

DESIGN REVIEW BOARD

June 13, 2011

Case Number

DRB2011-12

Applicant/ Property Owner

Damon Carroll

Architect

Nelson Architecture
Mark Bloom

Property Location

4800 4th Avenue North
Neighborhood Council #4

Requested Action

Design Review of a new
Multi-family apartment
buildings.

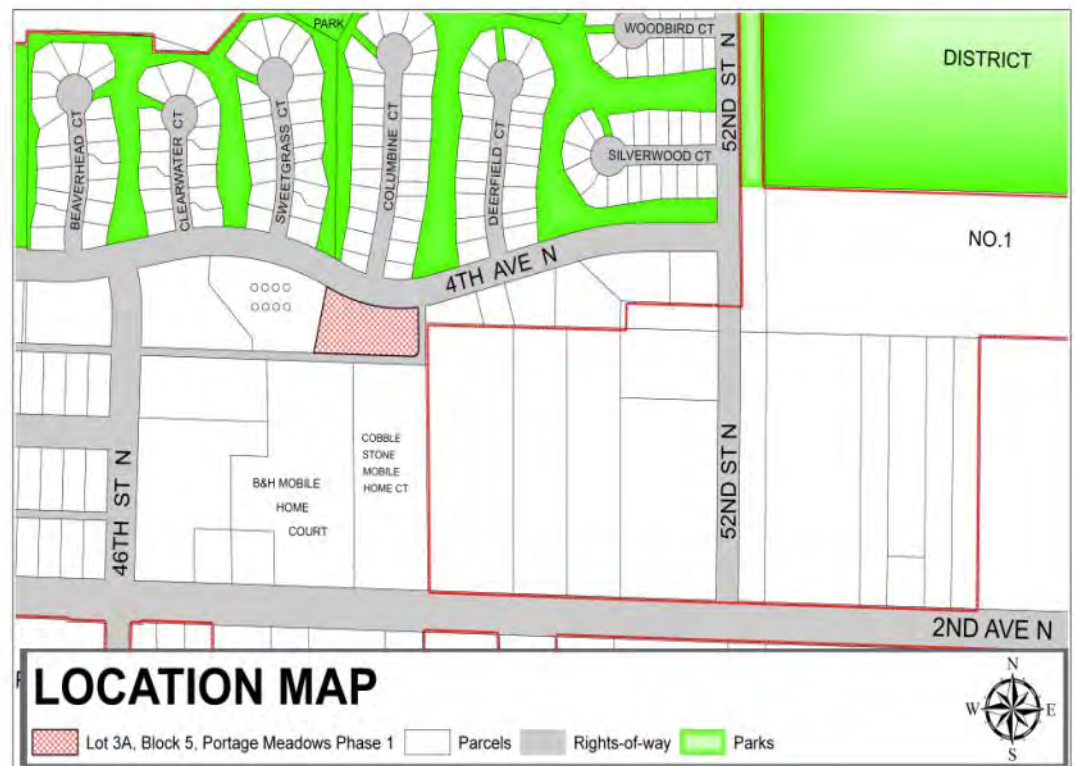
Recommendation

Approve design with condi-
tions.

Project Planner

Charlie Sheets

4800 4TH AVENUE NORTH



Summary

Project Description

The applicant is proposing to construct two 12-plex apartment buildings on the vacant property along 4th Avenue North on the 4800 block. The applicant has constructed similar apartment buildings east of this site.

Background

- Legal description of property: Lot 3A, Block 5, Portage Meadows Addition, Phase 1
- Area of property: 33,882 S.F. or 0.778 acres
- Street Frontage: 255'-0" L.F. along 4th Avenue North
- Total building size: 5,700 S.F. per floor
- Building height: 40'-6" / three stories

Project Overview

Proposed Improvements

The applicant intends to build two–three story 12-plex apartment buildings. The style and finish of the proposed will be similar to the other units built by the owner one block east of this location.

Zoning, Building Height, and Setbacks

The property is zoned PUD Planned unit development district. This district is a special type of zoning district that is proposed by the developer to account for a desired uses and design features. This was the first PUD approve in Great Falls in the 1970's. The original density of this property was proposed to have 28 dwelling units. The applicant proposes two– three story 12-plex apartment buildings. The proposed multi-family apartments is in substantial compliance with conceptual plans of the original PUD Planned unit development.

