

DESIGN REVIEW BOARD

April 11, 2011

Case Number

DRB2011-3

Applicant

Jerry Noble Tire Factory
(Dean Whitmore/
Chuck Noble)

Architects

Hessler Architects
(Del Trost)

Property Location

1420 10th Avenue North
± 1.29 acres
Neighborhood Council #7

Parcel ID Number

2600

Requested Action

Design Review of new commercial buildings for design standards.

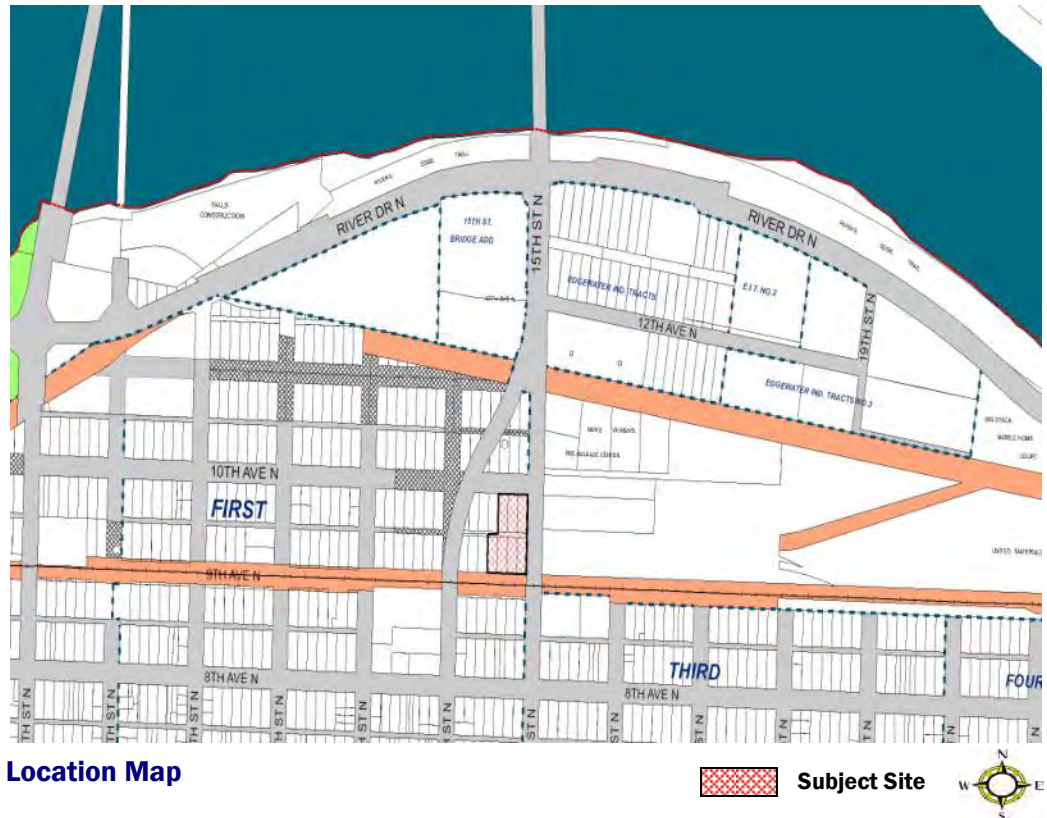
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

JERRY NOBLE TIRE FACTORY NEW BUILDING



Summary

Project Description

Tire Factory is proposing to construct two new buildings at 1420 10th Avenue North. The subject property is in the M-2 Mixed-use transitional district and within the boundaries of Neighborhood Council #7.

The subject property is vacant. The proposed six bay tire shop, office and separate warehouse are classified as vehicle service land use and are permitted in the M-2 zoning district.

Background

- Legal description of property: Lots 5-11, Block 71, First Addition to Great Falls and portion of vacated 10th Alley North.
- Area of property: 56,000 sq. ft. or 1.29 acres
- Proposed total building area: 13,140 sq. ft.
- Proposed building height: 24.5 ft.

