

DESIGN REVIEW BOARD

July 25, 2011

Case Number

DRB2011-15

Applicant/ Property Owner

**QAM RENTALS LLC,
Mike Elliott**

Representative

**Oswood Construction
Nicholas Oswood**

Property Location

**4th Avenue South & 9th
Street South
Neighborhood Council
#7**

Requested Action

**Design Review of a new
structure for a profes-
sional office building.**

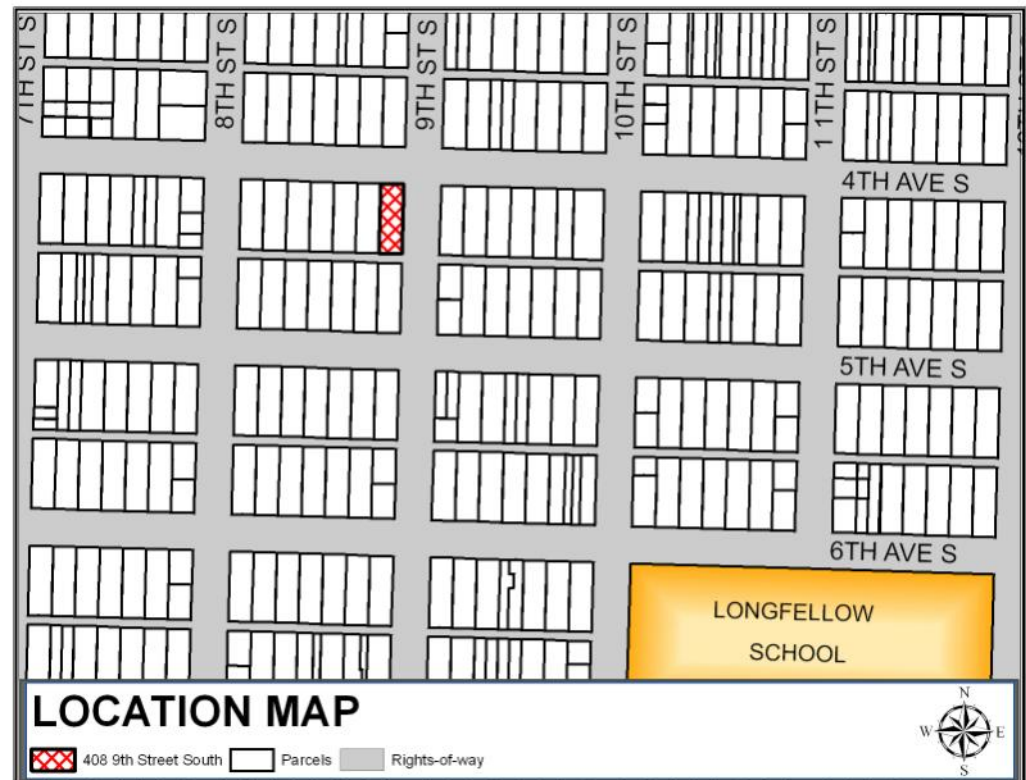
Recommendation

**Approve design with con-
ditions.**

Project Planner

Charlie Sheets

408 9TH STREET SOUTH, ELLIOT OFFICE BUILDING



Summary

Project Description

The applicant is proposing to construct a new commercial office building on the vacant property addressed as 408 9th Street South.

A full size set of the development plans and an architects sample board will be available at the meeting.

Background

- Legal description of property: Lot 7, Block 447, Great Falls Original Townsite
- Area of property: 7,500 S.F. or 0.173 acres
- Street Frontage: 50'-0" L.F. along 4th Avenue South, 150'-0" L.F. along 9th Street South
- Proposed total building size: 2,390 S.F.
- Building peak height: 15'-0"
- Single story with cathedral ceiling over the reception area.

Project Overview

Proposed Improvements

The applicant intends to build a new commercial office building. The proposed building has eight offices and support facilities. The proposed site provides off-street parking, landscaping and concrete walks to serve the building. The infill/redevelopment of this high visible property that will create a positive affect on the surrounding neighborhood.