Parking

The proposed site plan shows 40 regular 10' X 20' parking spaces and two-accessible parking spaces. The current City Code requires 36 off-street parking spaces, inclusive of two accessible parking spaces. The plan provides landscape terminuses, and paving curb. The proposed parking plan appears to meet the requirements of the code.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C of the staff report. The plan proposes $\pm 10,069$ S.F. of maintained landscaping (lawn, trees and shrubs) and additional ± 4500 S.F. of boulevard (sidewalk, lawn and trees). Residential landscape code requires 50% of the net lot to be landscaped with turf grass and ground cover plants, 1 interior tree per 1500 S.F. and 1 boulevard tree per 35 L.F. of street frontage. The proposed landscaping plan appears to meet the requirements of the code.

Sidewalks

The applicant is providing sidewalks and assessable routes for the pedestrians within the parking lot and around the structure. The applicant also is providing a sidewalk in the boulevard of 4th Avenue North. The proposed sidewalks appears to meet the requirements of the code.

Signage

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 did not submitted a lighting plan.



View looking southwest from 4th Avenue North across the subject property.



View looking southeast from 4th Avenue North.



View looking west along the south boundary of the property. Platted as an alley but not improved.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: May 20 2011NAME: Damon CarrollADDRESS: 215 Russell Ranch Lane PHONE: 406-799-0519AGENT/REPRESENTATIVE: Mark Bloom / Damon CarrollADDRESS: 1324 Central Ave West PHONE: 906-868-8120SITE ADDRESS: 4800 4th Ave NorthSquare Footage of Building Site: 36,819Square Footage of Structure(s): 25,000 - 2 Buildings 12,500 sq ft eachDesign Review Board Meeting Date: 6-13-11

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

Legal DescriptionLot(s): 3A of the Admonded plot of Lot 2 and 3 ofBlock(s): Block 5, Portage Meadows NO 1 addition

Subdivision: _____

Or Township: _____ Range: _____ Section: _____

Use Intended: Multi-FamilyPACKET (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)

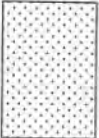
Building and Property Frontage:

Street: 248.31 Building Frontage: 65ft Property Frontage: 248.31Street: 248.31 Building Frontage: 65ft Property Frontage: 248.31


