

DESIGN REVIEW BOARD

May 23, 2011

Case Number

DRB2011-7

Applicant

Mauri Novak, Owner

Architect

L'Heureux Page Warner
Jim Page, AIA

Property Location

5th Street South & Central
Avenue
7500 sq. ft.
Neighborhood Council #7

Requested Action

Design Review of the exterior
renovation of the exterior and
the 2nd floor of the structure.

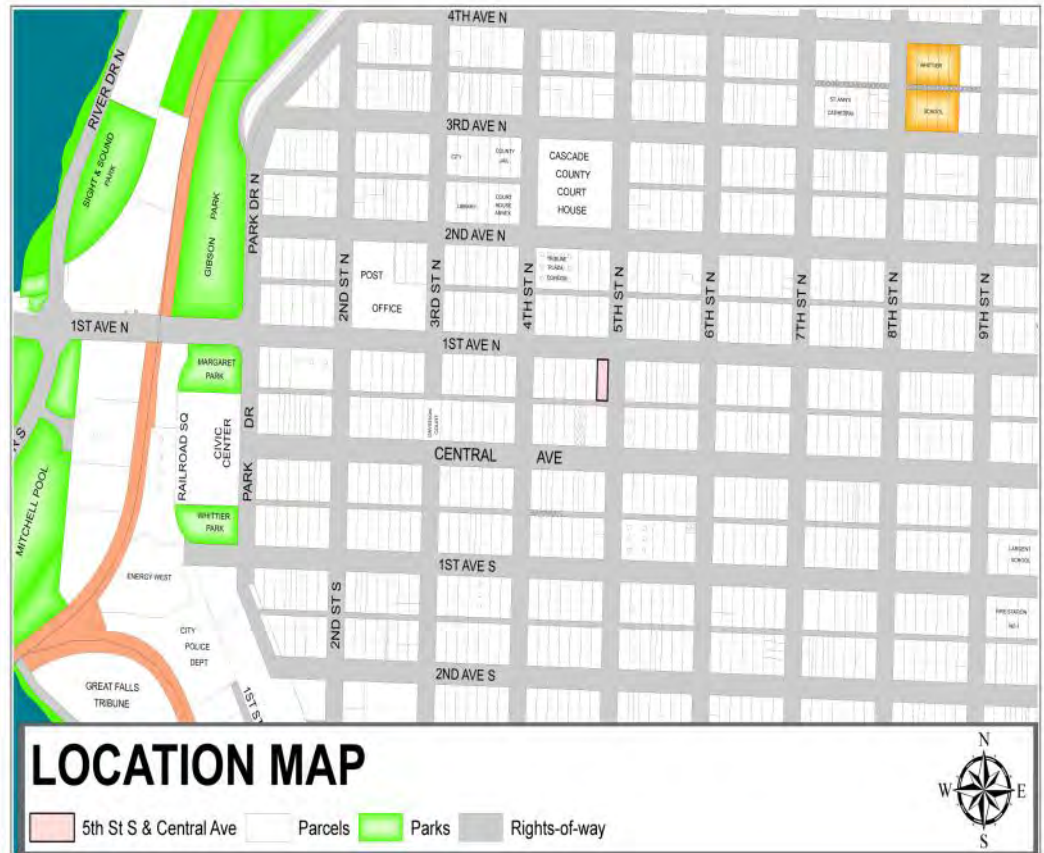
Recommendation

Approve design with condi-
tions.

Project Planner

Charlie Sheets

5TH STREET SOUTH AND CENTRAL AVENUE



Project Description

The property owner is proposing to renovate the exterior of the building to reflect a historic façade in the C-4 Central business core district. Additionally, he intends to renovate the second floor of the structure into apartments.

The subject property has retail and restaurants businesses on the street level. The second floor has been closed off for many years and unusable for the owner.

