

DESIGN REVIEW BOARD

August 8, 2011

Case Number

DRB2011-18

Applicant

Great Falls Warehouse,
LLC

Braylen Sykes

Property Owner

Richard Harte

Property Location

701 River Drive South
Neighborhood Council # 7

Requested Action

Design Review of the renovation of front façade for the existing warehouse to commercial suites.

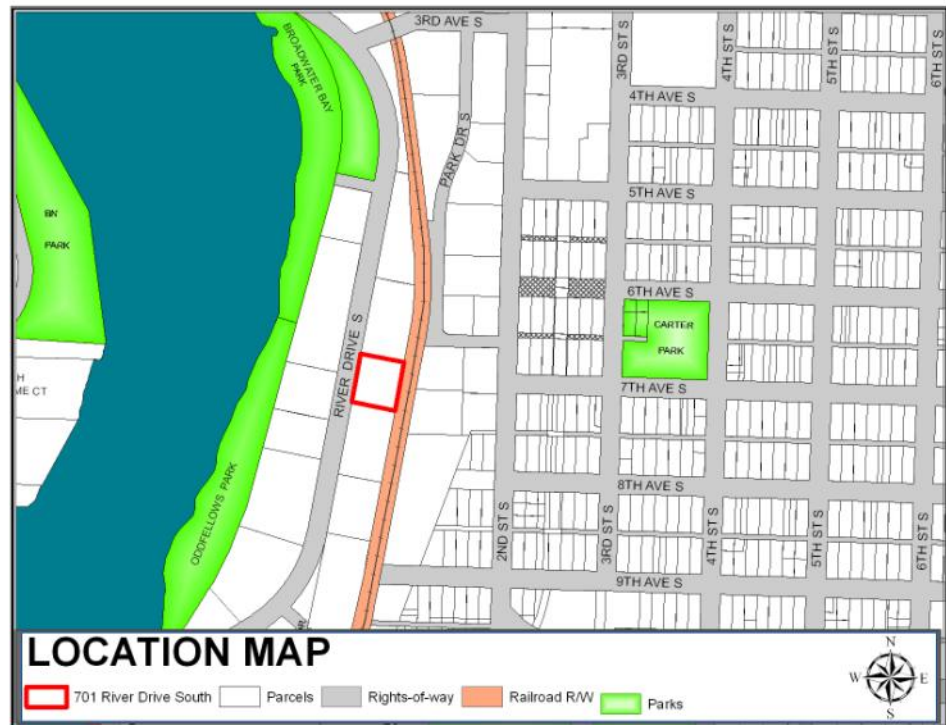
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

701 RIVER DRIVE SOUTH, GREAT FALLS WAREHOUSE, LLC



Summary

Project Description

The applicant is proposing to renovate the exterior façade of the existing warehouse to accommodate five commercial suites to be leased to others. Each suite will be renovated to meet the needs of the tenant. Mr. Sykes operates his business Dirtworx, in suite 1 and suite 2 is occupied by Jolene Sykes with an interior design business, Faux Shui Studio and Design. The applicant has a tenant interested in suite 5, and that business is CrossFit, fitness center.

Background

Legal description of property: Lot 6, Block 4, Broadwater Bay Business Park Addition

- Property width: 204'-0"
- Property depth: 181'-0"
- Property square footage: 36,590 S.F.
- Building square footage: 12,000 S.F.
- Building wall frontage: 200'-0"
- Building height: 21'-6"

Project Overview

Proposed Improvements

The applicant is renovating the existing warehouse into suites for commercial businesses. The interior of the units are open warehouses and can easily be renovated for a variety of uses. CrossFit, fitness center is a potential tenant and would lease suite 5. The applicant proposes to renovate the front façade of the suites with new doors, windows and new bonderized corrugated metal and trim. The applicant will renovate the existing gravel parking area with landscaping, trees, shrubs and paving.

Zoning, Building Height, and Setbacks

The property is zoned M-2 Mixed-use transitional district, which is intended to promote a transition over time to a predominately mixed-use land use pattern. Due to changing economic conditions among other factors, some current uses do not represent the highest and best use, of the facility. The proposed renovation of the warehouse to commercial suites is permitted and in compliance with the zoning, height and setback requirements of the Code.

Parking

The proposed site plan provides 31 paved parking spaces, including two accessible parking space and passenger loading zone. The existing warehouse is 12,000 S.F. and the existing businesses, Dirtworx and Faux Shui Studio & Design, occupy 4,800 S.F. of the facility. Required parking for these uses are 1 per employee per shift, equaling five spaces. The fitness center is required to provide 1 per 200 S.F. or 12 spaces. The parking requirement for the unoccupied space within the facility is undetermined, but the site has 14 spaces that are available for future tenants. The proposed parking plan is in compliance with the requirements of the Code.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C of the Staff Report. The plan proposes landscape islands along a portion of the north and south boundaries of the property as well as $\pm 4,000$ S.F. of maintained landscaping (lawn/on-site retention area, trees and shrubs) and an additional ± 720 S.F. of boulevard (lawn and trees). This exceeds the required 15% required in the Code. The landscape plan is consistent with the planting requirements for boulevard trees, and site trees and shrubs. The landscape plan provides five boulevard trees, 14 interior trees and 99 shrubs. The applicant proposes 6'-0" ground planters and 1 planting island along the building frontage. The proposed landscape plan meets the requirements of the code.

