

DESIGN REVIEW BOARD

August 22, 2011

Case Number

DRB2011-20

Applicant

AutoZone

Property Owners Agent

Mitch Bramlitt

Representative

DOWL HKM Engineering
Shawn Arthur

Property Location

3300 10th Avenue South
Neighborhood Council #5

Requested Action

Design Review of a new
commercial retail site.

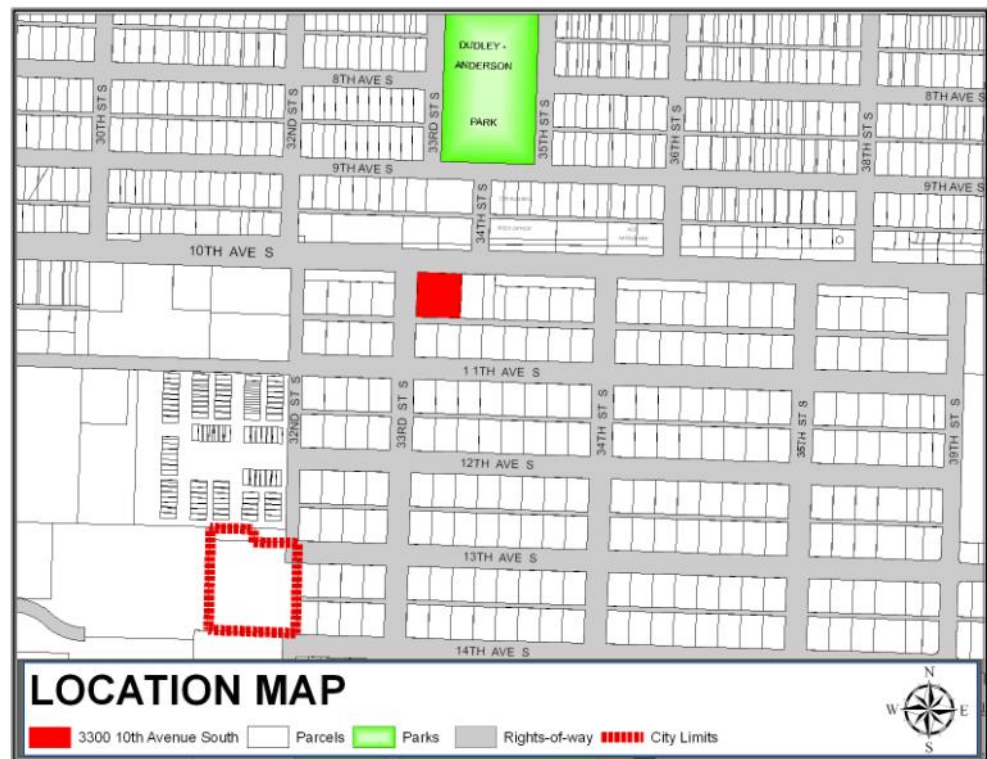
Recommendation

Approve design with condi-
tions.

Project Planner

Charlie Sheets

AUTOZONE—3300 10TH AVENUE SOUTH



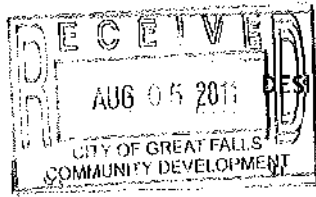
Project Description

The applicant is proposing redevelopment of the subject property from its current condition of edge to edge asphalt paving into a new commercial retail store for AutoZone vehicle part sales. The subject site has no existing landscaping. The submitted plans propose to develop the site with a new 6,446 S.F. structure, 33 parking spaces, landscaping (trees, shrubs, and sod), sidewalks, outdoor lighting and signage.