EXHIBIT B - VICINITY/AERIAL PHOTO




SYMBOL & HATCH KEY




GRASS



HARDSCAPE, SEE SITE PLAN

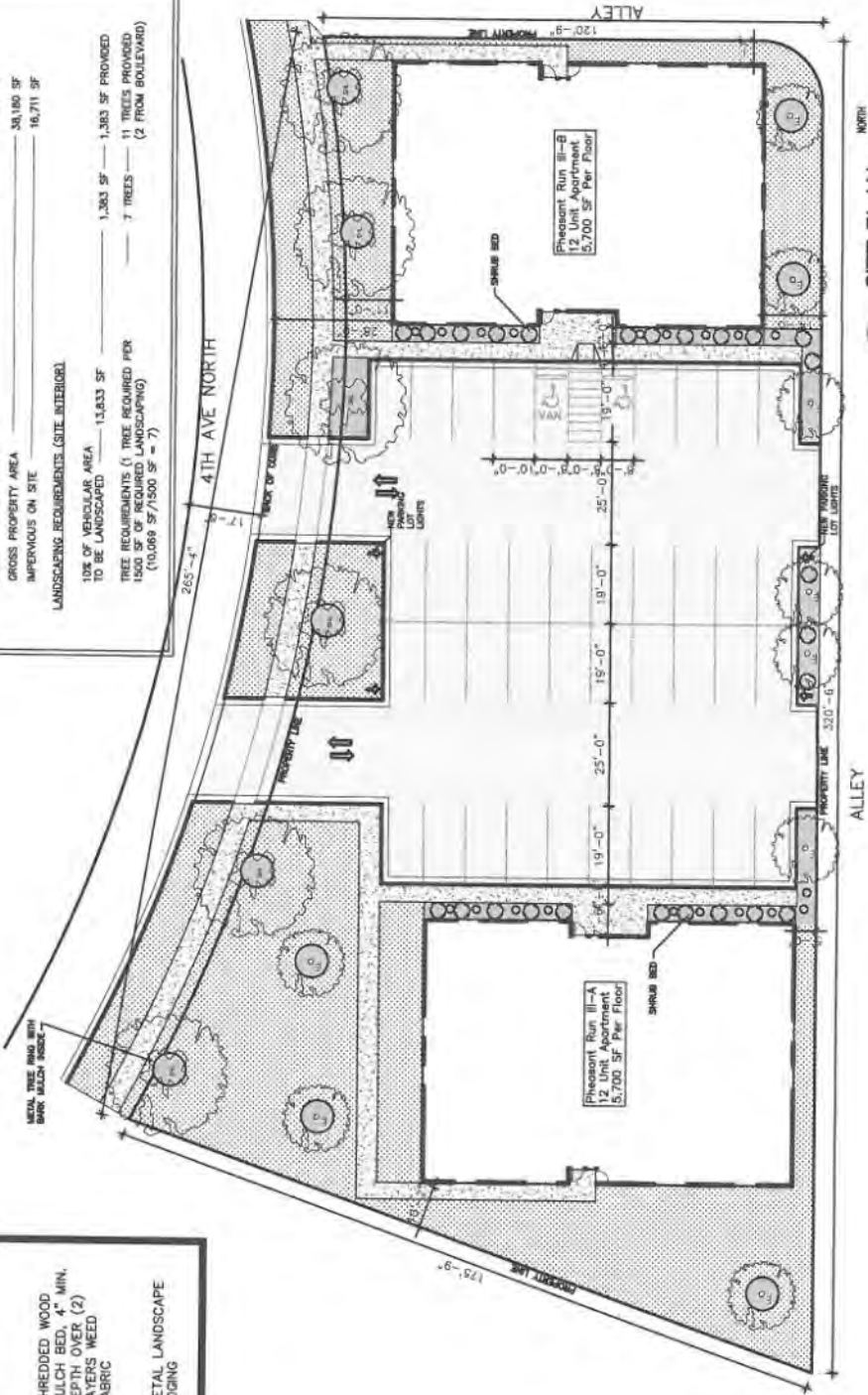


SHREDDED WOOD MULCH BED, 4" MIN. DEPTH OVER (2) LAYERS WEED FABRIC




METAL LANDSCAPE EDGING

PLANT SCHEDULE/LEGEND			
KEY(QTY)	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
ULL	LITTLE LEAF LINDEN, 25 FT	PICEA GLAUCA VAR. DEMATA	2" B & B
SKL	SKYLINE HONEYLOCUST	LEDIPISA TRICANTHOS. VAR. INERMIS 'SKYLINE'	2" B & B
15	TOTAL		
SHRUBS			
41	VARIOUS SHRUBS	Various Prunus	2 GALLON
SITE STATISTICS / REQUIREMENTS			
GENERAL		REQUIRED	ACTUAL
GROSS LANDSCAPE AREA			10,069 SF
GROSS BUILDING AREA			11,400 SF
GROSS PROPERTY AREA			38,190 SF
IMPERVIOUS ON SITE			16,711 SF
LANDSCAPING REQUIREMENTS (SITE INTERIOR)			
10% OF VERGEULAS AREA TO BE LANDSCAPED		13,833 SF	1,383 SF
TREE REQUIREMENTS (1 TREE REQUIRED PER 1500 SF OF REQUIRED LANDSCAPING)		7 TREES	11 TREES PROVIDED (2 FROM BOULEVARD)



1 SITE PLAN
SCALE 1"=30'-0"

DRAWN BY:	PROJECT NUMBER:	SHEET NUMBER:
CHECKED BY:		
DATE: 05/27/11		



Nelson Architects
3007 North Star Blvd, Suite C
Great Falls, MT 59405
(406) 727-3266 Phone
(406) 770-3088 Fax
info@nelsonarchitects.com

