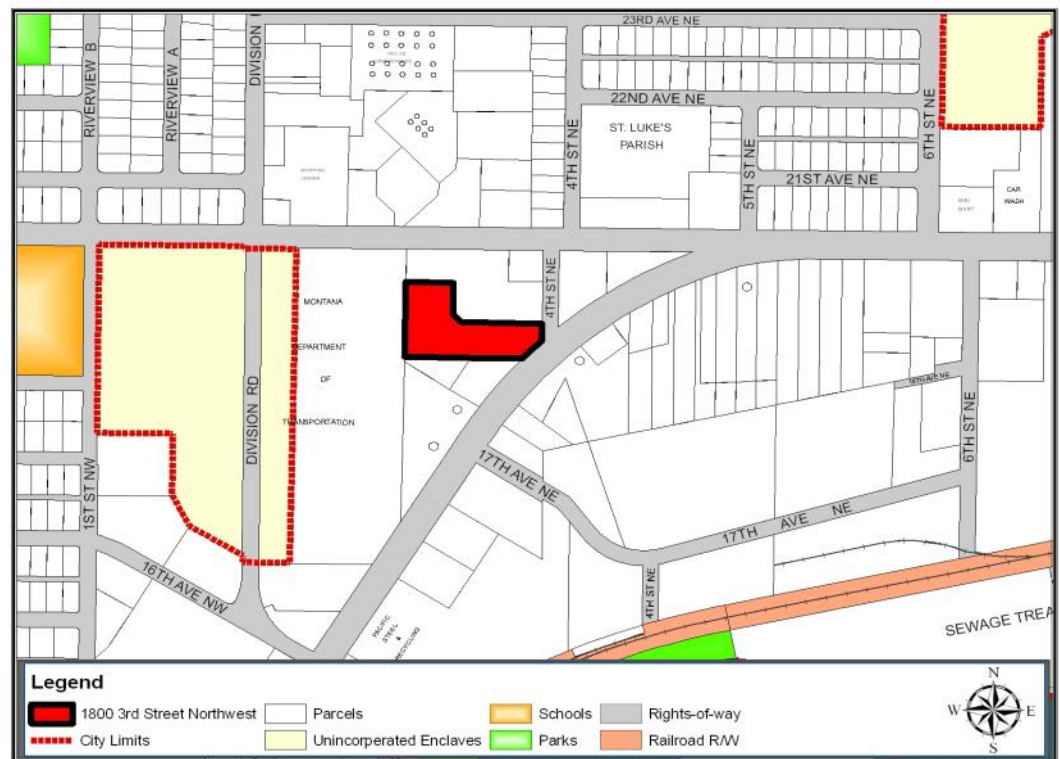
**Recommendation**

Approve design with  
conditions.

**Project Planner**

Charlie Sheets

## IT'LL DO BAR AND CASINO



### Project Description

The applicant is proposing redevelopment of the former Pin N Cue: Bar, Casino and Bowling Alley site. This business was closed in the fall of 2009. The applicant's business, the It'll Do Bar and Casino, will move from its present location in the West Gate Mall to this location. The applicant has been demolishing a portion of the existing facility in preparation of the renovation. The redevelopment includes: partial demolition, reconstruction, new construction, parking lot improvements and landscaping.

### Background

- Legal Description: Mark 9AC, Section 2, T20N, R3E, Cascade County, Montana
- Property Area:  $\pm$  94,580 S.F.
- Property Zoning: C-2 General Commercial District
- Street Frontages:  $\pm$  170'-0" on 3rd Street Northwest

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## Project Overview

The subject property is a relatively flat, L-shaped tract of land surrounded by urban development. To the north is the Goodover Strip Mall, fronting on Smelter Avenue. Abutting the property on the west is Montana Department of Transportation Regional Office and Equipment Yard. The southern boundary of the property is the McDonald's Restaurant and Power Pro Retail Building. The subject property fronts 3rd Street Northwest, which is the primary entrance, with a secondary access easement along the western boundary connecting to Smelter Avenue. The building is located in the southwest corner of the property. A portion of the existing building is being demolished and then renovated. Parking lots will remain north and east of the building. The north elevation incorporates a large A-frame roofline over the primary entrances into the Bar and Casino. A parapet will top-off the east and south walls to screen the mechanical equipment located on the roof. The renovation of the exterior will incorporate metal siding, masonry wainscoting and composite fencing on the north and east elevations. The south and west walls of the building are existing concrete masonry block that will be painted to match. Metal siding and brick wainscoting is incorporated into the Goodover Strip Mall and Power Pro Retail Building. The applicant will complete the site redevelopment with concrete curbing, landscape islands, striped parking, trees, shrubs and sod.

