

DESIGN REVIEW BOARD

July 11, 2011

Case Number

DRB2011-13

Applicant/Property Owner

Dupuis, Inc.
John Dupuis

Property Location

1326 Central Avenue & 8
14th Street South
Neighborhood Council #9

Requested Action

Design Review of the addition of an apartment onto the rear of the existing commercial business structure.

Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

1326 CENTRAL AVENUE & #8 14TH STREET SOUTH



Summary

Project Description

The applicant is proposing to construct a 24'-0" x 32'-0" building addition for an apartment onto the existing commercial structure. He intends to move his elderly mother into the apartment, continue to work the business and provide care for her. The subject property has the existing Viking Shop, general sales business along Central Avenue and an existing four unit multi-family apartment building on the rear of the property. The property is zoned C-5 Central business periphery zoning district.

Background

- Legal description of property: East ½ Lot 5 and all of Lots 6 & 7, Block 355, First Addition to Great Falls Townsite
- Area of property: 18,750 sq. ft. or 0.431 acres
- Street Frontage: 125'-0" lf. along Central Avenue and 150'-0" along 14th Street South
- Building sizes: Viking Shop 2,352 sq. ft., Multi-family 2,000 sq. ft. & Detached garage 990 sq. ft.
- Building height: 28'-0"

Project Overview

Proposed Improvements

The applicant is proposing to construct a 24'-0" x 32'-0" building addition for an residential unit attached to the rear of the existing commercial building in an area currently occupied by sod and two trees.

Zoning, Building Height, and Setbacks

The property is zoned C-5 Central business periphery zoning district. This district intended to serve as a buffer between the downtown area and the surrounding residential districts. Although commercial uses are allowed in this district, they are typically businesses with lower levels of traffic compared to those found in the downtown area. Buildings are smaller in this district to create a physical transition in building bulk from predominant residential uses and the intensely developed downtown area. Buildings have setbacks and landscaping requirements. Exterior storage or display is not allowed.

The proposed business and multi-family residential units are permitted within the subject zoning district. The addition is within the zoning height and setback requirements of the code.

Parking

The existing site provides for 14 parking stalls that are 9' x 18' and does not designate any accessible parking spaces or passage loading zones. The existing parking for the site is legal nonconforming. City Code requires parking stall be 10' X 20' in size and provide at least 1 accessible parking space. Retail sales land uses are required 1 stall for every 240 gross floor area and 1.5 spaces for multi-family land use. Calculating the combined land uses and existing and the proposed addition requirements, the site would be required to provide 18 parking spaces, inclusive of one accessible parking space and passage loading zones. Considering that the subject property is a corner lot, has on-street parking for at least 10 vehicles and the entrance to the retail business faces Central Avenue, Staff concludes that the site is currently legal nonconforming. The parking requirements of the City code will provide a conditional recommendation for the board to consider.



View looking south from across Central Avenue.



View looking west at the front of the existing structure.



View looking north from 1st Alley South at the four-unit multi-family structure.

Landscaping

City code requires 15% of the lot to be landscaped and trees and shrubs in the amounts of one tree and seven shrubs per every 400 sq. ft. of required landscaping. The current site has $\pm 45\%$ of the property landscaped, has 12 existing trees and 12 existing shrubs. The addition to the rear of the commercial structure will require two mature trees to be sacrificed.

Sidewalks

The existing public sidewalks are in good condition. Project does not trigger sidewalk requirements.

Signage

Project does not trigger sign requirements. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at such a time as a change is proposed.

Outdoor Lighting

Project does not trigger outdoor lighting requirements.



View looking at the existing rear entry of the commercial structure.



View looking at the south elevation of the commercial structure and the two trees to be removed.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: June 1, 2011

NAME: Dupuis, Inc.

ADDRESS: 1326 Central Avenue PHONE: 452-2211

AGENT/REPRESENTATIVE: John Dupuis

ADDRESS: Same PHONE: _____

SITE ADDRESS: 1326 Central Avenue

Square Footage of Building Site: 18,750
Square Footage of Structure(s): ADDITION 268 MAIN BUILDING 23,400 FT

Design Review Board Meeting Date: _____

RE0010 6/02/11 REAL ESTATE FILE MAINTENANCE 12:14:17 RE010D

PARCEL: 185700 S.D.: 1C AREA: 1 GEO: 3016 07 2 12 09 0000
USE: G GENERAL PUBLIC STATUS: - **ACTIVE** Type- 00000000

Legal Owner: DUPUIS INCORPORATED Doc-

Legal Name _____ Dt- _____

Address: 1326 CENTRAL AVE

City: GREAT FALLS St: MT Zip: 59401

Prop Address: 8 14TH ST S

Parcel HAS MULTIPLE ADDRESSES - JUMP AD
Legal Descr: GREAT FALLS 1ST E1/2 5 & ALL OF 6- Sub Code: GF1