Project Overview

Jerry Noble Tire Factory intends to construct a new six bay tire shop, office and separate warehouse building at the intersection of 15th Street North and 10th Avenue North and relocate their existing business (1025 11th Street North), to this location.

The subject property is currently platted as six—7,500 sq. ft. lots and a portion of the vacated 10th Alley North. The total area of the lots and vacated alley is 56,000 sq. ft.

The property is vacant but has been used as overnight parking for large trucks, which frequent the grain elevators directly east of the subject property.

Proposed Improvements

The owner proposes to develop 13,140 sq. ft. of structures, 6,800 sq. ft. of landscaping, 21,060 sq. ft. of paving and a 13,000 sq. ft. area seeded to native grasses along the southern boundary of his property and the Burlington Northern Railroad right-of-way. The proposed structures cover 24% of the subject property.

Zoning, Building Height, and Setbacks

The property is zoned M-2 Mixed-use transitional. This district is intended to promote a transition over time to a mix of land uses that would allow a balanced and harmonious mixture of public spaces, commercial, residential, and institutional uses. The proposed tire shop is classified as a vehicle service land use and is permitted within the M-2 Mixed-use transitional zoning district provided development and appearance standards under the purview of the Design Review Board are met. The building height of the six bay tire shop is 24'-6". The height of the attached office is 15'-0" and the height of the detached storage warehouse is 21'-6". The development will provide a 15' front yard setback and 16' side yard 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 25 parking spaces, one of which is handicap accessible and two are compact spaces. The minimum number of off-street parking spaces required for the proposed development is 23, which includes the 1 per employee per shift and 2 per service bay. The parking provided on-site meets City requirements.



View looking Southeast across the subject site.



View looking Southwest across the south half of subject site.



View looking Northwest across the north half of subject site.

Landscaping

The applicant has submitted a landscape plan, see Exhibit C. The plan proposes 6,800 sq. ft. of landscaping within the property lines and an additional 4,000 sq. ft. of landscaping within the boulevard. This exceeds the required 15% required in the code. The undeveloped portion of the property along the Burlington Northern Railroad right-of-way will be planted with native grasses totaling 13,000 sq. ft. The landscape plan is consistent with the planting requirements for boulevard trees, site trees and shrubs. The applicant proposes foundation planting along portions of the 10th Avenue North frontage and along the side of the office portion of the site. The applicant believes it is impractical to install foundation planting along the service bay doors because it would create obstructions with the vehicle movements within this area. With the exception of the foundation planting the proposed landscaping appears to meet all required codes for commercial buildings.

Sidewalks

The applicant will install a 5 foot sidewalk for the length of the property on both 15th Street North and 10th Avenue North, thus providing a safe route for pedestrian traffic along the west side of 15th Street North, which did not previously exist.

Signage

The combined property is over 50,000 sq. ft. As such, the property is allowed wall signage in the amount up to 10% of the wall area per frontage and allowed a maximum of 300 sq. ft. of freestanding signage with a maximum of 200 sq. ft. allowed per frontage. 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 submit any information on an outdoor lighting plan, but will present the proposed lighting plan at the Design Review Board meeting.



View looking North down 15th Street North.



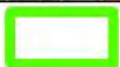
View looking South down 15th Street North.



View looking East across the property from the western boundary.