Background

- Legal Description: Lots 1A & 2A, Block 2, Charles Russell Addition to Great Falls
- Property Area: \pm 40,067 S.F.
- Property Zoning: C-2 General commercial district
- Street Frontages: \pm 200'-0" on both 10th Ave S and 33rd St S

EXHIBIT A - APPLICATION



11-01805

DATE: 7-29-11

NAME: AUTOZONEADDRESS: 123 SOUTH FRONT MEMPHIS, TN. 38103 PHONE: 901-495-6714AGENT/REPRESENTATIVE: MITCH BRAMLITTADDRESS: SAME PHONE: SITE ADDRESS: SEC 10TH AVE @ 33RD 3300 DALLASSquare Footage of Building Site: 40,067 SF
Square Footage of Structure(s): 6,446 SF

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): APN: 552300 1A & 2ABlock(s): 2Subdivision: CHARLES RUSSEL ADDITION

Or Township: _____ Range: _____ Section: _____

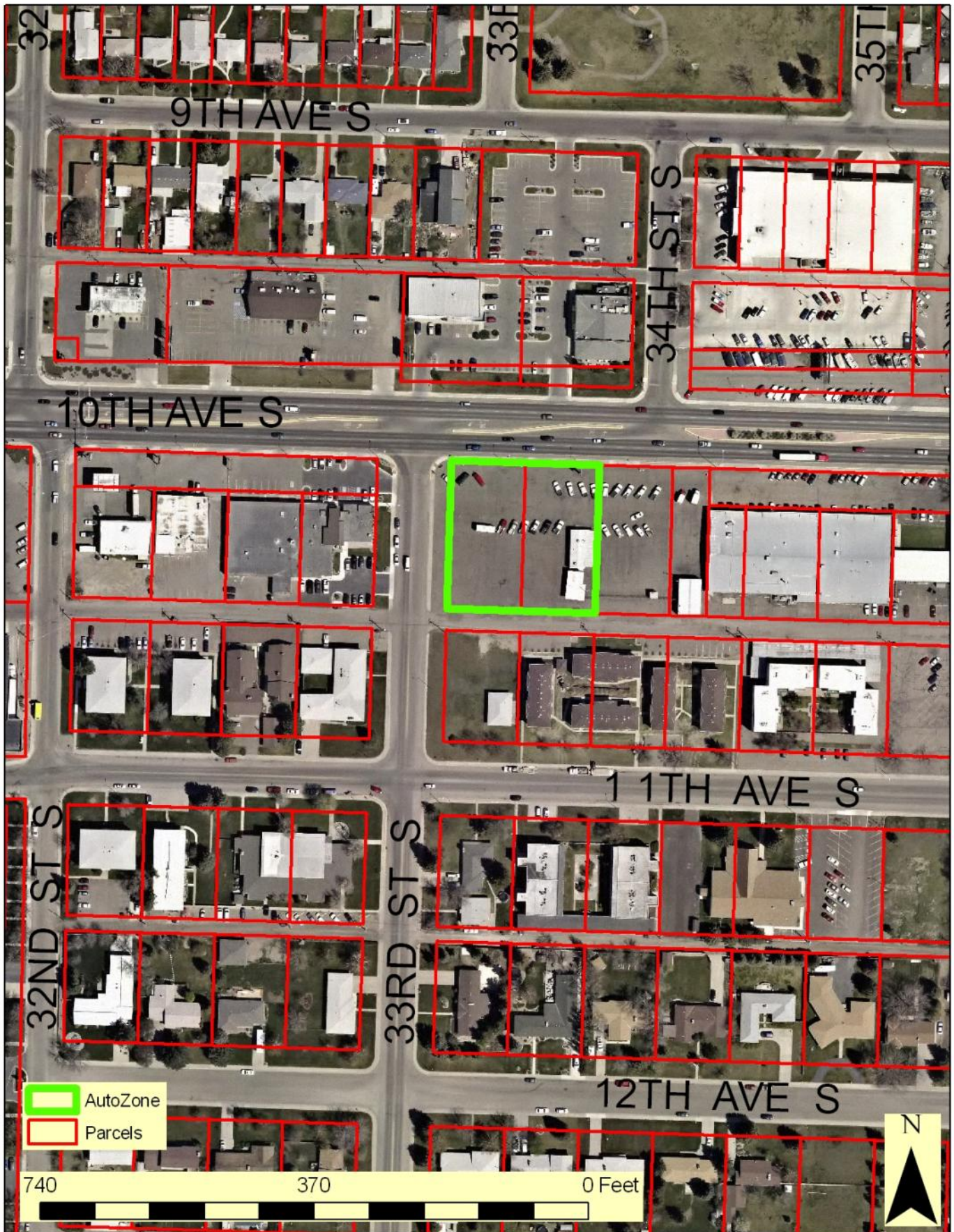
Use Intended: COMMERCIAL RETAILPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