## **Zoning, Building Height, and Setbacks**

The property is in the C-2 General commercial zoning district. This district is primarily intended to accommodate high-traffic businesses that focus on vehicle traffic. The Staff has reviewed the submitted plans and determined the plans conform to the requirements for zoning, building heights, setbacks, and buffers.

## **Parking**

The parking requirement for bars and lounges are 1 space per 2.5 seats plus 1 per employee per shift. The information provided indicates 255 seats and 10 employees for the business. The preliminary site plan provides 155 parking stalls, including six handicap accessible spaces located next to the building. The parking plan satisfies the code requirements for parking.

## **Landscaping**

The project is required to meet Title 17, Chapter 44, Article 3, Design Standards for Commercial Buildings. The landscape plan and plant schedule is provided as "Exhibit D" within the Staff Report. The plan provides 38 trees and 252 shrubs, and foundation planting. The landscape design provides new islands in the parking lot. The landscape plan satisfies the code requirements.

## **Sidewalks**

Sidewalks already exist along 3rd Street Northwest. Vehicle access is from 3rd Street Northwest and an easement along the western boundary to Smelter Avenue.

## **Signage**

The applicant has not provided a detailed plan or permit application for signage. Per code, the property is allowed a maximum 10% coverage per frontage for wall signage and 1 S.F. per linear foot of property frontage or 170 S.F. maximum for freestanding/monument signage. The freestanding/monument sign is permitted to a maximum of 25'-0" height. The signage requires a separate permit from the Planning & Community Development Department. Approval will be reviewed for conformance at the time of that submittal.

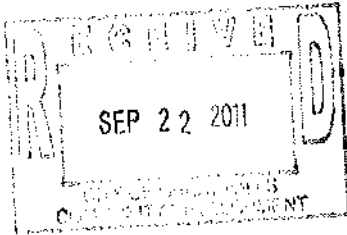
## **Outdoor Lighting**

The redevelopment of the property does not trigger the required review of Title 17, Chapter 40, Outdoor Lighting. The applicant shows wall packs on the exterior of the building and the benefit from the existing light poles already in place on the property and abutting properties. It would appear to be in compliance with the requirements within Title 17, Chapter 40, Outdoor Lighting.

## **Neighborhood Council Input**

The development has not been submitted to Neighborhood Council #3.

## EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATIONDATE: 9/23/11NAME: Doug PalagiADDRESS: 626 10th Ave So., Great Falls, MT PHONE: 761-1037AGENT/REPRESENTATIVE: Jim PageADDRESS: 15 5th Street South, Great Falls, MT PHONE: 771-0770SITE ADDRESS: 3201 10th Ave So.

Square Footage of Building Site: 95,352 SF  
 Square Footage of Structure(s): 7595 SF Incl Patios

Design Review Board Meeting Date: \_\_\_\_\_

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

Legal DescriptionLot(s): 1Block(s): Tract 9ACSubdivision: Goodover Tracts Addition

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Use Intended: Bar and CasinoPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