Zoning, Building Height, and Setbacks

The property is zoned C-1 Neighborhood commercial district, which is intended to accommodate low intensity commercial activities that serve the nearby residential area. The proposed new professional office building is permitted and in compliance with the zoning, height and setback requirements of the code.

Parking

The proposed site plan includes proposes six regular parking spaces and one accessible parking/loading zone. The property benefits from being a corner lot and has access to seven on-street parking spaces. The plan shows landscape terminuses and landscape buffers to public sidewalks. The current City Code would require eight off-street parking spaces for this building, including of one accessible parking space. Staff recommends that a bicycle parking rack be added to the plan to address the code requirement for eight spaces. With the addition of the bicycle parking the parking plan meets the requirements of the code.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C of the staff report. The plan proposes $\pm 2,000$ S.F. of maintained landscaping (lawn, trees and shrubs) and an additional $\pm 2,000$ S.F. of boulevard (lawn and trees). The applicant proposes foundation planting along the 9th Street and 4th Avenue frontages of the building. The existing mature hedge provides the required buffer between the vehicle use area and the abutting residential use. The landscape plan is consistent with the planting requirements for boulevard trees, and site trees and shrubs. The proposed landscaping plan meets the requirements of the code.

Sidewalks

The site has an existing public sidewalk that has some deteriorating sections. Staff recommends the entire site be inspected by the City Engineers office and the applicant require to replace as deemed necessary. The site plan includes service walks to the main entrance, and the two rear entrances of the building.

Signage

The property is allowed a total of 50 S.F. of signage. Wall signage is allowed to a maximum of 32 S.F. per wall frontage. A



View looking north along 9th Street South from the alley.



View looking south along 9th Street South from the intersection with 4th Avenue South.



View looking west along 4th Avenue South from the intersection with 9th Street South.

monument sign is also allowed to a maximum of 32 S.F. and a maximum height of 6'-0". Signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at the time of submittal of a sign permit application.

Outdoor Lighting

The applicant is proposing wall pack lights at each entrance into the building. City Code 17.40.050, limits the illumination at the property boundary line that is attributable to the subject property does not exceed 0.3 foot-candles. . The proposed outdoor lighting meets the standard requirements of the code.



View looking southeast across the vacant property from the northeast corner.



View looking south along the west property line at the existing hedge separating the property from the single-family residence.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATION

DATE: _____
 NAME: ELLIOTT OFFICE BUILDING, MIKE ELLIOTT
 ADDRESS: _____ PHONE: _____
 AGENT/REPRESENTATIVE: NICHOLAS OSWORN
 ADDRESS: P.O. Box 3527, GTF MT PHONE: _____
 SITE ADDRESS: 408 9TH STREET SOUTH
 Square Footage of Building Site: 7500
 Square Footage of Structure(s): 2390
 Design Review Board Meeting Date: JULY 25, 2011

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

Legal Description

Lot(s): 7

Block(s): 447

Subdivision: GREAT FALLS ORIGINAL

Or Township: _____ Range: _____ Section: _____

Use Intended: PROFESSIONAL OFFICE

PACKET (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)

Building and Property Frontage:

Street: 4TH AVE Building Frontage: 26' Property Frontage: 50'

Street: 9TH ST Building Frontage: 89'-6" Property Frontage: 150'