Background

- Legal description of property: Lot 7, Block 364, Great Falls Original Town site
- Area of property: 7,500 sq. ft. or 0.172 acres
- Street Frontage: 50 lf. Central Ave & 150 lf. 5th Street South
- Proposed building height: 37'-0"

Project Overview

Proposed Improvements

The owner of the property located at 426 Central Ave. intends to renovate the exterior and reestablish apartments on the second floor. Several years ago the owner renovated the street level for retail, office and restaurants. In this next phase, he will renovate/reestablish eight apartments on the second floor. A common entrance will be located on 5th Street South. Windows will be reestablished for the apartments and architecture features will be added to provide a historic look to the existing blank stucco finish.

Zoning, Building Height, and Setbacks

The property is zoned C-4 Central business core district. This district is intended to accommodate and create a high level of business and social activity from morning through the nighttime hours. This district hosts a wide range of employment and businesses. Retail operations and specialty stores are common on the street level along with professional offices. Residential uses can occur in this district primarily on the upper levels of buildings. Entertainment occurs in this district and helps to create a destination. Sidewalk cafes and food vendors are common during the warmer months of the year. Off-street parking is available, but occurs primarily in multi-level parking garages and on-street parking. The proposed apartments above the commercial spaces is permitted within the C-2 General commercial district. The building height is 37'-4" at its highest point. The existing structure is built out to the property lines on all sides of the property. The proposed renovation is in compliance with the zoning, height and setback requirements of the code.

Parking

Downtown parking requirements are fulfilled by off-street parking lots and garages.

Landscaping

Project does not trigger landscaping requirements.

Sidewalks

Project does not trigger sidewalk requirements.

Signage

The property is zoned C-4 Central business core. As such, the property is allowed wall signage in the amount of 10% of the wall area per frontage and allowed a maximum of 100 sq. ft. for monument and/or freestanding 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 proposes to install building lighting in conformance with City Code 17.40.050 (A-M) and 17.40.060 (A-C).



View looking southwest from the intersection of Central Avenue and 5th Street South.



View looking at the 5th Street South street level renovation.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 4-14-2011NAME: Mauri NovakADDRESS: 54 Comanche Trail, Great Falls PHONE: 899 7461AGENT/REPRESENTATIVE: Jim Page - L'Heureux Page WernerADDRESS: 15 5th Street South, Great Falls PHONE: 771-0770SITE ADDRESS: 426 Central AvenueSquare Footage of Building Site: 7500
Square Footage of Structure(s): 7500

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): 7Block(s): 364Subdivision: Original Town Site

Or Township: _____ Range: _____ Section: _____

Use Intended: Upper level will be renovated into apartments.
Lower level is existing commercialPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

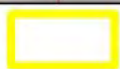
- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage:

Street: Central Building Frontage: 50 FT Property Frontage: 50 FTStreet: 5th St Building Frontage: 150 FT Property Frontage: 150 FT