* LOT 7 *BLOCK 355 MARK _____

Comment: _____
Solid Waste: 0000 Belt Fire: N Total Acres: .430

Cons Dist: N Tax Incr: N

Transit: Y ***** A/R Bill#: 9045 *****

| 1997 REAPP. VALUE | 2010 PHASE-IN VALUE | 2010 PHASE-IN TAXABLE |
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|--------|-------|---------|-------|
| LAND: | 0 | 24,600 | 669 |
| IMPS: | 0 | 154,557 | 4,204 |
| PERS: | | 0 | 0 |
| TOTAL: | 0 | 179,157 | 4,873 |

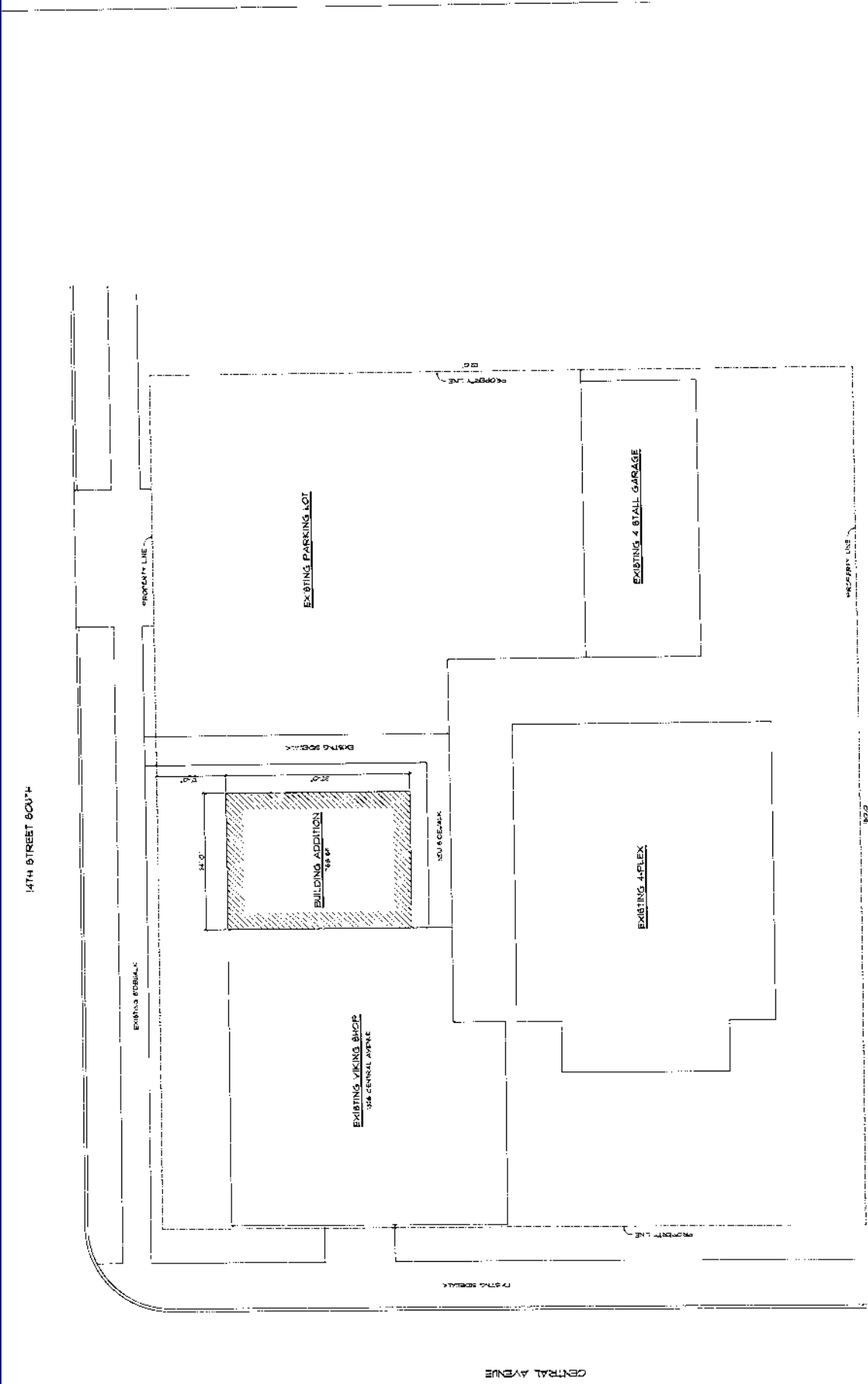
2006/07/24

VIEW AND UPDATE -- CAREFULLY

CF04-RTN, CF11-UPD, ENTER

EXHIBIT B - AERIAL PHOTO





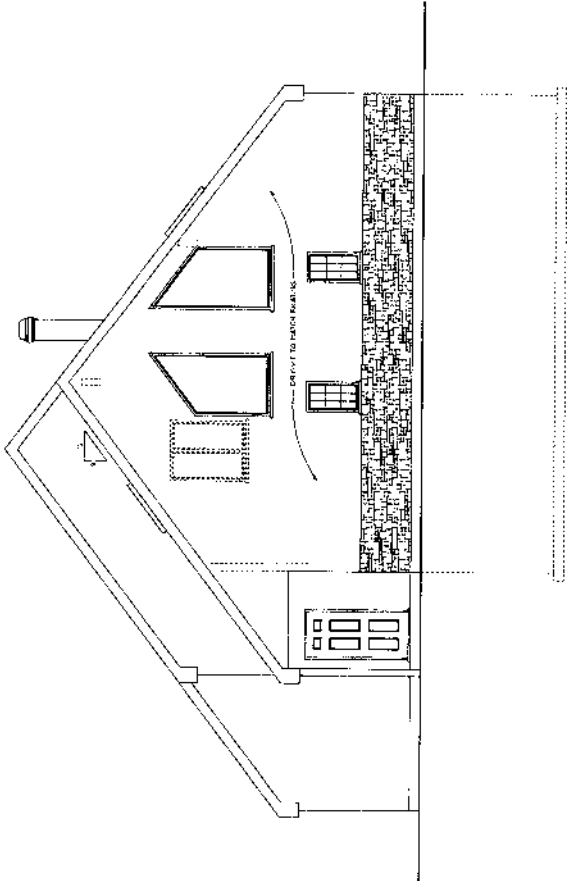
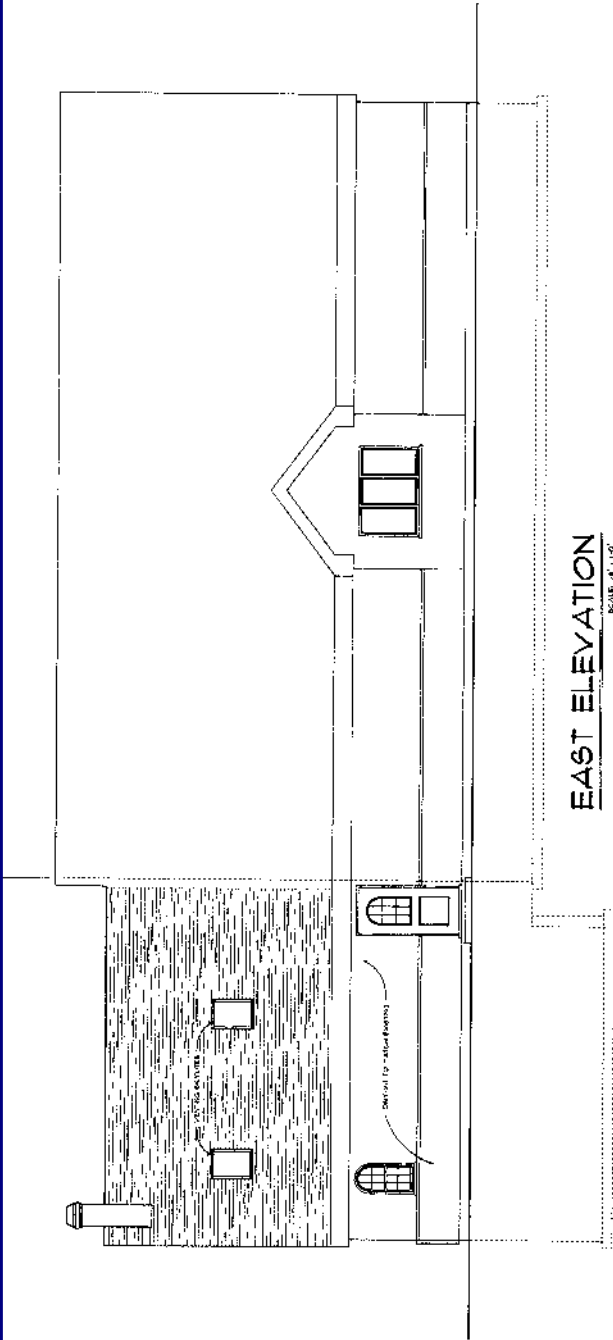
PLOT PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING

VIKING SHOP ADDITION

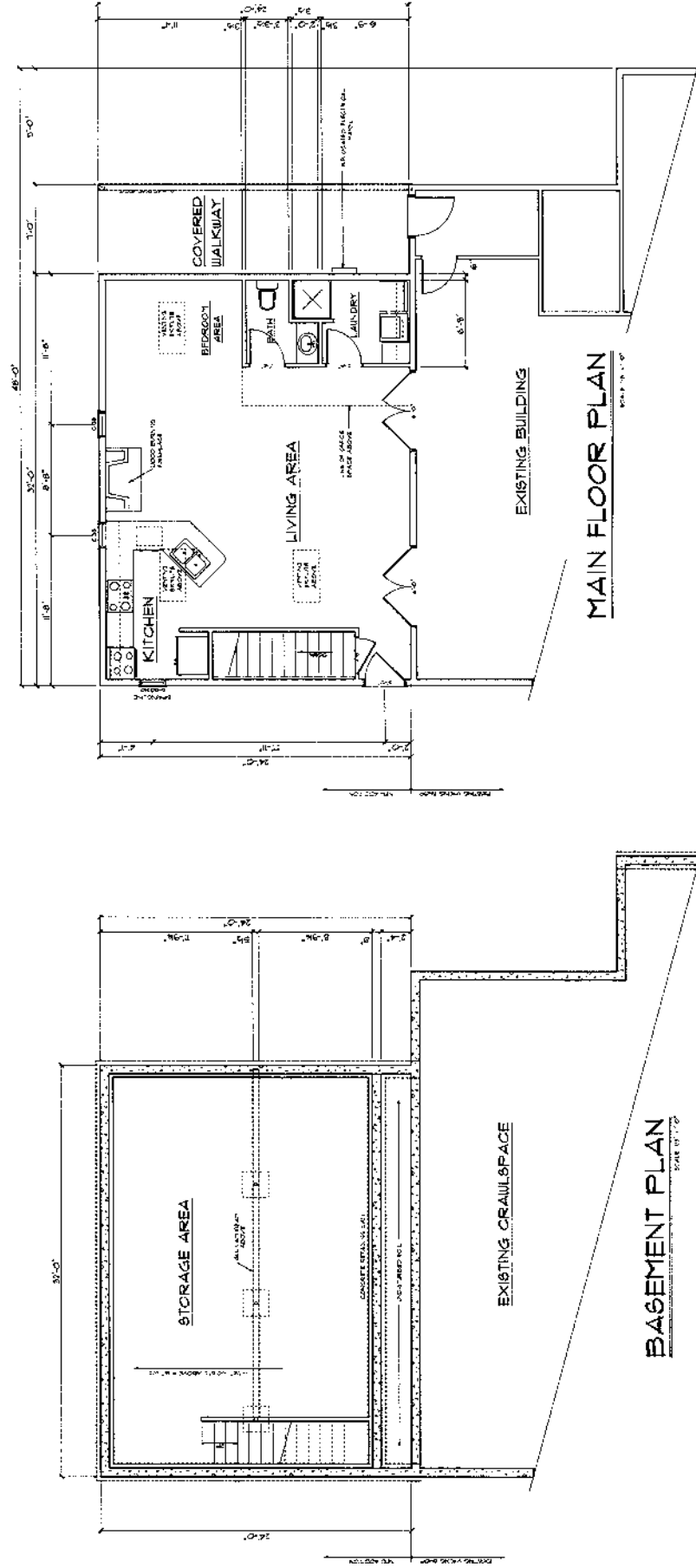
1326 CENTRAL AVENUE
GREAT FALLS, MONTANA

EXHIBIT D - PROPOSED EAST AND SOUTH ELEVATIONS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT E - ADDITION FLOOR PLAN



PRELIMINARY DRAWING

VIKING SHOP ADDITION
1226 CENTRAL AVENUE
GREAT FALLS, MONTANA

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Dupuis, Inc., John Dupuis, 1326 Central Avenue, as shown in the conceptual development plans contained within this report subject to fulfillment of the following conditions by the applicant:

- The applicant shall have an amended plat combining East ½ Lot 5 and Lots 6 & 7, Block 355, First Addition to Great Falls to be filed of record in the Clerk and Recorder’s Office of Cascade County, Montana.
- 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.
- The applicant shall replace the two trees being removed with new trees on the subject property.

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
Dupuis, Inc., John Dupuis, 1326 Central Avenue, Great Falls MT 59401