

DESIGN REVIEW BOARD

May 23, 2011

Case Number

DRB2011-8

Applicant

Baja Fresh-Canyons Burger,
Tim Redelsperger

Property Owner

Brett Haverlandt

Architect

Legends Studio, Inc.
Kira E. Ogle

Property Location

1600 Fox Farm Road
7500 sq. ft.
Neighborhood Council #1

Requested Action

Design Review of the renovation of the existing commercial structure.

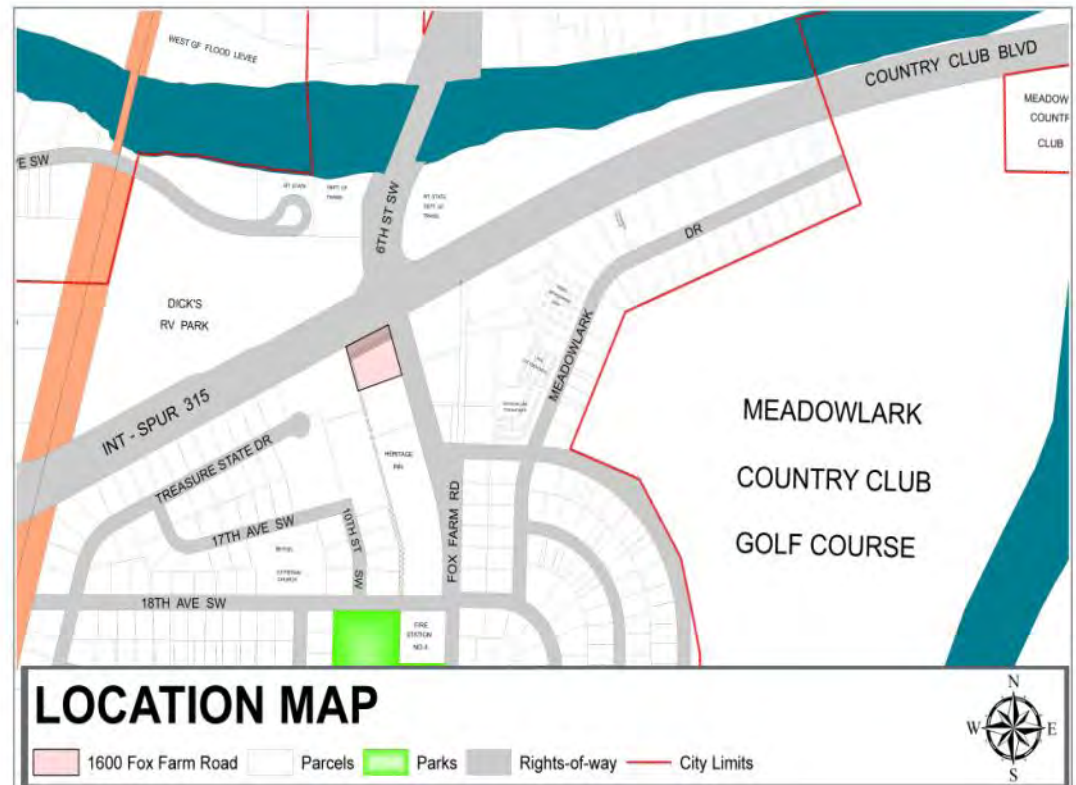
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

1600 FOX FARM ROAD



Summary

Project Description

The applicant is proposing to renovate the existing commercial structure for a new restaurant. The subject property had been a restaurant but vacant for four years. The property is zoned C-1 Neighborhood commercial.

Background

- Legal description of property: Lot 1, Block 1, Montana Addition to Great Falls and abutting vacated rights-of-way
- Area of property: 41,818 sq. ft. or 0.96 acres
- Street Frontage: 212'-0" lf. along Fox Farm Road
- Building size: 6,430 sq. ft.
- Building height: 20'-0"

Project Overview

Proposed Improvements

The applicant and the property owner intend to renovate the property located at 1600 Fox Farm Road for a new restaurant known as Baja Fresh Mexican Grill and Canyons Burger Company. The renovation includes extensively remodeling the interior and major face lift of the exterior.

Zoning, Building Height, and Setbacks

The property is zoned C-1 Neighborhood commercial district. This district is intended to accommodate low intensity commercial activities that serve the nearby residential area. Development standards ensure the compatibility of this district to those residential districts that may adjoin.

The proposed renovation is in compliance with the zoning, height and setback requirements of the code.

Parking

The existing site provides for 54 parking stalls that range in size of 9' X 18' and 9' X 20' and three accessible parking spaces and passage loading zones. City Code requires parking stall be 10' X 20'. Restaurants are required 1 stall for every 2.5 seats plus 1 per employee per shift. The existing site is 10 spaces short of meeting the current code. The existing parking for the site is legal nonconforming and not triggered by this renovation.

Landscaping

City code 17.44.3.010 Design standards for Commercial Buildings is not triggered by this renovation.

Sidewalks

Project does not trigger sidewalk requirements.