EXHIBIT B - VICINITY/AERIAL PHOTO

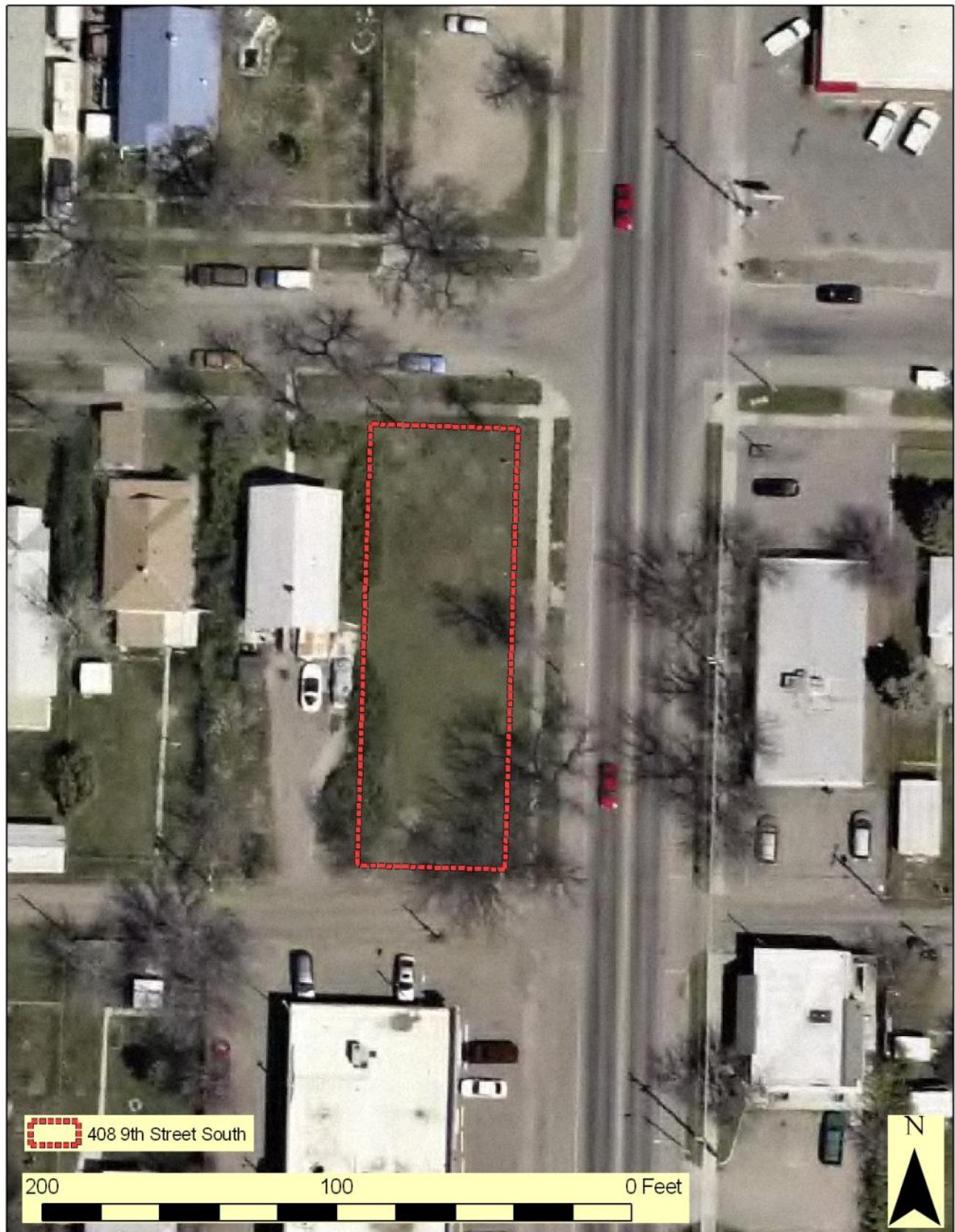