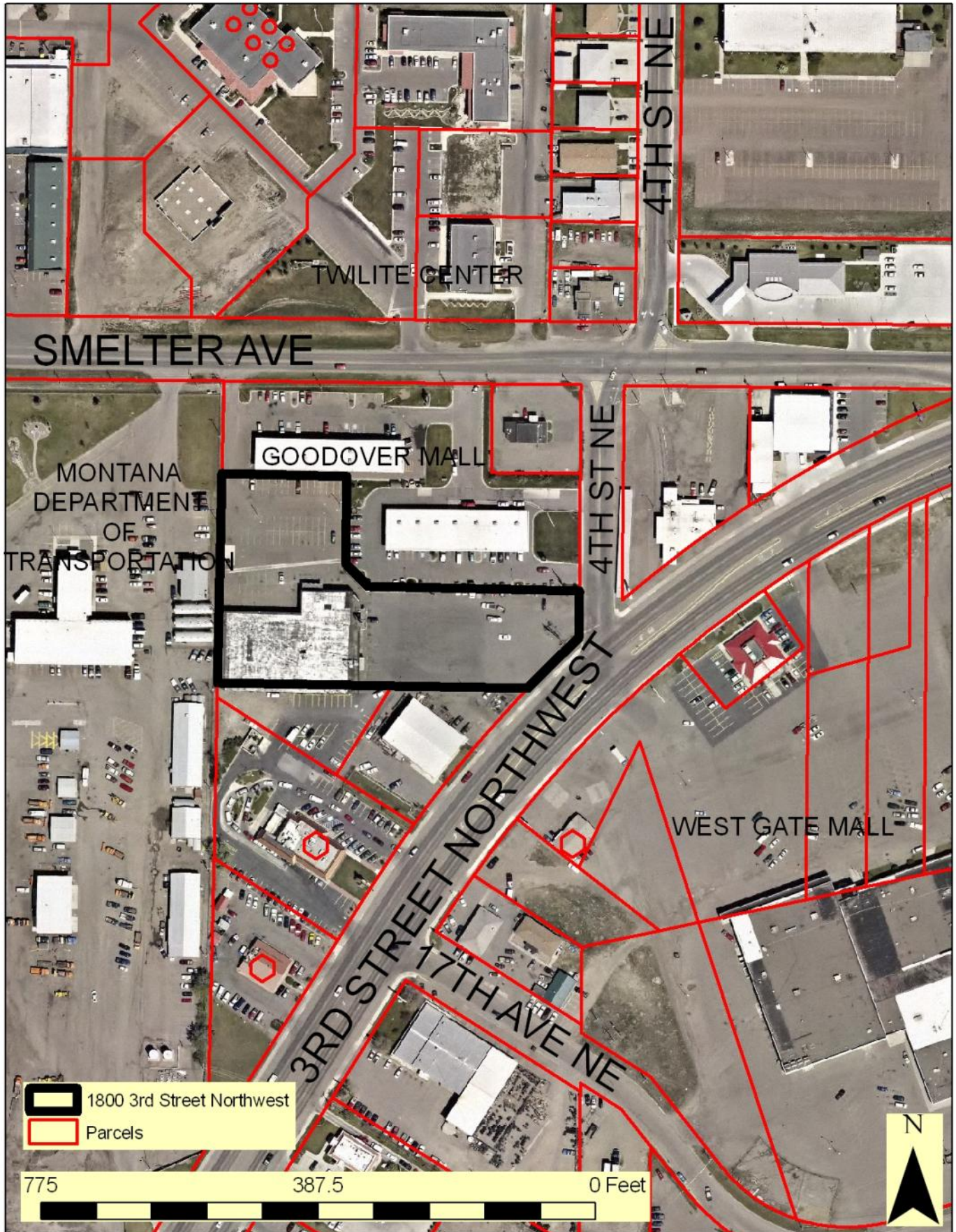
- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller NA
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller NA
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. Written Zoning Determination (obtained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

## Building and Property Frontage:

Street: 4th St NE Building Frontage: 60'-0" Property Frontage: 66'-0"Street: 32nd St Building Frontage: 0 Property Frontage: 100'-0"



# EXHIBIT B - AERIAL PHOTO





## EXHIBIT C - SITE PHOTOS



Former Pin N Cue building, East Elevation.



View looking north.



View looking east.

