

DESIGN REVIEW BOARD

May 9, 2011

Case Number

DRB2011-6

Applicant

Pacific Cataract and Laser Institute
Debbie Eldridge, Owner

Architect

Pfaff Architects
Norman Pfaff, AIA

Property Location

1621 Market Place Dr
± 1.09 acres
Neighborhood Council #1

Parcel ID Number

898061

Requested Action

Design Review of new commercial building for City design standards.

Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

PACIFIC CATARACT AND LASER INSTITUTE



Location Map



Summary

Project Description

Pacific Cataract and Laser Institute is proposing to construct a new building at 1621 Market Place Drive. The subject property is in the C-2 General commercial zoning district and within the boundaries of Neighborhood Council #1.

The subject property is vacant. The proposed 9,821 sq. ft. medical outpatient facility is classified as Health care clinic land use and is permitted in the C-2 zoning district.

Background

- Legal description of property: Lot 7AB, Block 1, Great Falls Market Place Subdivision.
- Area of property: 47,480 sq. ft. or 1.09 acres
- Street Frontage: 162.5 li. ft., Market Place Drive
- Proposed total building area: 9,821 sq. ft.
- Proposed building height: 28.5 ft.



**Pacific Cataract and Laser Institute – Great Falls, Montana
RBE No. 10034**

PROJECT NARRATIVE

General Project Description

The Pacific Cataract and Laser Institute (PCLI) based out of Chehalis, Washington is proposing to construct a medical eye clinic and outpatient surgery center in Great Falls, Montana. The proposed project is located at 1625 Market Place Drive in Great Falls and consists of constructing a 9,821 square foot commercial building to house the company's eye clinic and outpatient surgery center. The project parcel is currently undeveloped and is located in C-2 General Commercial zoning. The medical facility use is outright permitted in the General Commercial zoning. The project will include construction of the new building along with associated parking and accesses to the City streets. The facility proposes 44 parking stalls to accommodate the surgery days that treat up to 50 patients per day during the surgery center's operating hours. The 44 stall count falls within the amount of required parking per City code.

The proposed building exterior consists of brick with a green metal standing seam roofing and matching fascia. The architectural plans include digital pictures of PCLI's Olympia, Washington facility that is identical to the proposed facility for Great Falls.

Public Road Improvements

The main access to the site will be off of an existing approved private access lane that intersects with Market Place Drive. A new concrete driveway approach will be constructed approximately 125' from the existing Holiday Inn Express access on the same private access lane. The majority of the surgical patients are senior citizens and PCLI has determined from past facilities that it is best to have them access off non-arterial streets.

Water/Sewer Service

The proposed commercial building will connect to the City of Great Falls sewer system existing lateral stub in Market Place Drive right-of-way. The water lines will connect to existing domestic and fire lines that are stubbed to the northeastern property line.

Stormwater Facilities

Onsite stormwater will be collected and conveyed to an existing 8" storm sewer pipe running along the northeastern property line. The 8" storm sewer pipe connects to an existing catch basin in Market Place Drive.



Lighting

Building exterior lights and parking lot lights are proposed for this project.

The proposed project will result in an attractive asset, provide a necessary service to the public, and is well fit for the General Commercial zoning.

Signage

Signage design has been completed by Culbertson Signs for all signage to be attached to the building. The design for a free standing sign to be located at the corner of the property is included in the sign package which includes three flag poles that have ground lighting at night.

PFAFF ARCHITECTS
ARCHITECTURE / PLANNING

P.O. BOX 982
CHEWALUS, WA 98532
TEL (360) 740-9429
EMAIL pfaff@pfaffarchitects.com



COLUPS AND GABLE ENDS
PAINTED "DARK GRAY"
FINISH "QUARTZITE"



④ PICTURE FRONT CORNER

LIGHTS IN ALL EXTERIOR BARREL VENTS



⑧ PICTURE

ALL BRICK COVERED
SIDEWALK



⑫ PICTURE CANOPY DETAIL



③ PICTURE FRONT

BRICK CORNERS
AND REVEALS
COMPOSITE & GUTTERS
MATCH ROOFING



⑦ PICTURE SIDE

TYPICAL BRICK



⑪ PICTURE BACK CORNER



② PICTURE FRONT CORNER

WHITE VINYL SIDING
AND ALUMINUM DOOR



⑥ PICTURE CORNER

LETTERING FOR STREET ADDRESS



⑩ PICTURE BACK



① PICTURE SIDE

WHITE VINYL SIDING
AND ALUMINUM DOOR



⑤ PICTURE FRONT ENTRY

LETTERING FOR STREET ADDRESS



⑨ PICTURE BACK CORNER

**STANDARD
BUILDING
COLORS**

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**PACIFIC
CATARACT &
LASER
INSTITUTE**

GREAT FALLS, MONTANA

SHEET TITLE

DATE

JANUARY 2011

PROJECT NUMBER

1003

SHEET NUMBER

A0.2

Project Overview

The subject property is vacant and surrounded by commercial development. The surrounding land uses include a hotel to the northwest, a movie theater parking lot to the northeast, restaurant parking lot to the southeast and a furniture stores parking lot to the southwest. The property is the last vacant parcel within the Market Place Development.

