

DESIGN REVIEW BOARD

June 13, 2011

Case Number

DRB2011-9

Applicant

Café Rio Mexican Grill
Terry Loock, Const. Mgr.

Property Owner:

Holiday Village Partners,
LLC

Architect

IONING Design Group
Will Scott

Property Location

900 10th Avenue South
Neighborhood Council #6

Requested Action

Design Review of the renovation of the existing commercial structure.

Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

900 10TH AVENUE SOUTH



Summary

Project Description

The applicant is proposing to renovate the existing commercial structure for a new restaurant. This portion of the four suite structure was most recently occupied by Hollywood Video Store. The video rental store was closed in 2009.

Background

- Legal description of property: Lot E2, Block 3, Fifteenth Addition to Great Falls
- Area of property: 50,965 S.F. or 1.17 acres
- Street Frontage: 198'-0" L.F. along 10th Avenue South and 256'-0" L.F. along 9th Street South
- Building size: 9,200 S.F.
- Building height: 12'-0" to 20'-0"
- Suite size: 3,890 S.F.

Project Overview

Proposed Improvements

The applicant intends to renovate the property located on the southeast corner of 9th Street South and 10th Avenue South. The renovation is converting the former video rental store in to a new restaurant known as Café Rio Mexican Grill. The renovation includes extensively remodeling the interior and a face lift of the exterior finishes. The applicant additionally to add proposes a sun patio on the west side of the structure, for additional seating.

Zoning, Building Height, and Setbacks

The property is zoned C-2 General commercial district. This district is intended to accommodate high-traffic businesses that focus on vehicle traffic. The proposed restaurant is permitted and in compliance with the zoning, height and setback requirements of the code.

Parking

The existing site provides for 59 parking stalls onsite and share with the other 3 suites. The premise has additional parking per the lease agreement with the property owner of Holiday Village Shopping Center, Inc. The existing site has parking spaces that range in size of 9' X 18' and 9' X 20' and two accessible parking spaces with 5'-0" wide loading zones. The Current City Code requires parking stall to be 10' X 20'. Restaurants are required to provide 1 stall for every 2.5 seats plus 1 per employee per shift. The existing multi-tenant facility shares its parking and with the additional parking provided by the Mall the parking requirements for the proposed renovation are met.

Landscaping

The applicant is not proposing any changes to the existing landscaping that is installed. City code 17.44.3.010 Design standards for Commercial Buildings is not triggered by this renovation.

Sidewalks

The applicant is not proposing any changes to the public sidewalks, but propose a sun patio on the west side of the structure. City Code 17.32.210; sidewalks are not triggered by this renovation.

Signage

The premises is a multi-tenant building and exceeds 50,000 S.F., thus is allowed wall signage in the amount not to exceed 10% of the building wall area per frontage and 1 free-standing/monument sign not to exceed 200 S.F. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at that time.

Outdoor Lighting

The applicant is not proposing any changes to the existing lighting that is already installed.



View looking south from the north side of the property.



View looking west at the front of the existing structure.



View looking at the south elevation.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 5/20/2011NAME: CAFE RIO MEXICAN GRILL - TERRY LOCKE CONST.ADDRESS: 2825 E. COTTONWOOD PKWY #360 PHONE: 801 930 6018
SLC, UT 84121AGENT/REPRESENTATIVE: IONING DESIGN GROUP - WILL SCOTTADDRESS: 3579 REDROCK ST. LAS VEGAS, NV PHONE: 801 518 3849SITE ADDRESS: 900 10TH AVENUE S., GRT FALLS MT
89103Square Footage of Building Site: 48976 SF (APPROX)
Square Footage of Structure(s): 9200 SF

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): E2Block(s): 3Subdivision: FIFTEENTH ADDITIONOr Township: 20N Range: 3E Section: 13Use Intended: RESTAURANT**PACKET** (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: 9TH ST. S. Building Frontage: 159 LF Property Frontage: 256 LF APPROXStreet: 10TH AVE S. Building Frontage: 62 LF Property Frontage: 198 LF APPROX