## EXHIBIT D - LANDSCAPE PLANS & SCHEDULE

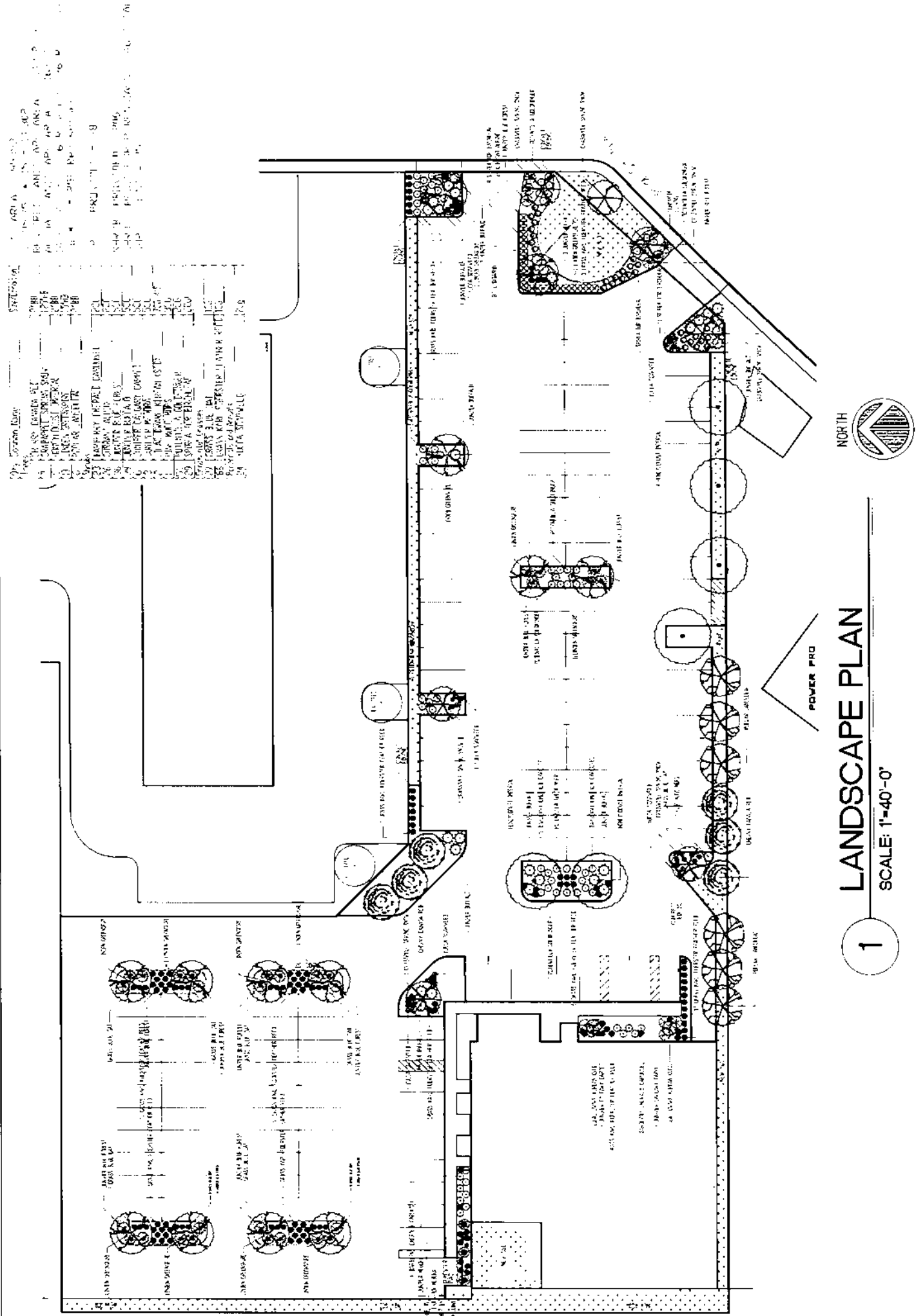


EXHIBIT E - COLOR RENDERING OF NORTH ELEVATION