EXHIBIT C - SITE PLAN

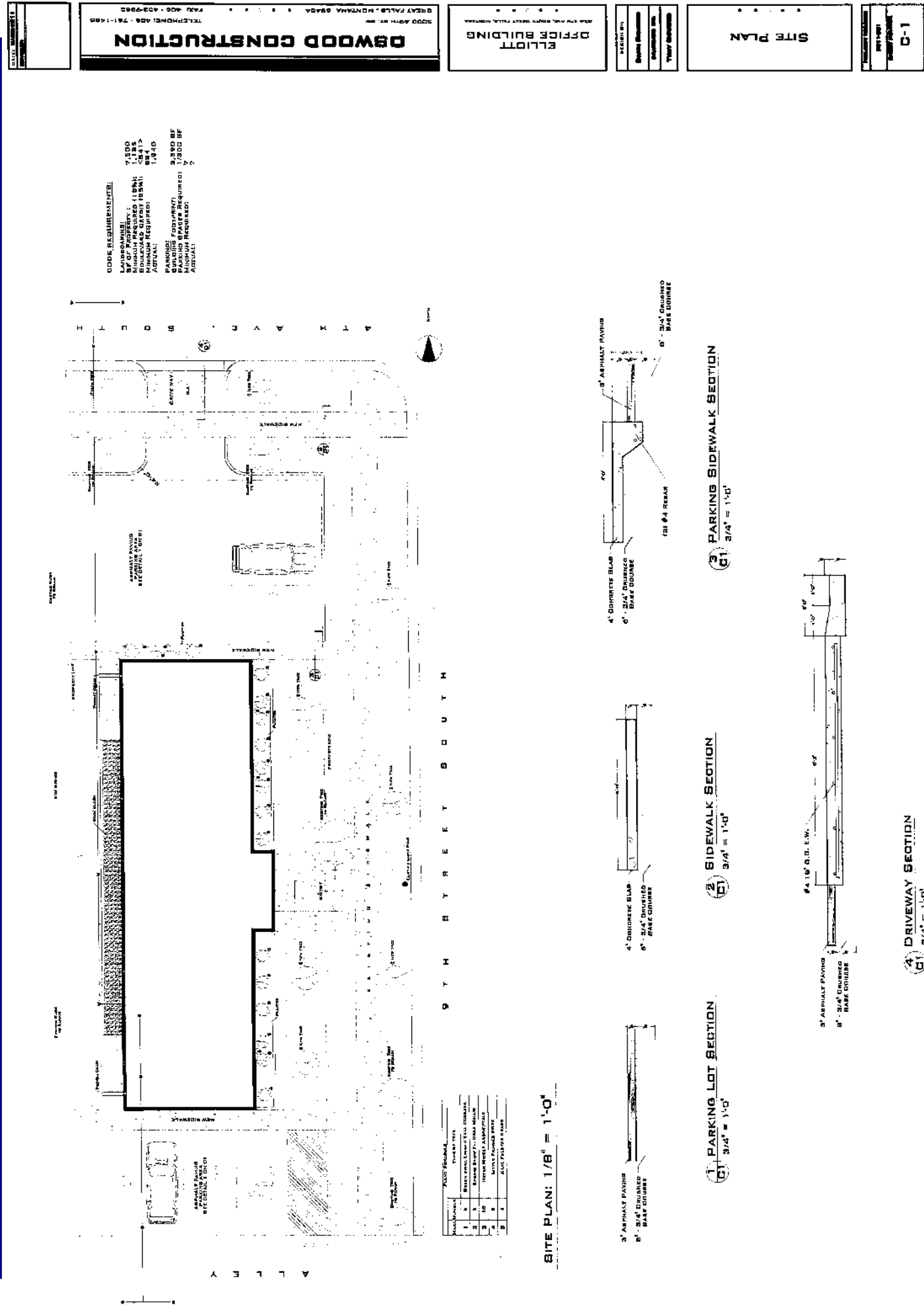