Pheasant Run III
4800 4th Ave N
Great Falls, Montana

EXHIBIT D - PROPOSED ELEVATION

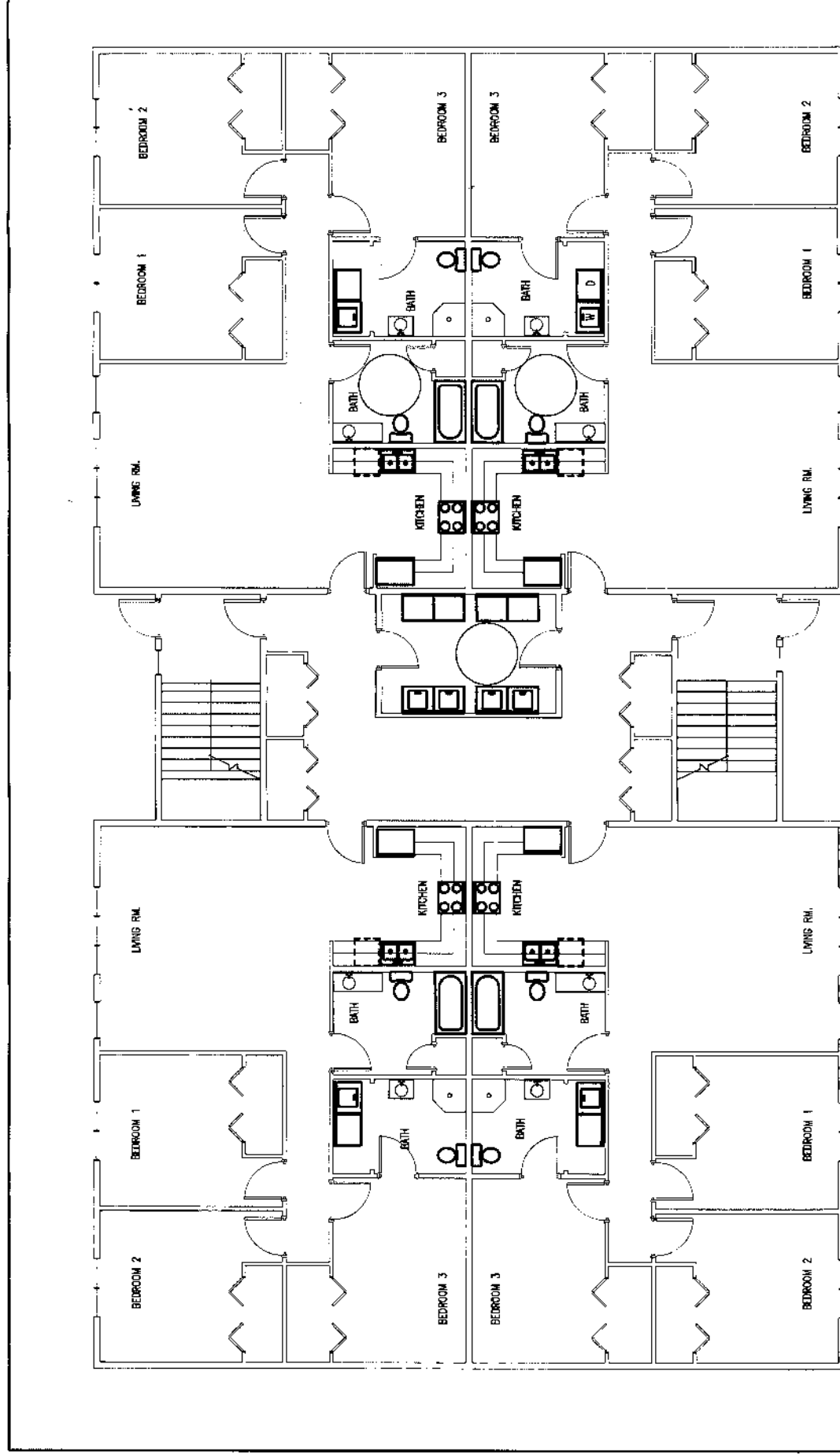


Pheasant Run III Apartments

EXHIBIT E - EXAMPLE OF SIMILAR STRUCTURES



EXHIBIT F - FIRST FLOOR PLAN



Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of 4800 4th Avenue North, 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
Damon Carroll, 215 Russell Ranch Road, Great Falls MT 50404
Great Falls Tribune, Erin Madison