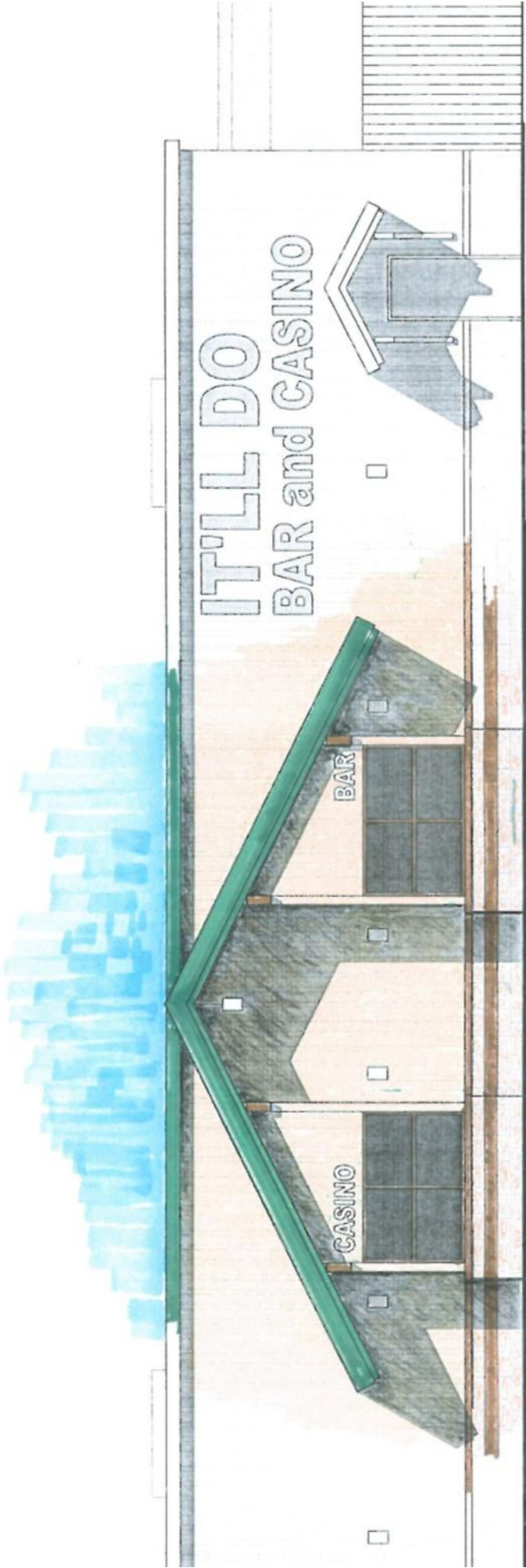
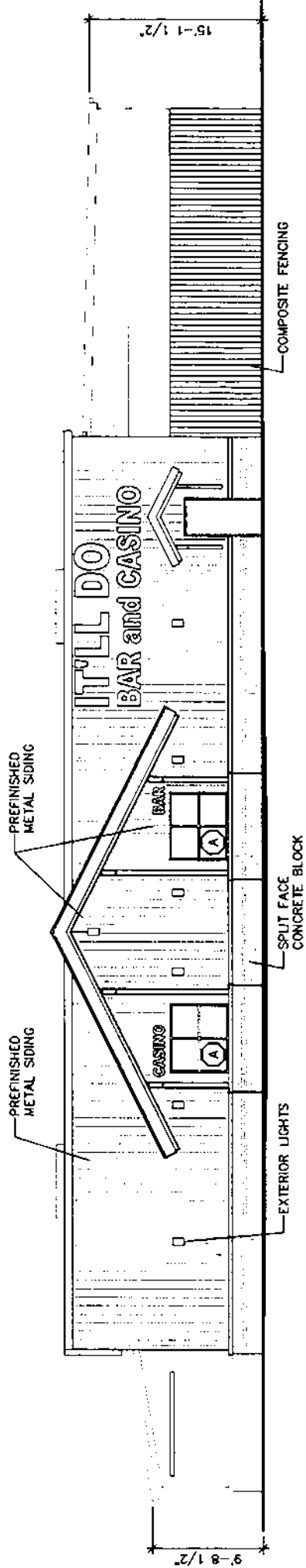
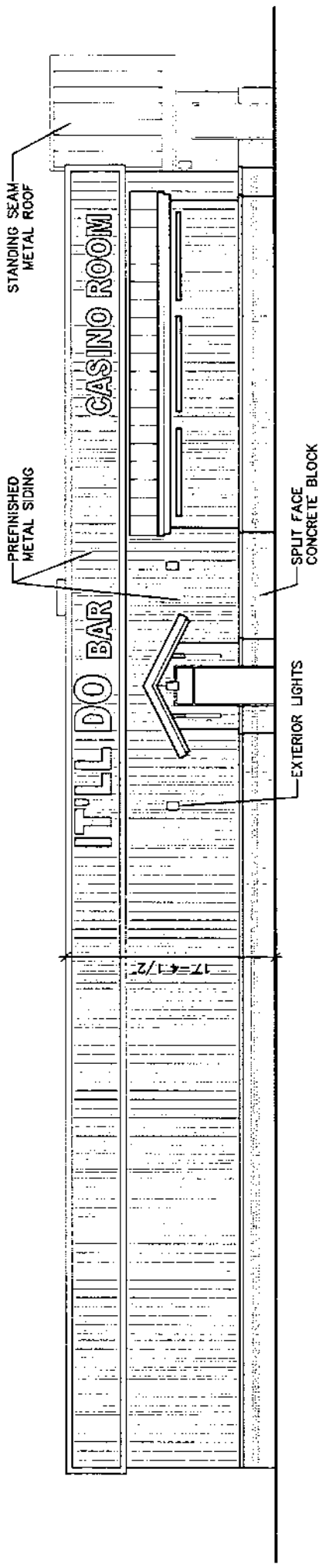