EXHIBIT A - AERIAL PHOTO



 Jerry Noble Tire Factory

 Parcels

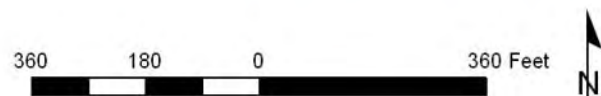


EXHIBIT B - VICINITY/ZONING MAP



320 160 0 320 Feet

Jerry Noble Tire Factory

Zoning

C-1 Neighborhood commercial

I-1 Light industrial

I-2 Heavy industrial

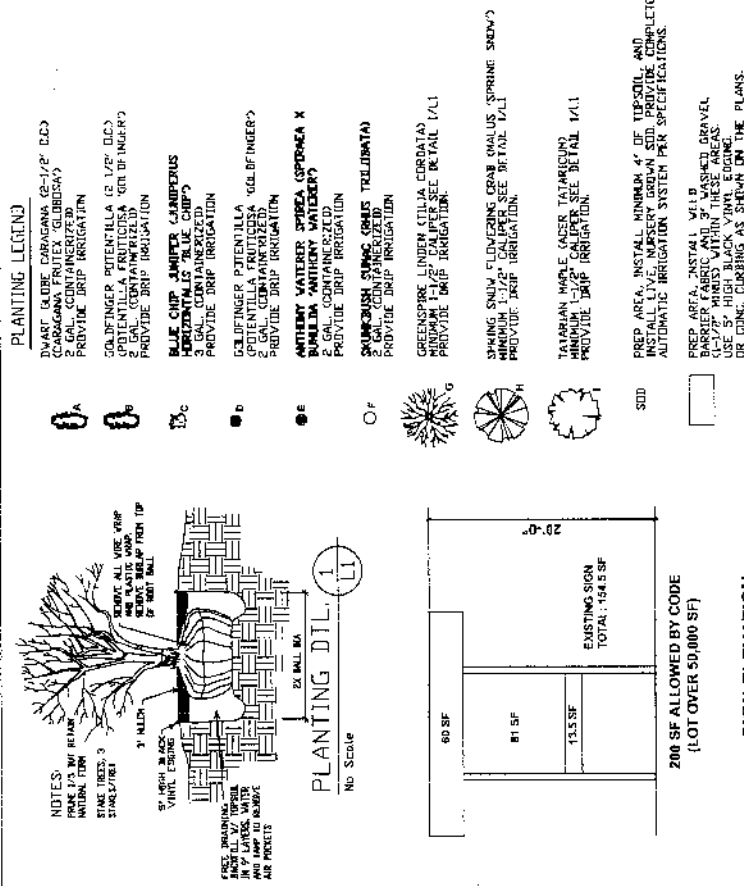
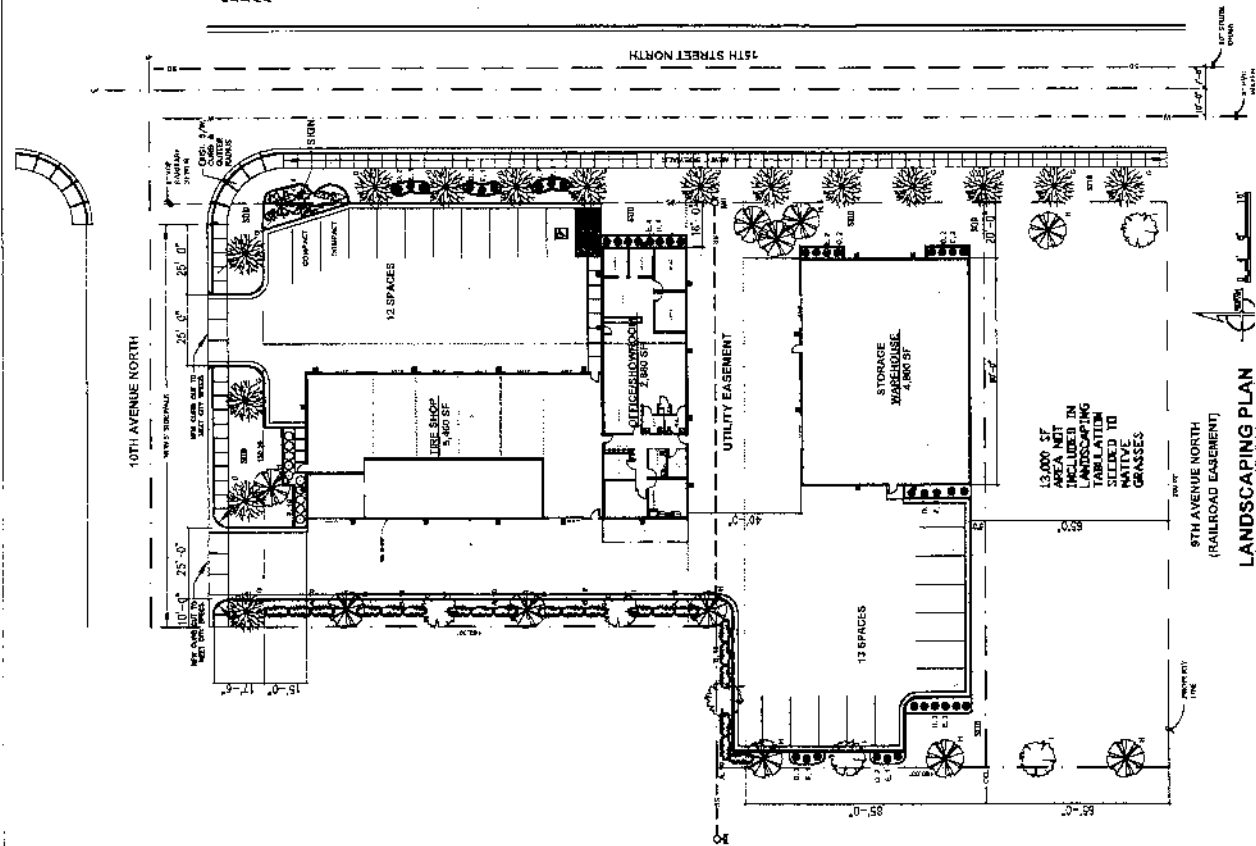
M-2 Mixed-use transitional