Proposed Improvements

The owner proposes to develop a 9,821 sq. ft. structure, approximately 19,000 sq. ft. of parking and 18,370 sq. ft. of landscaping. The boulevard along Market Place Drive is 2,025 sq. ft. The proposed structure covers 20% of the subject property.

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 medical outpatient clinic is classified as a health care facility in the City Code and is permitted within the C-2 General commercial district. The building height is 29'-6". The development will provide a 15'-3" front yard setback (Market Place Drive frontage), 34'-6" on the northeast side yard and 20'-6" on the southwest setback from the property lines. The proposed development is in compliance with the zoning, height and setback requirements of the code.

Parking

The site plan submitted for the project provides 44 parking spaces, two of which are handicap accessible spaces. The minimum number of off-street parking spaces required for the proposed facility would be calculated at 1 per bed plus 1 per employee per shift. The parking provided on-site meets City requirements.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C. The plan proposes 18,370 sq. ft. of landscaping within the property lines and an additional 2,026 sq. ft. of landscaping within the boulevard. The plan calls out the placement of 16 trees and 172 shrubs. The City Code calculation for trees on this development would be 18 and 121 shrubs. This exceeds the required number of shrubs but is two less the required trees. Additionally, the code requires boulevard trees for each 35'-0" of boulevard length. The boulevard is 162.52' in length and would be required 5 trees. The applicant proposes two boulevard trees.



View looking North from Market Place Drive down the public driveway access to the Market Place Development.



View looking Southwest along Market Place Drive.



View looking Northwest across the subject property.

The applicant proposes foundation planting along each side of the structure that exceeds the required minimum of 50%. With the exception of the boulevard tree planting the proposed landscaping appears to meet all required codes for commercial buildings.

Sidewalks

A sidewalk is already installed along the curb of Market Place Drive and meets the City Code requirements.

Signage

The property is zoned C-2 General commercial district. As such, the property is allowed wall signage in the amount of 10% of the wall area per frontage and allowed a maximum of 1 sq. ft. for each linear foot of street frontage for monument and/or freestanding signage. Being that the street frontage is 162.52' ft., and the property has already been permitted for on monument sign of 20 sq. ft., that leaves 142.5 sq. ft. of monument signage allowed for the development. The submitted plans for the monument and wall signage appears to meet the City Code requirements. The signage requires a separate permit from the Planning & Community Development Department and will be reviewed for conformance at that time.