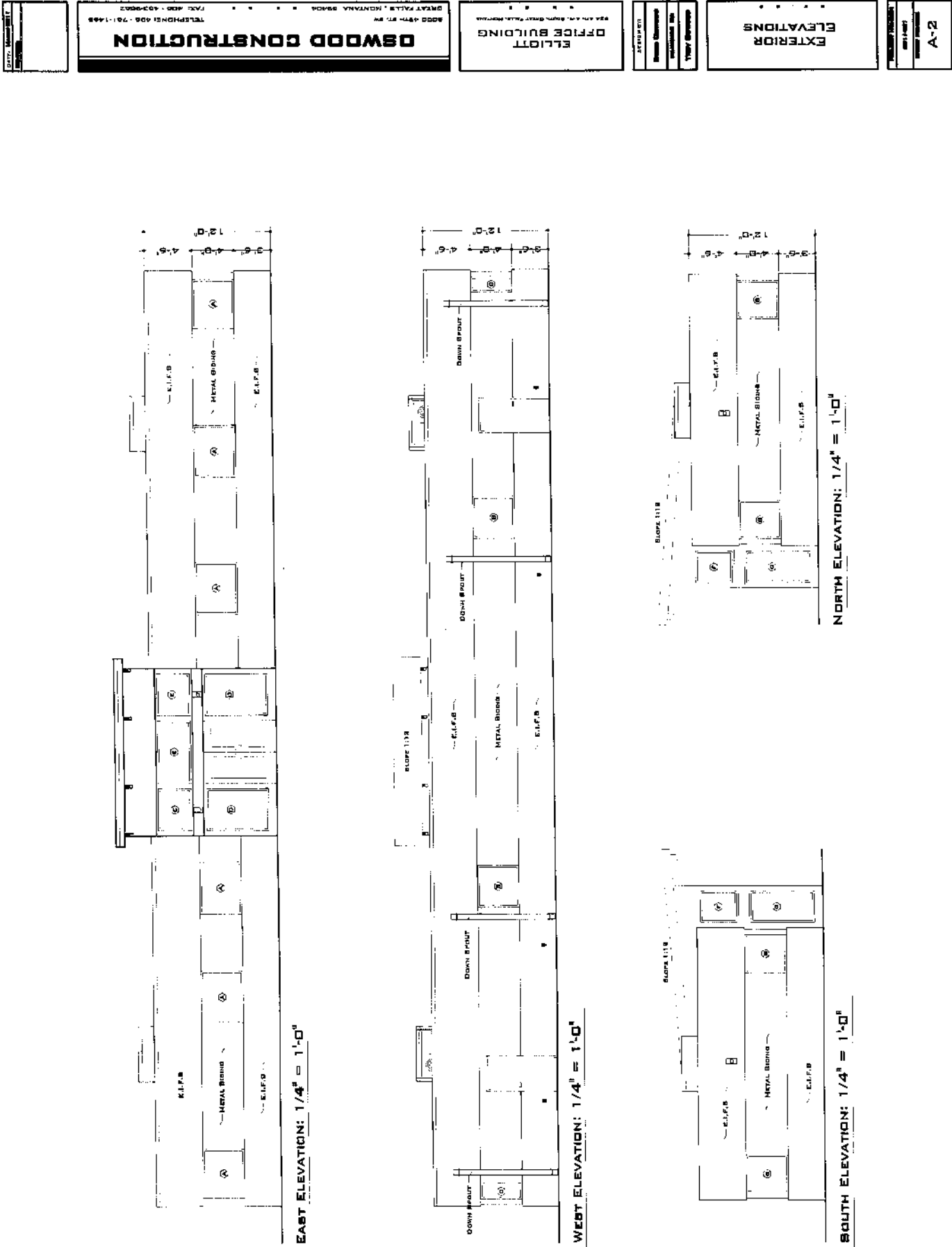