POS Park Open Space

R-10 Mobile home park

R-3 Single-family high density

EXHIBIT C - PROPOSED LANDSCAPE PLAN



150"x150"=22,500 SF	BLVD TREES	SKUNKBUSH	10 EA.
85"x200"=17,000 SF	(13 RED'D)	ANTHONY WATERFERS	19 EA.
20"x200"=4,000 SF		GOLDENR. POTENTIAL	23 EA.
TOTAL 43,500 SF	SIT' TREES	BLUE CHIP JUNIPER	9 EA.
	(17 RED'D)	HEDGE PLANTS	70 EA.
43,500 SF x15=6,525 SF REQUIRED		SHRUBS	
6,800 SF PROVIDED		(119 RED'D)	

EXHIBIT D - ELEVATIONS

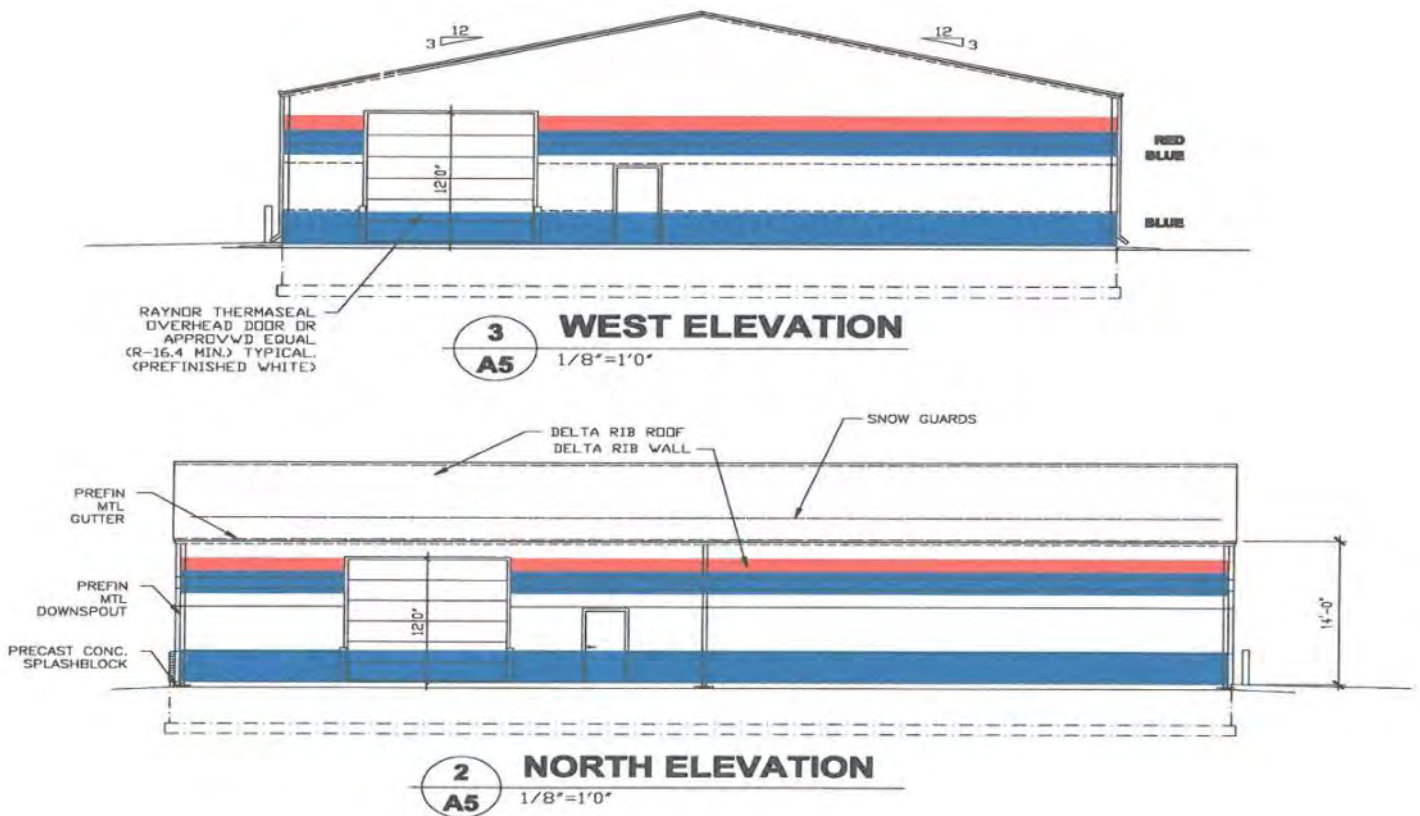
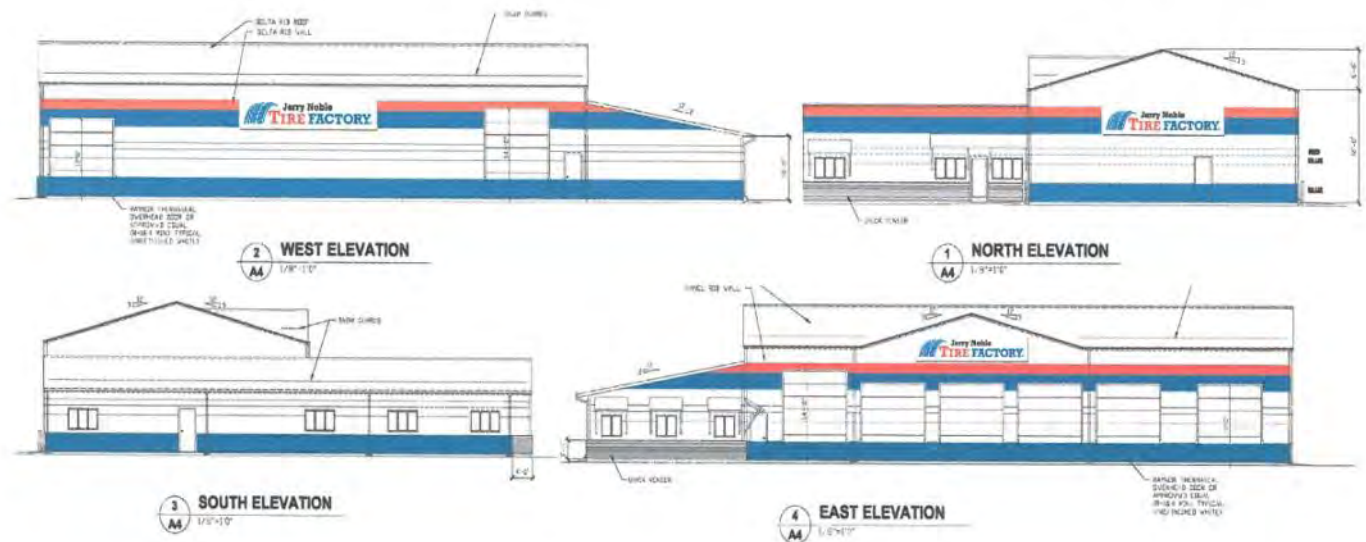