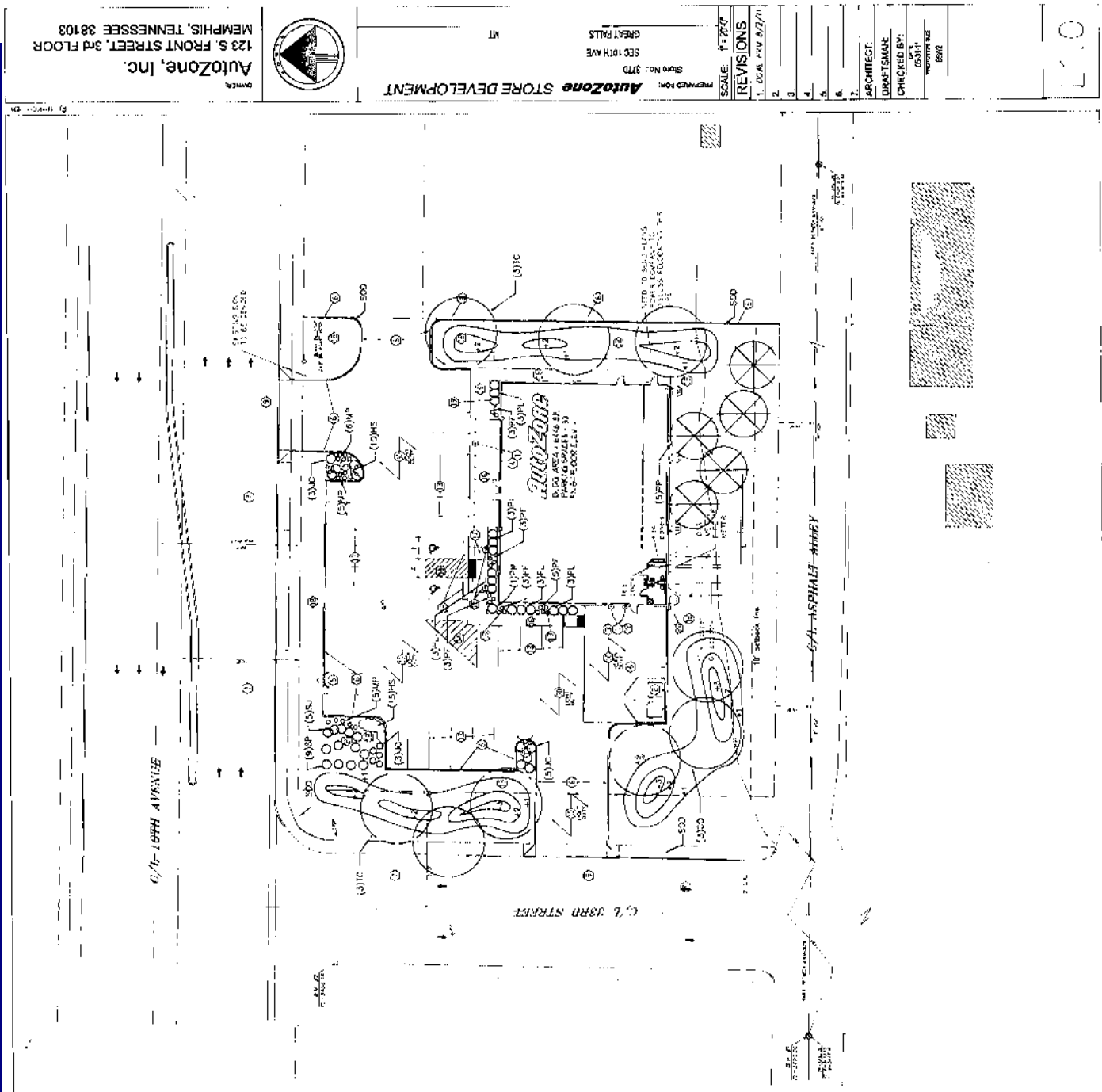
- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning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