EXHIBIT D - PROPOSED ELEVATION



DATE: 11/11/81
BY: [Signature]

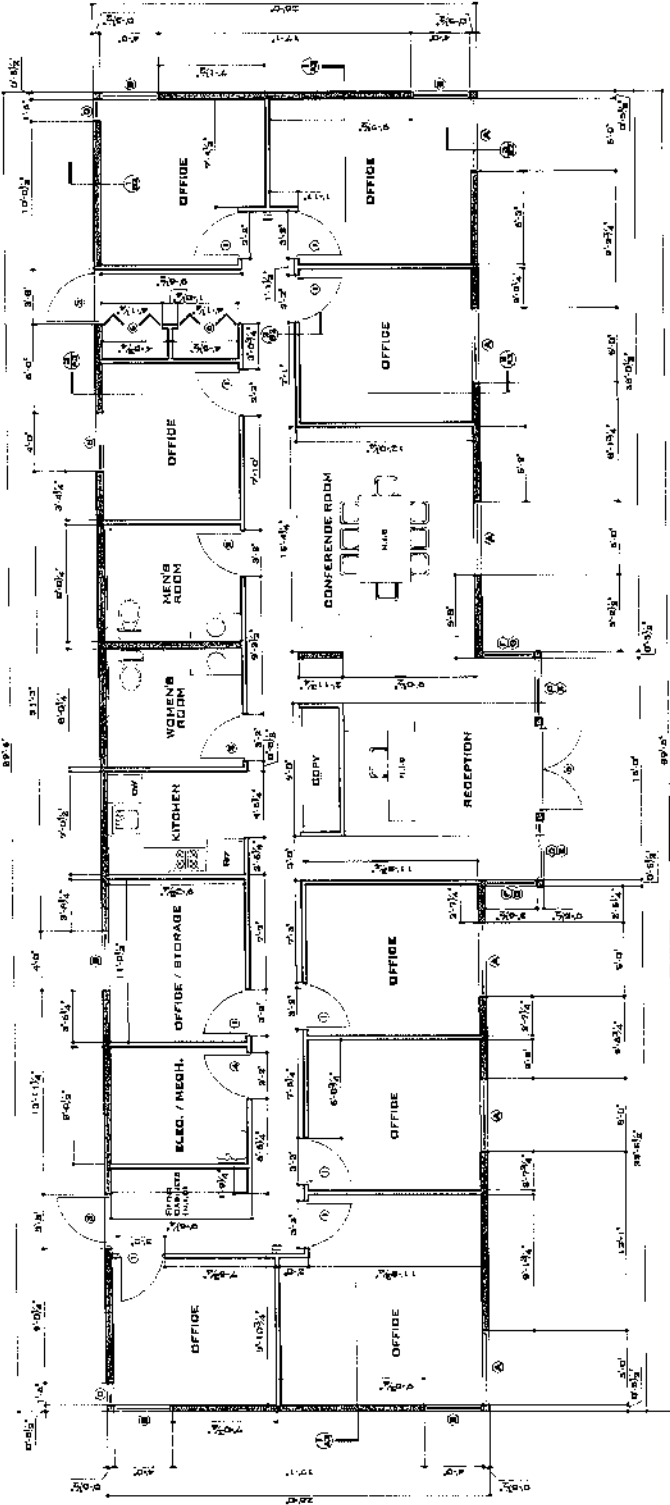
OSWOOD CONSTRUCTION
3000 45TH ST. SW
GREAT FALLS, MONTANA 59404
TELEPHONE: 406-741-1446
FAX: 406-453-9843

ELLIOTT
OFFICE BUILDING
324 4TH AVE. NORTH GREAT FALLS, MONTANA

DESIGN NO.
PROJECT NO.
REVISION NO.
DATE

FRAMING PLAN

PROJECT NO.
SHEET NO.
A-1



WALL TYPE 1: EXTERIOR WALL
2x4 1x10 D.B. FRAMING, 2x6 TOP PLATE
1/2\"

NAME	TYPE	SIZE	REMARKS / NOTES
A	Window	8'0\"	
B	Window	4'0\"	
C	Window	18'0\"	
D	Window	18'0\"	
E	Window	18'0\"	
F	Window	18'0\"	
G	Window	18'0\"	

NAME	TYPE	MATERIAL	SIZE	REMARKS / NOTES
1	Window	2x4 1x10 D.B. FRAMING	8'0\"	
2	Window	2x4 1x10 D.B. FRAMING	4'0\"	
3	Window	2x4 1x10 D.B. FRAMING	18'0\"	
4	Window	2x4 1x10 D.B. FRAMING	18'0\"	
5	Window	2x4 1x10 D.B. FRAMING	18'0\"	
6	Window	2x4 1x10 D.B. FRAMING	18'0\"	

FLOOR PLAN: 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 408 9th Street South, Elliot Office Building, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

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. The applicant shall install a bicycle parking rack as a part of the project.
4. The applicant is required replace all portions of public sidewalk determined by the City Engineer as deemed necessary for public safety.

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

CC: City Engineering, Dave Dobbs
QAM Rentals LLC, 1312 Alpine Dr, Great Falls MT 59404
Oswood Construction, Nicholas Oswood, P.O. Box 3527, Great Falls MT, 59403
Great Falls Tribune, Erin Madison