EXHIBIT E - SERVICE BAY AND OFFICE BUILDING

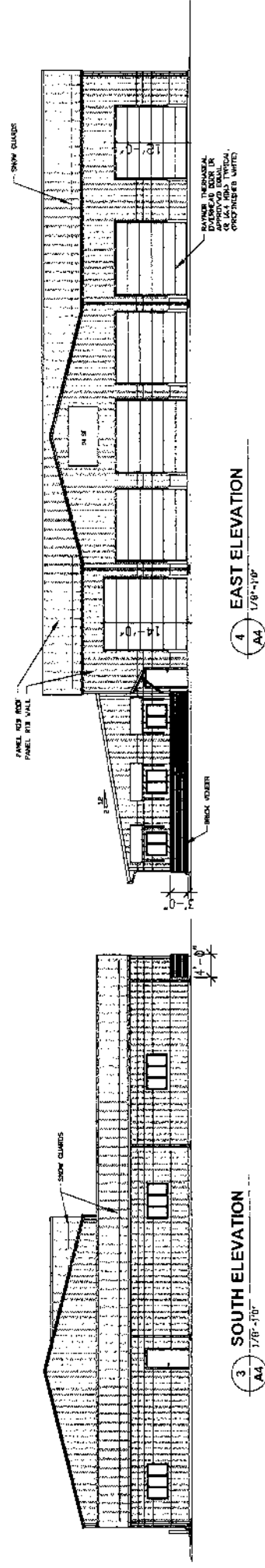
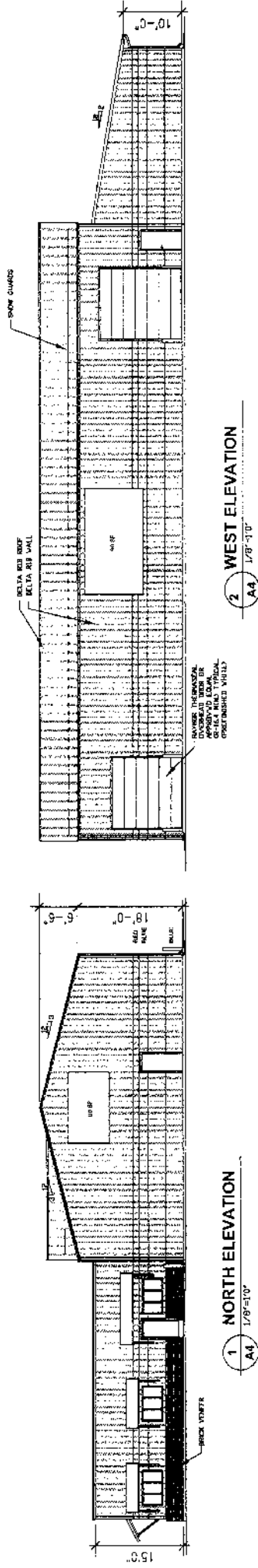