EXHIBIT F - NORTH AND EAST ELEVATIONS



1 NORTH ELEVATION

SCALE: 3/32"=1'-0"

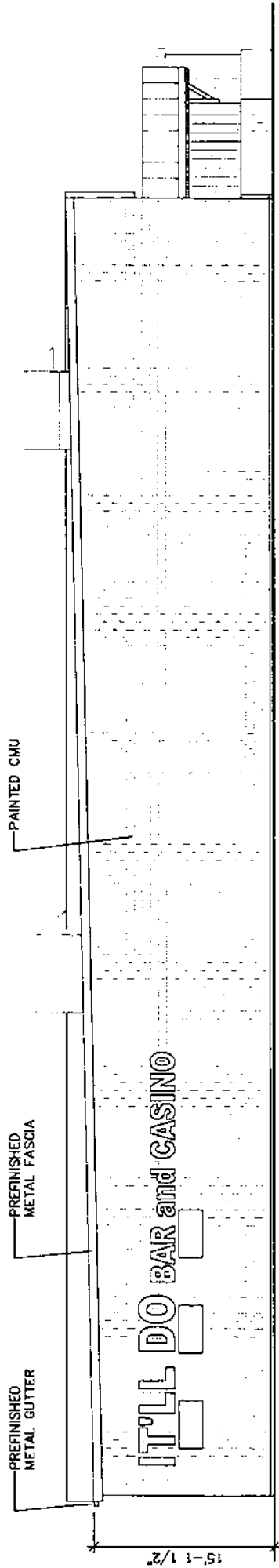


2 EAST ELEVATION

SCALE: 3/32"=1'-0"

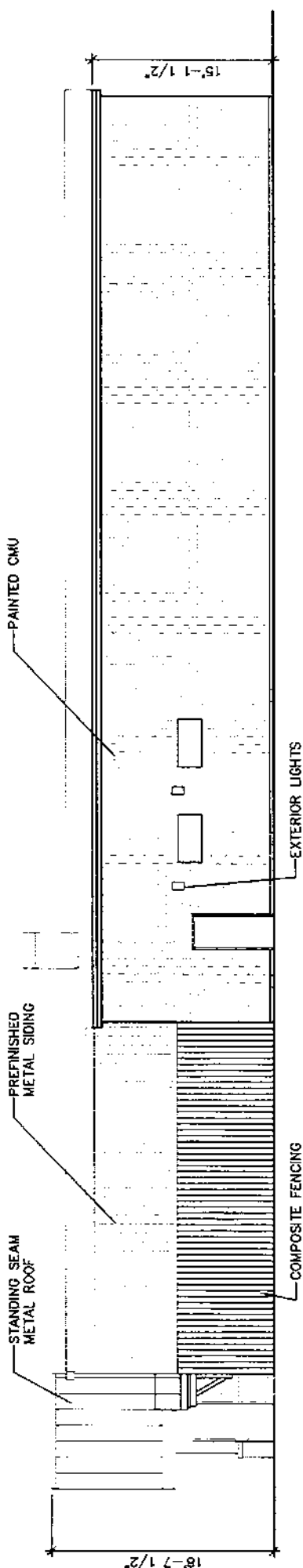


EXHIBIT G - SOUTH AND WEST ELEVATIONS



1 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



2 WEST ELEVATION

SCALE: 3/32"=1'-0"

Recommendation**Suggested Motion**

Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application of IT'LL DO BAR AND CASINO, addressed as 1800 3rd Street Northwest, as shown in the conceptual development plans contained within this report and provided within this meeting by the project applicant and representative, subject to the follows 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. That parapets be added to the east and south walls to screen the mechanical equipment located on the roof.
4. No exterior or interior signage indicating any form of gaming shall be allowed to face south, McDonalds Restaurant.
5. The applicant must submit and obtain approval of the City Engineer's Office for site drainage.
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  
 Doug Palagi, 626 10th Ave So., Great Falls, MT 59405  
 L'Heureux Page Warner, P.C., Jim Page, 15 5th Street So., Great Falls, MT 59405