Building and Property Frontage:

Street: 10th Building Frontage: 94'-8" Property Frontage: 200.06'Street: 33RD Building Frontage: 72'-0" Property Frontage: 200.30'

EXHIBIT B - AERIAL PHOTO





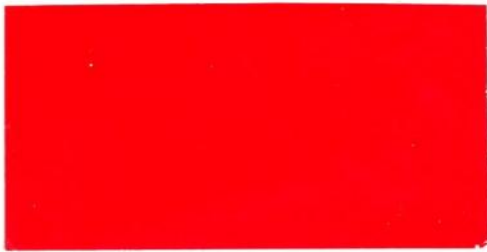
PLANT SCHEDULE						
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE SPREAD
DECIDUOUS TREES						
CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL	40-60'	40-45'
TC	6	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL	30'	26'
EVERGREEN TREES						
PP	5	PICEA PUNGENS	COLORADO BLUE SPRUCE	6" HT.	60'	17'
DECIDUOUS SHRUBS						
PF	17	POTENTILLA FRUTICOSA 'GOLD DOG'	GOLD DROP POTENTILLA	5 GAL.	2'	2.5'
PL	15	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCK ORANGE	5 GAL.	5'	3-5'
SJ	5	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	5 GAL.	3'	3'
SP	9	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.	5'	5'
EVERGREEN SHRUBS						
JC	8	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIFER	5 GAL.	10"	4'
PM	1	PINUS MUGO 'PUMILLO'	DWARF MUGO PINE	5 GAL.	5'	5'
ORNIMENTAL GRASS / PERENNIALS						
HS	25	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	1-2'	2'
MP	11	MISCANTHUS 'PURPURASCENS'	FLAME GRASS	1 GAL.	4-6'	2'

EXHIBIT D - COLOR SAMPLES

Color / Material Samples For:

AutoZone

10TH AVE
GREAT FALLS, MT



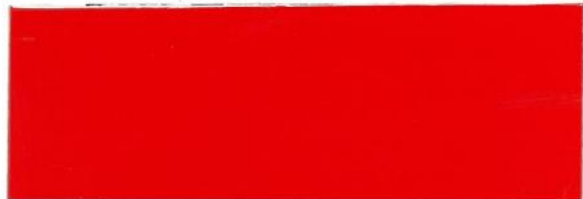
AUTOZONE EXTERIOR RED



AUTOZONE EXTERIOR WHITE



AUTOZONE EXTERIOR MEDIUM GRAY



STOREFRONT MULLIONS
RED KYNAR FINISH



AUTOZONE EXTERIOR DARK GRAY



AUTOZONE EXTERIOR ORANGE

EXHIBIT E - FRONT AND REAR ELEVATIONS



FRONT SIDE ELEVATION

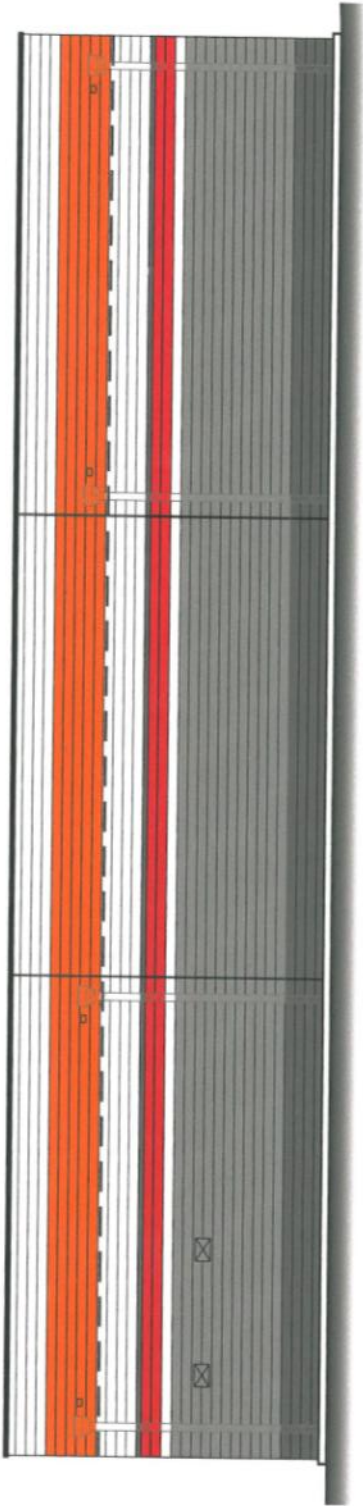
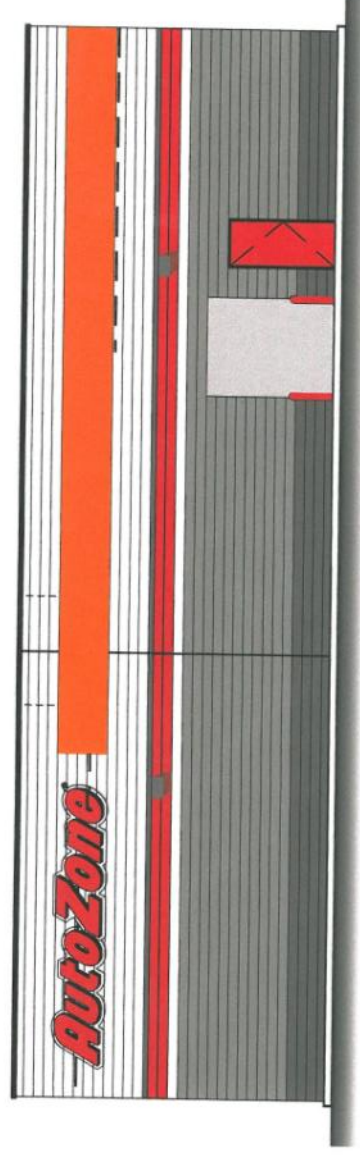
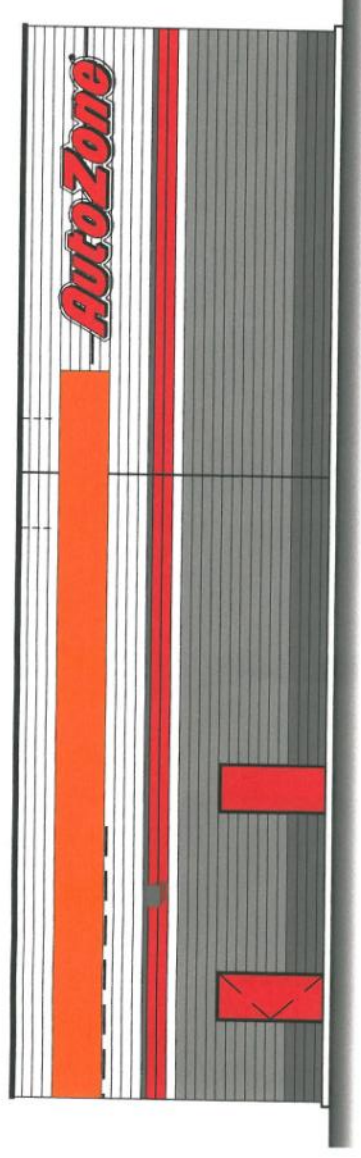
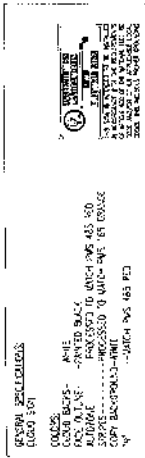
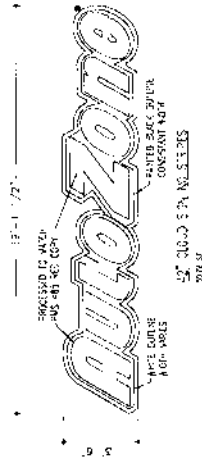