EXHIBIT F - STORAGE/WAREHOUSE BUILDING

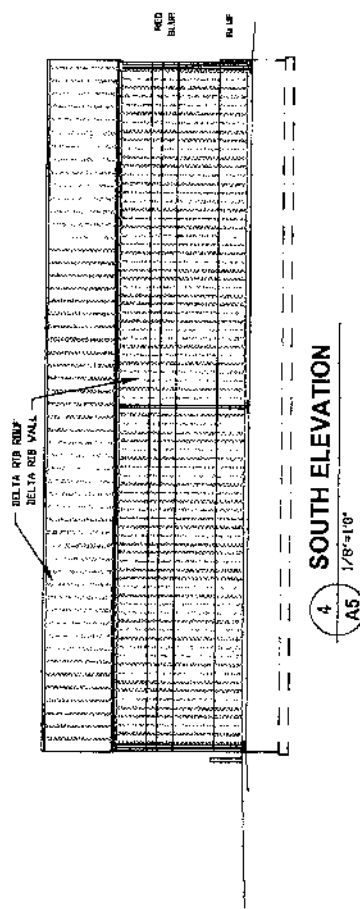
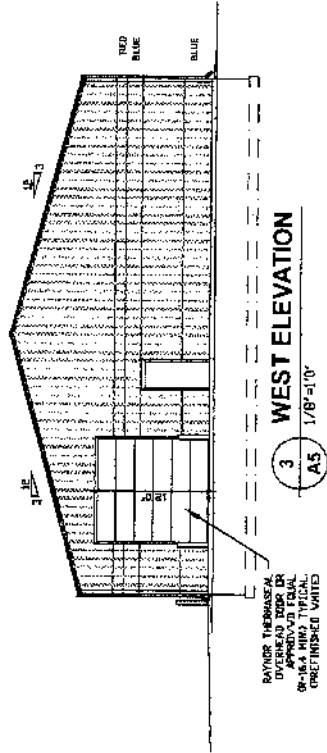
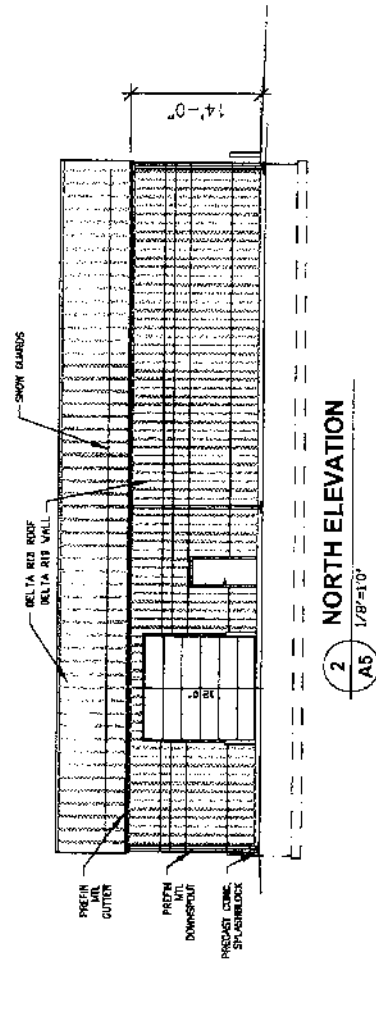
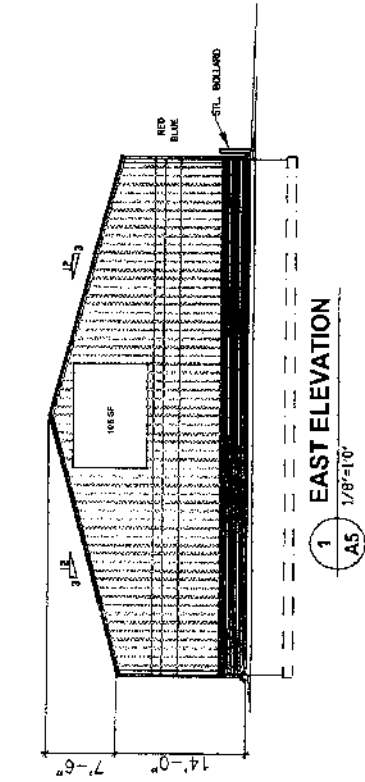


EXHIBIT G - SIGNAGE

**Striping the Building**

The sizes for the red and blue stripes on a Tire Factory building are based on each building's exact height.

Because there are many different shapes and sizes of stores, the striping proportions are figured mathematically for every individual store.

For a rendering of your store and paint specifications, please make requests to Lacey Arentsen at lacey@mbtmarketing.com. She will be happy to assist you in your store's paint measurements.