Signage

The property is zoned C-1 Neighborhood commercial district. As such, the property is allowed 50 sq. ft. of signage total. 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 south from the north boundary 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: 4/23/2011NAME: TIM REDELSPERGER / BAJA FRESH - CANYON BURGERADDRESS: 1459 N. 19TH AVE., STE. B, BOZEMAN 59718 PHONE: 406-586-9479AGENT/REPRESENTATIVE: KIRAGOLE / LEGENDS STUDIO, INC.ADDRESS: 3805 VALLEY COMMONS DR. #11 PHONE: 406-556-6676SITE ADDRESS: 1600 FOX FARM RD.Square Footage of Building Site: 41,823 SF
Square Footage of Structure(s): 6,430 SFDesign Review Board Meeting Date: MAY 10, 2011

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

Legal DescriptionLot(s): 1Block(s): 1Subdivision: MONTANA ADDITIONOr Township: 20N Range: 3E Section: 15Use Intended: RESTAURANTPACKET (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: FOX FARM Building Frontage: 132' Property Frontage: 213'Street: 10TH AVE. Building Frontage: 132' Property Frontage: 212'

EXHIBIT B - AERIAL PHOTO



EXHIBIT D - PROPOSED FRONT ELEVATION

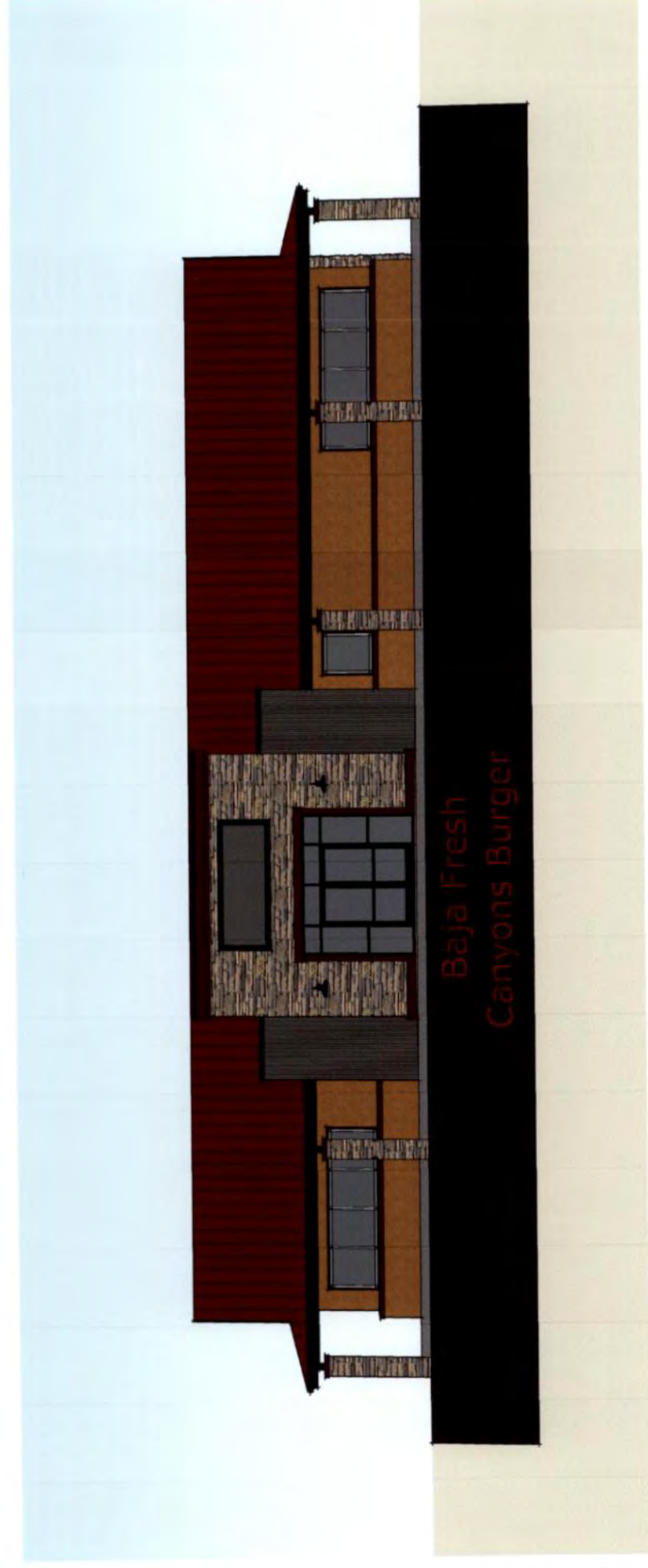


EXHIBIT F - PROPOSED FLOOR PLAN

LEHENDS
STUDIO, INC.

3805 valley commons drive
suite #11
bozeman, mt 59718
406.556.6676
406.556.5782 f
www.logisticsstudio.com

Because of the above, we will not use the design we used for requirements. Instead, we will use the generalization, because the requirements are of the type "everybody will be happy" or "all people are".

**BAJA FRESH
CANYONS BUREAU**
1600 FOX EARTH ROAD
GREAT FALLS, MONTANA

ISSUED FOR
DESIGN REVIEW
APPLICATION

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NEW LOOK PLAN

REMODEL NOTES:

- [illegible]

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Baja Fresh-Canyons Burger, Tim Redelsperger, 1600 Fox Farm Road, 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 prepared combining Lot 1, Block 1, Montana Addition, and vacated portions of Treasure State Drive and an alley in Block 1 and 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.

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

Cc: City Engineering, Dave Dobbs
Baja Fresh-Canyons Burger, Tim Redelsperger, 1459 N 19th Ave, Suite B, Bozeman, MT 59718
Brett Haverlandt, 500 Country Club Blvd., Great Falls MT 59404
Legends Studio, Inc., Kira Ogle, 3805 Valley Commons Dr, Bozeman, MT 59718