EXHIBIT B - VICINITY/AERIAL PHOTO



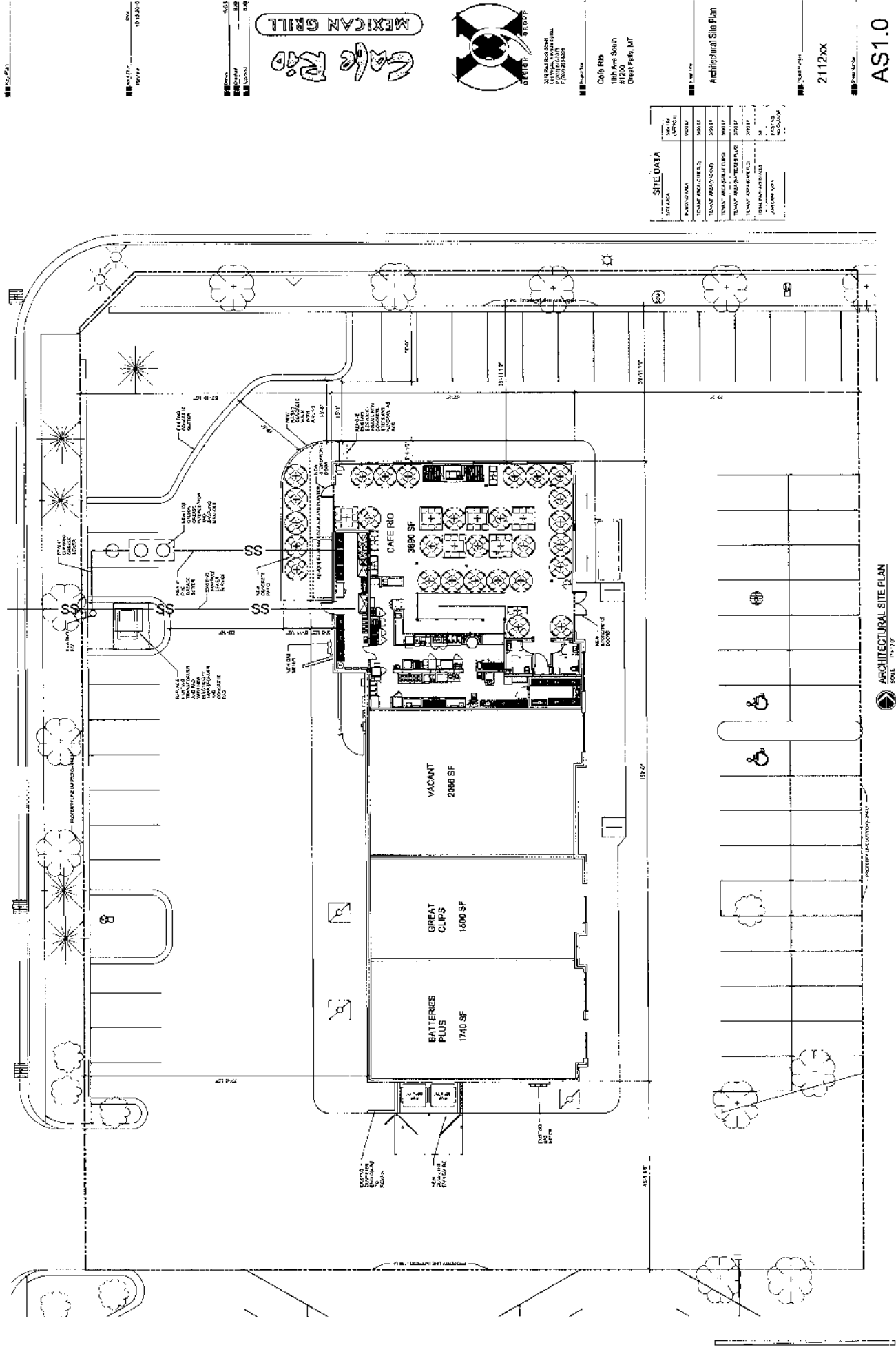
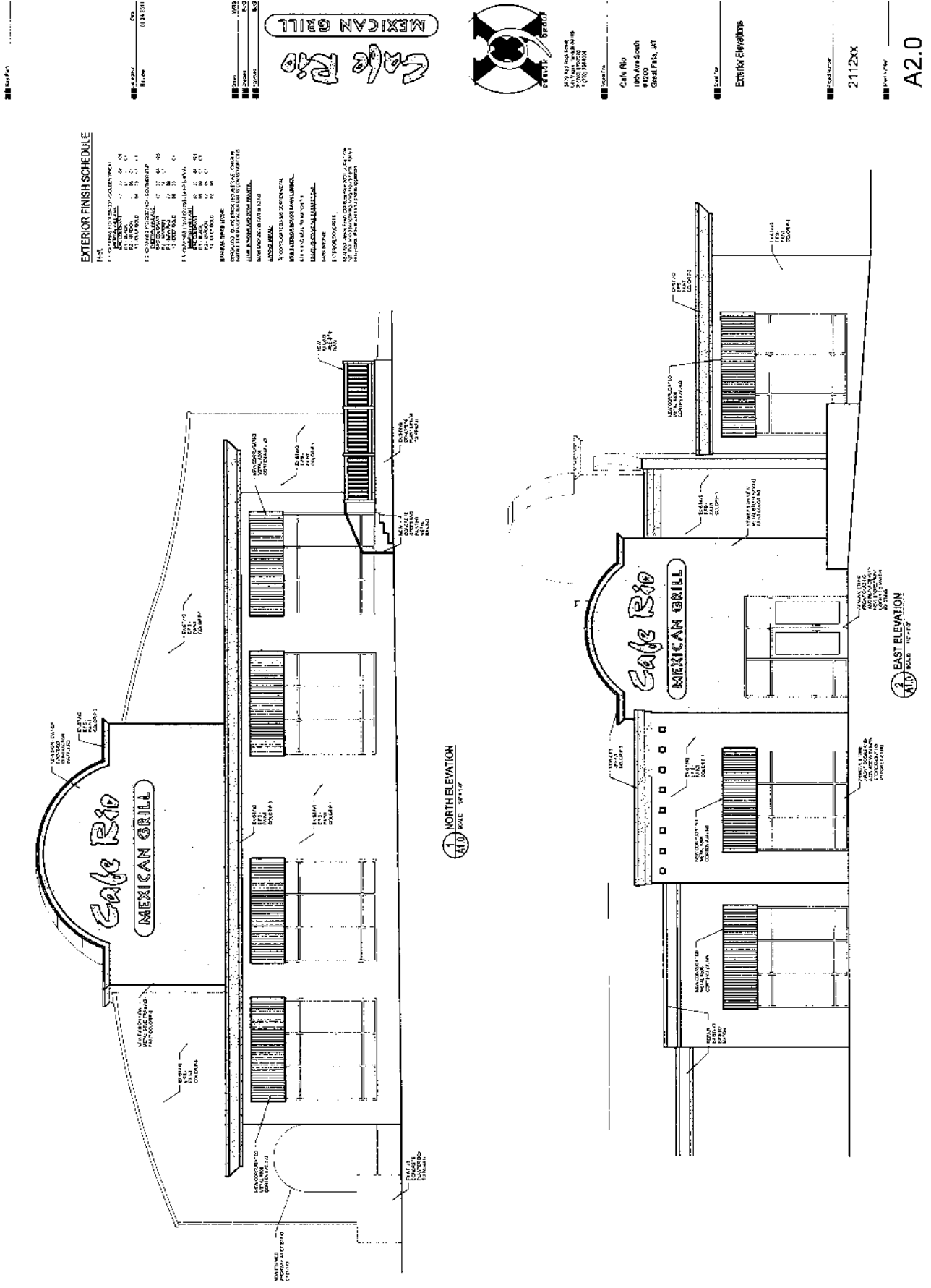




EXHIBIT D - PROPOSED FRONT ELEVATION





Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Café Rio Mexican Grill, 900 10th Avenue 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
Café Rio Mexican Grill, Terry Looock, 2825 E. Cottonwood Parkway. #360, Salt Lake City, UT 84121
IONING Design Group, Will Scott, 3579 Red rock St, Las Vegas, NV 89103
Great Falls Tribune, Erin Madison