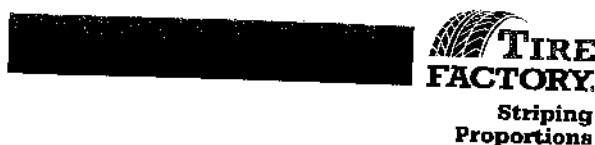
**Examples:**

Please check all local sign and zoning ordinances as to the size of the signing allowed for your store. Some existing signs are "grandfathered" in and altering them can trigger new regulations. The following recommendations are the optimal size, but please check first for zoning regulations.

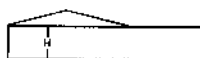
Signing artwork is based on the shape and size of the sign you are using.

Contact
Clayton Reinman at MBT
Marketing Communications for
assistance when replacing or
adding signs.
509-232-7202
clwood@mbtmarketing.com

MBT Marketing will work with you to
get artwork to your sign producer/
installer.

**Figuring the Proportions**

1. Find the area of the building that makes the most complete rectangle. Disregard irregular roof lines, peak roofs or architectural details. See the yellow box below.



2. Measure the height of the building accurately.

3. It's required that you send your building's height measurement along with at least two pictures to lacey@mbtmarketing.com.

You will receive the striping proportions back within 5 working days.

The Formula

A. Divide the height of your building by 1.618. Using the example to the right, the calculation is: $14 \text{ ft.} \div 1.618 = 8.6 \text{ ft.}$
This is the baseline of the blue stripe.

B. Next, divide the remaining 5.4 ft. at the top of the building by 1.618. $5.4 \div 1.618 = 3.3 \text{ ft.}$ This is the overall height of the striping area.

C. Divide this striping area by 1.618. $3.3 \text{ ft.} \div 1.618 = 2 \text{ ft.}$ This is the height of the blue stripe. The red stripe is the remaining 1.3 ft.

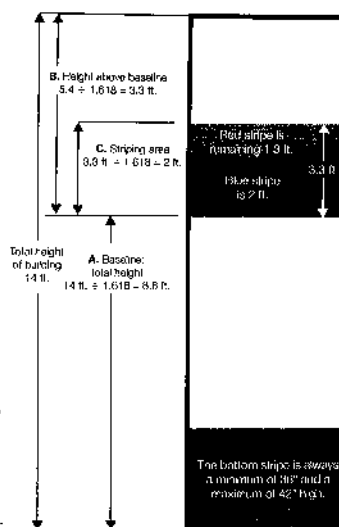


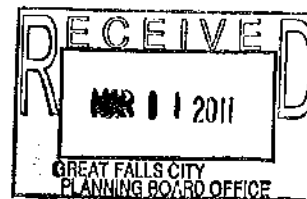
EXHIBIT H - APPLICATION

DESIGN REVIEW BOARD
APPLICATION
FEE \$ _____DATE: 03/11/11NAME: Jerry Noble Tire FactoryADDRESS: 1025 11th Ave N PHONE: 268-0600AGENT/REPRESENTATIVE: Hessler ArchitectsADDRESS: #12 6th Street S PHONE: 727-2757SITE ADDRESS: 1420 10th Ave NSquare Footage of Building Site: 55,500Square Footage of Structure(s): 13,140Design Review Board Meeting Date: 03/28/11

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

Legal DescriptionLot(s): 5 to 11Block(s): 71Subdivision: First Addition

Or Township: _____ Range: _____ Section: _____

Use Intended: Tire Shop and Warehouse StoragePACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 11" x 17" or smaller
- c. Elevation Drawings - 11" x 17" or smaller
- d. Topography Map - 11" 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: 10th Ave N Building Frontage: 52' Property Frontage: 150'Street: 15th St N Building Frontage: 195' Property Frontage: 320'

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Jerry Noble Tire Factory located at 1420 10th Avenue North as shown in the conceptual development plans contained within this agenda report subject to fulfillment of the following conditions by the applicant:

- The applicant shall have an amended plat prepared combining Lots 5-11, Block 71, First Addition to Great Falls and portion of vacated right of way 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
Jerry Noble Tire Factory, Dean Whitmore, 1025 11th Street North, Great Falls, MT 59401
Hessler Architects, Del Trost, 12 6th Street South, Great Falls, MT 59405