Signage

No signage information was submitted with the DRB application. Signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at the time of submittal.

Outdoor Lighting

The project does not trigger outdoor lighting requirements.



View looking into the property from the northwest corner.



Close-up view of suite 2 occupied by Faux Shui Studio & Design.



View looking into the property from the southwest corner.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 7/12/11NAME: Greet Falls Warehouse, LLCADDRESS: 701 River Dr S # 5 PHONE: 868-1621AGENT/REPRESENTATIVE: Braylen SykesADDRESS: 701 River Dr S # 1 PHONE: 868-1621SITE ADDRESS: 701 River Dr S # 5Square Footage of Building Site: 2,400 sq'Square Footage of Structure(s): 12,000 sq'Design Review Board Meeting Date: A.S.A.P.!

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

Legal DescriptionLot(s): 6Block(s): 4

Subdivision: _____

Or Township: _____ Range: _____ Section: _____

Use Intended: Shop UnitsPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 11" x 17"
- Elevation Drawings - 11" x 17"
- Topography Map - 11" x 17"
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department) M-2

Building and Property Frontage:

Street: River Dr S Building Frontage: 200' Property Frontage: 200'

Street: _____ Building Frontage: _____ Property Frontage: _____

EXHIBIT B - AERIAL



EXHIBIT C - ELEVATION AND LANDSCAPING PLAN



2025 2ND AVE NW
GREAT FALLS, MT 59404
PHONE: (406) 727-0950
www.forde-nursery.com

General Landscape Notes

Total gross property: 34,500 sq ft
Total landscaped area: 3,480 sq ft
Total landscaped area: 6,817 sq ft
Boulevard trees: 3
Boulevard trees: 5
Interior trees: 14
Interior trees: 14 (with credit from boulevard)
Total shrubs: 98
Total shrubs: 98

PROJECT NAME:

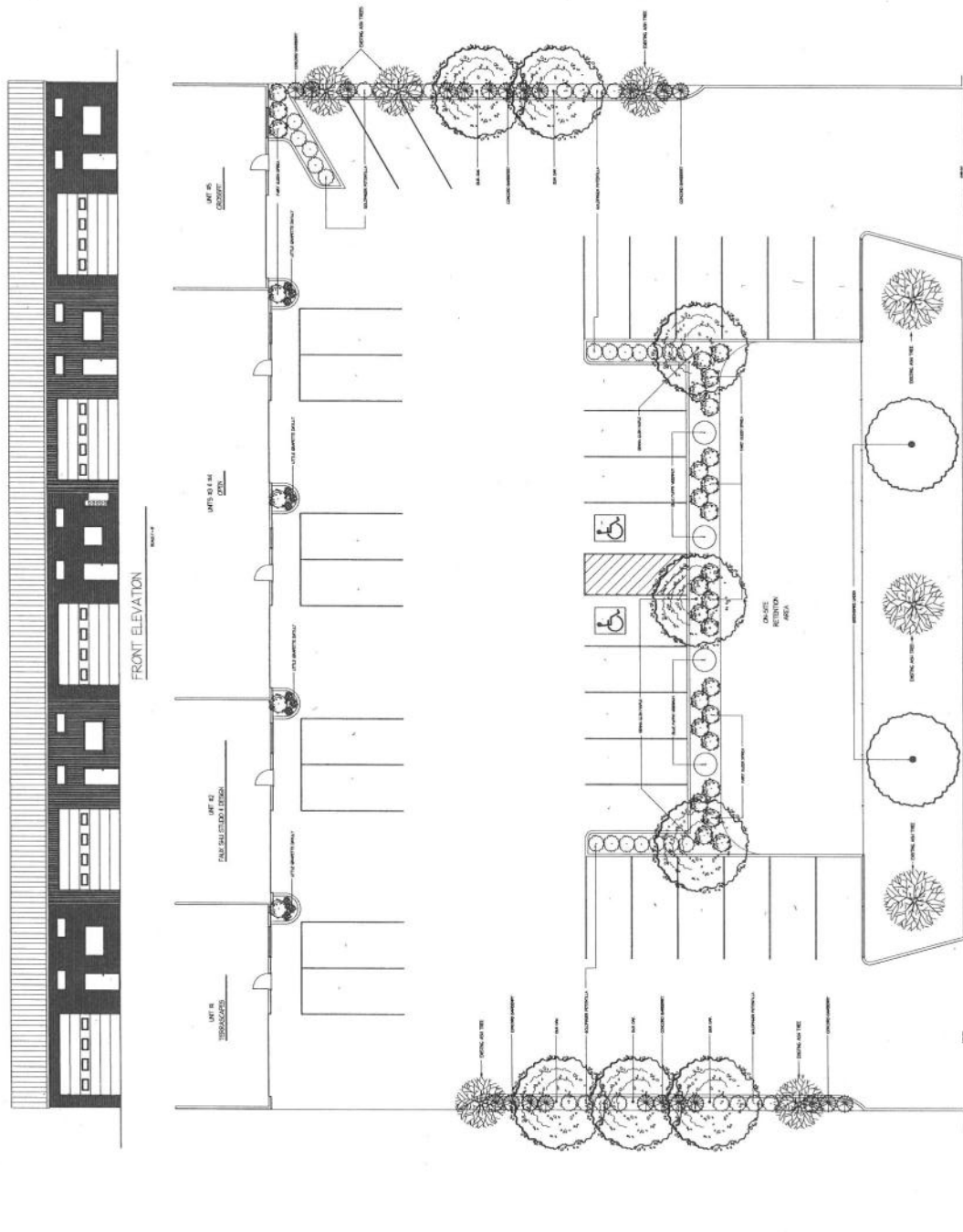
SCALE:

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DRAWN BY: R. Jaeger

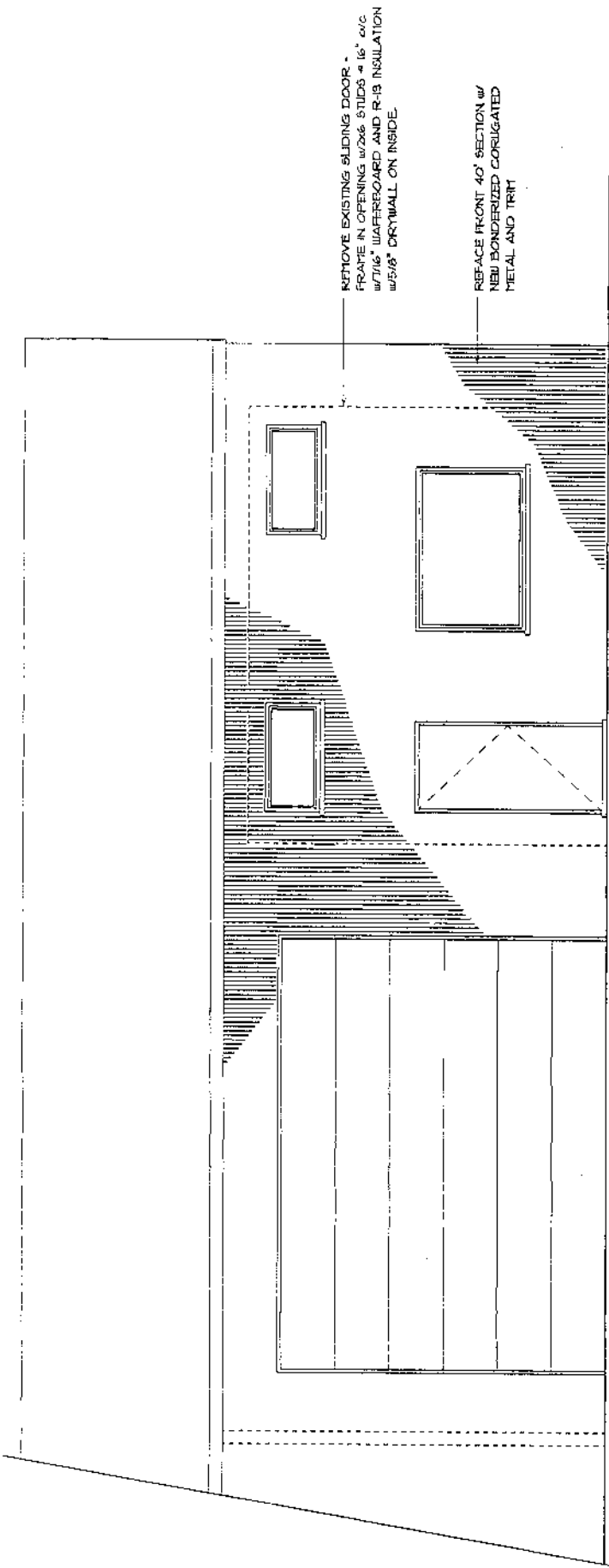
DATE: JULY 2011

SHEET NO:



LANDSCAPE PLAN

WILEY-BLANKENHORN



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Great Falls Warehouse, LLC, Braylen Sykes, Agent, 701 River Drive South, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

- The proposed project shall be developed consistent with the conditions in this agenda 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.

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

Cc: City Engineering, Dave Dobbs
City Neighborhood Council Rep., Patty Cadwell
Great Falls Warehouse, LLC, Braylen Sykes, 701 River Dr S, Great Falls, MT 59405