EXHIBIT B - AERIAL PHOTO



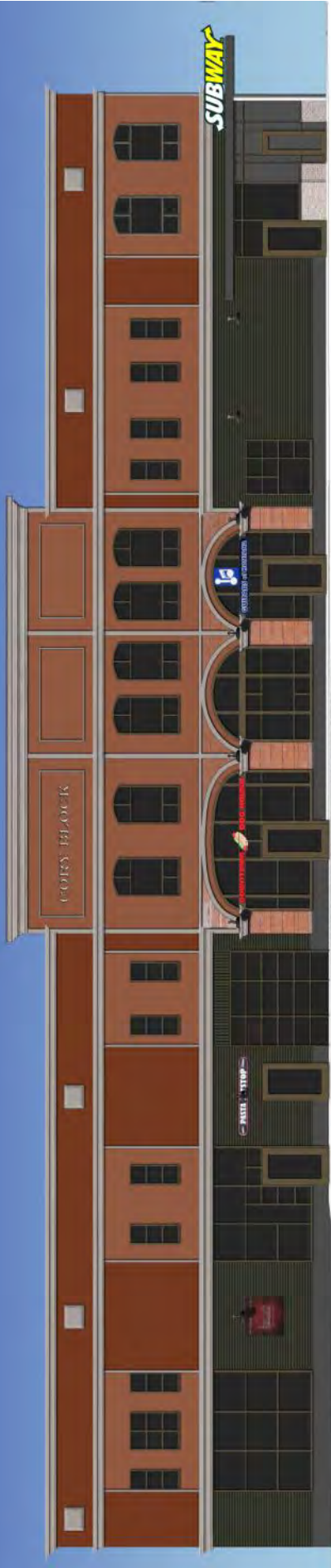
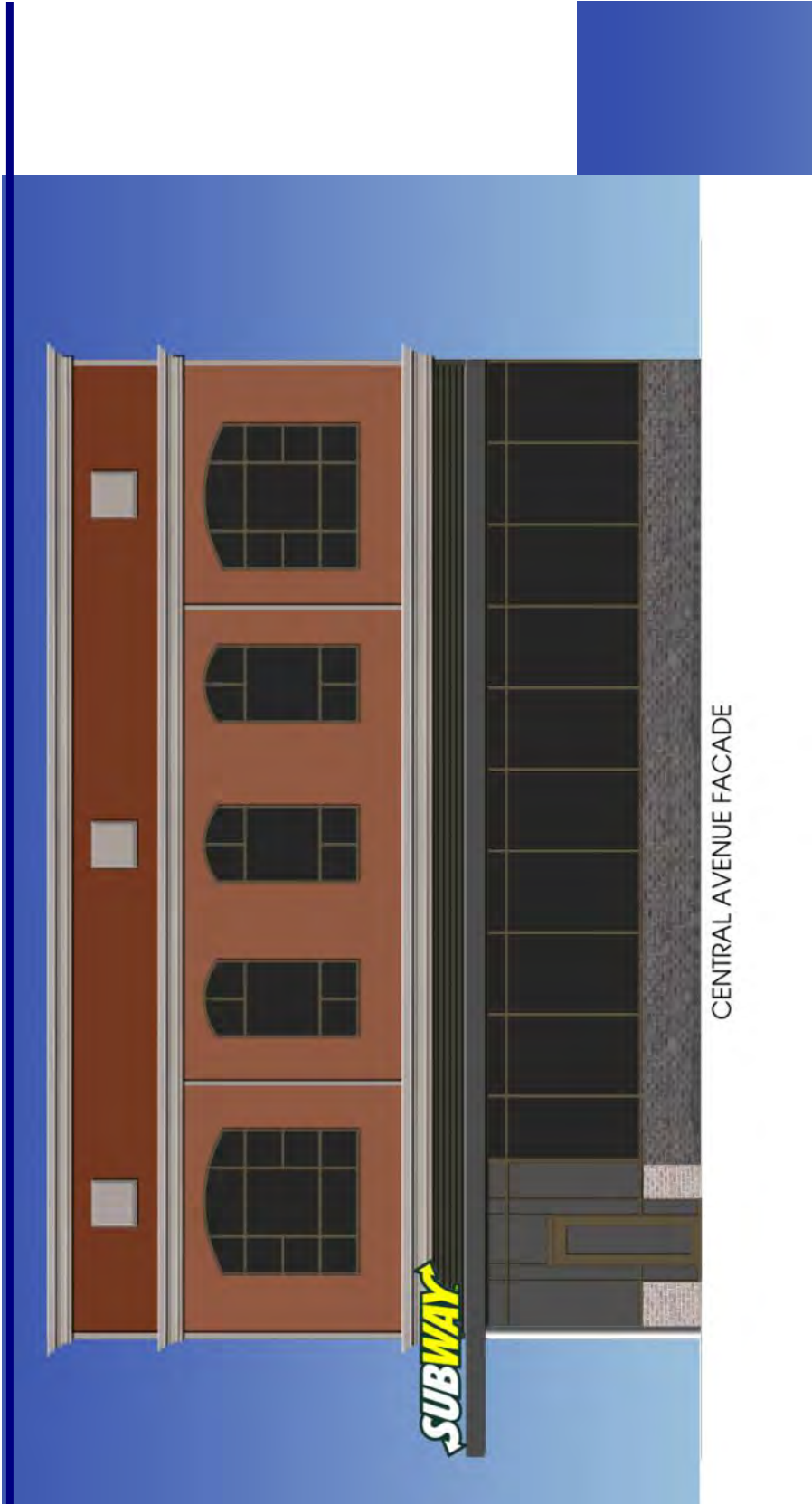
 426 Central Avenue