EXHIBIT F - EAST AND WEST ELEVATIONS



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Architect
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) 495-8714 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
F. W. Dodge Plan Room Tel. 615-884-1017

65442

SN-1

Project Overview

The applicant is proposing redevelopment of a former used car sales lot to a new commercial vehicle part sales business. The design of the proposed building is modern, contemporary commercial, using smooth face concrete masonry that is painted in the franchise colors. The trim, doors and windows are prefinished red kynar finish. This is a standard façade design, material and color scheme for the national franchise. The proposed commercial business is replacing a completely paved lot along the high traffic corridor of 10th Avenue South.

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. Where this district abuts a residential district, appropriate screening and landscaping shall be provided to lessen associated impacts. The applicant is providing a 45'-6" rear yard setback from 11th Alley South. The lots south of the alley are residentially zoned, and are partially developed with an apartment complex with the remainder of the lot remains undeveloped. The applicant is providing sod, trees and a sprinkler system within the buffer area. 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 retail sales is 20 spaces plus 1 per 300 S.F. in excess of 5,000 S.F. of gross floor area. The proposed project provides 33 parking stalls including two handicap accessible spaces in front of the commercial business. 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 C" within the Staff Report. The plan provides 14 trees and 91 shrubs, 55% of the building front has foundation planting and the west side of the building has 50% foundation planters. The landscape design intent for 10th Ave. S. and 33rd St. S is to reduce canopy trees in the boulevard to provide higher visibility to the new business. Staff has reviewed the submitted plan and schedule and recommends additional trees be planted in the boulevard at a rate of 1 per 35'-0" per code. Staff concludes that with the additional tree plantings noted the project would meet the landscape requirements of the code.

Sidewalks

Sidewalks already exist along 10th Avenue South and 33rd Street South. The proposed plan eliminates the existing approaches onto the property and reconfigures two new approaches that better serve the site and reduces the number of approaches onto 10th Avenue South. Curb cuts and sidewalks shall be located at the discretion and approval of the City Engineers Office and Montana Department of Transportation to ensure traffic and pedestrian movements and safety.

Signage

The applicant has provided signage details (Exhibit G). Per code, the property is allowed a maximum 10% coverage per frontage for wall signage plus an additional 200 S.F. maximum for a freestanding/monument sign. The freestanding/monument sign is permitted to a maximum of 25'-0" height. The proposed signage meets City Code, but final signage plans will be required as a separate permit from the Planning & Community Development Department. Final approval will be reviewed for conformance at the time of that submittal.

Outdoor Lighting

The applicant has submitted a lighting plan as a part of the development package. The plan calls out light poles and wall packs on the building. The submitted plan conforms to the requirements within Title 17, Chapter 40, Outdoor Lighting.

Neighborhood Council Input

The development has not been submitted to Neighborhood Council #5.

Recommendation

Suggested Motion

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application of AutoZone vehicle part sales, addressed as 3300 10th Avenue South, as shown in the conceptual development plans contained within this report and provided within this meeting 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.
- ◆ Additional tree planting within the boulevards of 10th Avenue South and 33rd Street South shall be provided with trees planted at 1 per 35'-0" on center.
- ◆ The applicant must submit and obtain approval of the City Engineers Office and Montana Department of Transportation for driveway curb cuts.

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
 DOWL HKM, Shawn Arthur, P.O. Box 49, Great Falls, MT 59403
 AutoZone, Mitch Bramlitt, 123 South Front, Memphis, TN 38103