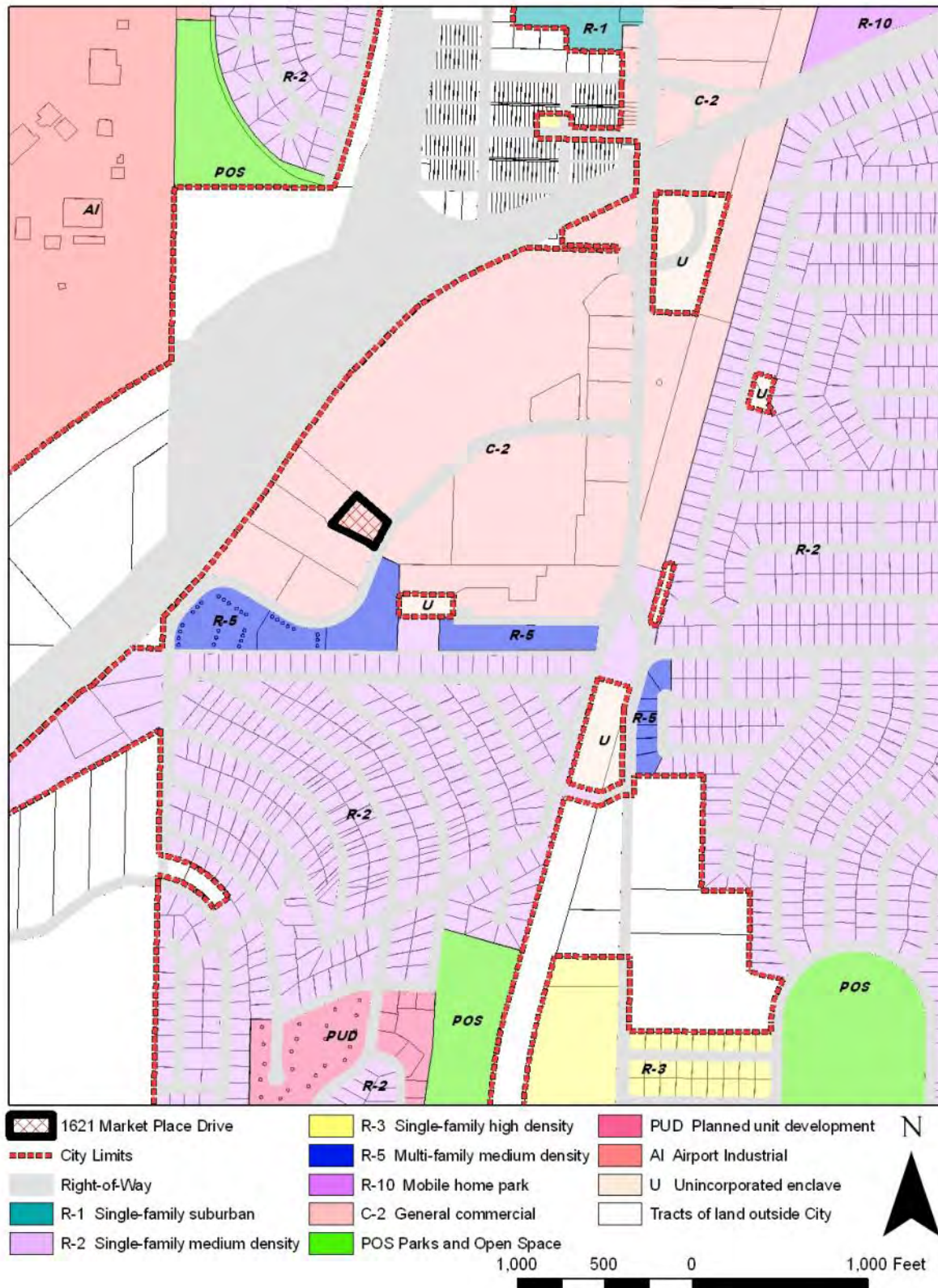
Outdoor Lighting

The applicant proposes to install building and parking lot lighting in conformance with City Code 17.40.050 (A-M) and 17.40.060 (A-C).

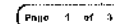
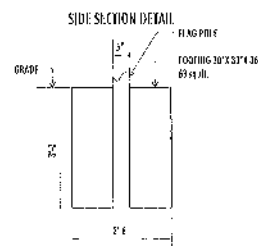
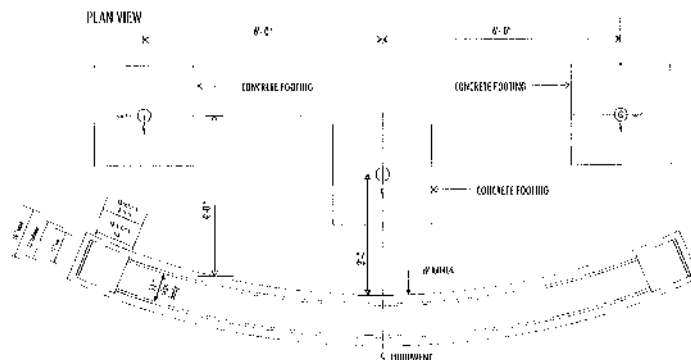
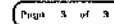
EXHIBIT A - AERIAL PHOTO



EXHIBIT B - VICINITY/ZONING MAP







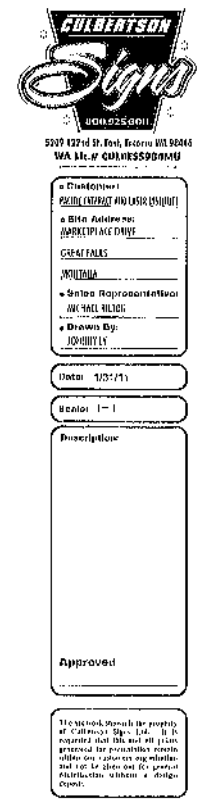
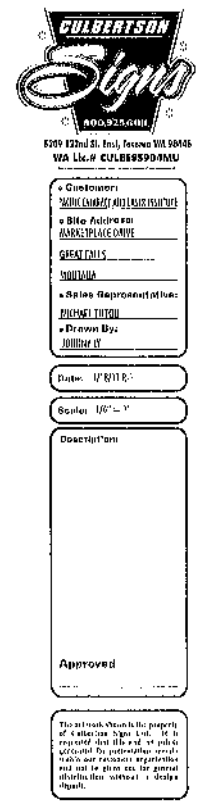


EXHIBIT I - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 4-13-11NAME: Debbie Eldridge - P.C.L.I.ADDRESS: 2517 NE Kresky Ave, Chehalis, WA PHONE: (360) 748-8632AGENT/REPRESENTATIVE: Norman PfaFF, AIA - PfaFF ArchitectsADDRESS: P.O. Box 992, Chehalis, WA 98532 PHONE: (360) 740-9429SITE ADDRESS: 11625 Market Place Dr, Great Falls, MT 59404Square Footage of Building Site: 1.09 Ac
Square Footage of Structure(s): 9,821 SF

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): 7ABBlock(s): 1Subdivision: Great Falls Market Place SubdivisionOr Township: 20 N Range: 3 E Section: 15Use Intended: Medical Outpatient FacilityPACKET (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: Market
Place Dr. Building Frontage: 109 LF Property Frontage: 1162 LFStreet: N/A Building Frontage: N/A Property Frontage: N/A

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Pacific Cataract and Laser Institute located at 1621 Market Place Drive as shown in the conceptual development plans contained within this agenda 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
Debbie Eldridg—P.C.L.I, 2517 NE Kresky Ave, Chehalis, WA 98532
Norman Pfaff, A.I.A, P.O. Box 992, Chehalis, WA 98532