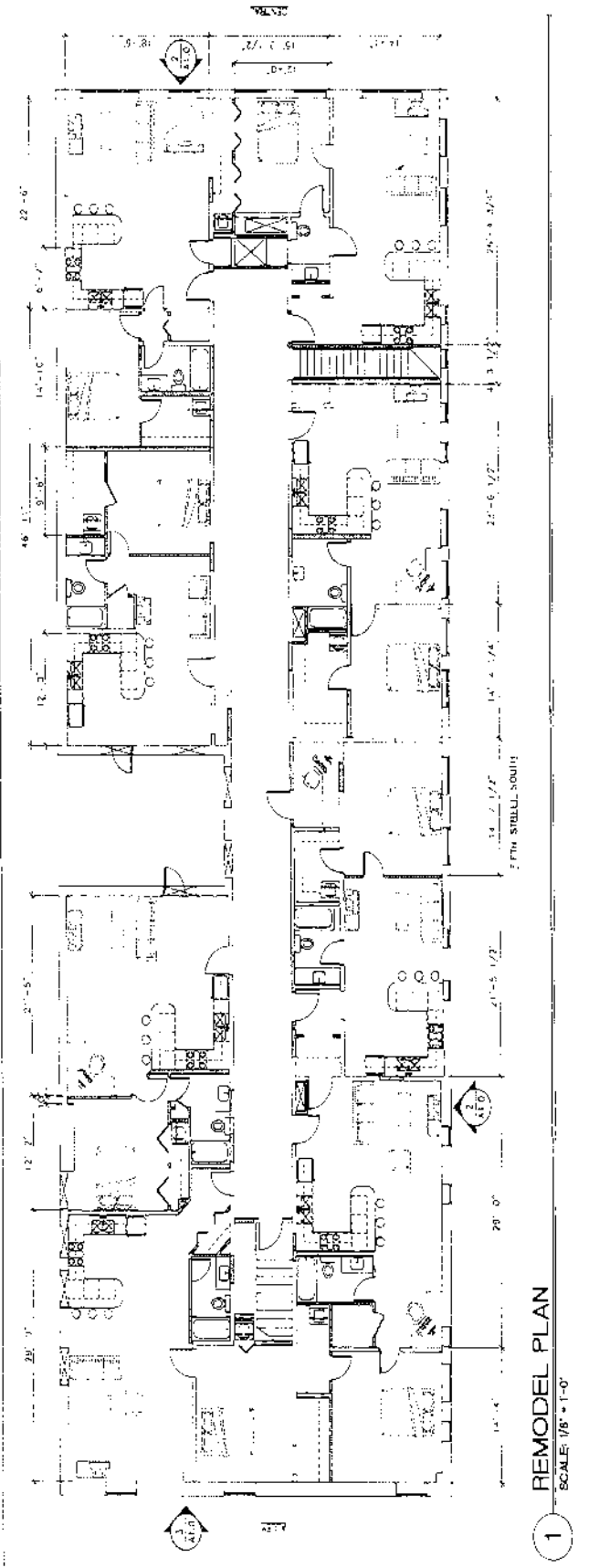
 Parcels

140 70 0 140 Feet



EXHIBIT C - PROPOSED ELEVATIONS





Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Mauri Novak, 426 Central Avenue 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
Mauri Novak, 54 Comanche Trail, Great Falls MT 59401
LPW Architecture, Jim Page, 15 5th Street South, Great Falls MT, 59405