

DESIGN REVIEW BOARD

April 11, 2011

Case Number

DRB2011-4

Applicant

Golds Casino
(Kenneth C. Palagi)

Architects

LPW Architecture
(Jim Page)

Property Location

3201 10th Avenue South
± 0.435 acres
Neighborhood Council #9

Parcel ID Number

740300

Requested Action

Design Review of 106 sq. ft.
expansion of patio for design
standards.

Recommendation

Approve design with condi-
tions.

Project Planner

Charlie Sheets

GOLDS CASINO, PATIO EXPANSION



Location Map



Subject Site



Summary

Project Description

The applicant proposes to expand the existing 256 sq. ft. patio by 106 sq. ft. The patio was originally built in 2009 to provide a protected patio for customers to smoke. The subject property is in the C-2 General commercial district and within the boundaries of Neighborhood Council #9. The current land use of the property is a Casino, type I.

No additional gaming machines will be provided. The casino already has the maximum allowed by State Law.

Background

- Legal description of property: Lot 17, Block 12, Dudley Anderson Addition to Great Falls.
- Area of property: 18,930 sq. ft. or 0.435 acres
- Existing total building area: 2,484 sq. ft.
- Proposed expansion area: 106 sq. ft.

Project Overview

The applicant intends to construct a 106 sq. ft. addition to the existing patio on the east side of Golds Casino.

The code requires that any expansion or exterior renovation of a casino must be reviewed by the Design Review Board.

Proposed Improvements

The 4'-8" x 22'-0" addition will be brick veneer to match the existing structure. The applicant proposes no changes to the existing site features.

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 expansion of the existing Casino, type I is permitted. The building height of the addition is less than 9'-0". The addition is set back 78'-0" from the front and 20'-0" from the side property lines. The proposed development is in compliance with the zoning, height and setback requirements of the code.

Parking

The existing site plan provides 19 parking spaces, one of which is handicap accessible. The minimum number of off-street parking spaces required for the existing building is 14 spaces, which includes the 1 per 200 gross sq. ft. of the building. The parking provided on-site meets City requirements.

Landscaping

The size of the patio expansion is less than 20% of the existing building area. As such the landscape review of the site is not triggered. The applicant provided a site plan that shows the existing landscaping.

Sidewalks

The site provides the required sidewalks to meet code.

Signage

The expansion of the patio will not affect any of the already approved signage.

Outdoor Lighting

The size of the expansion is less than 25% of the existing structure and site lighting is not required to be reviewed.



View looking north from 10th Avenue South.




View looking west from the east property line of the property.



View looking south from the alley.

EXHIBIT A - AERIAL PHOTO



 3201 10th Ave S

 Parcels

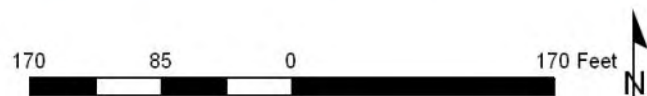
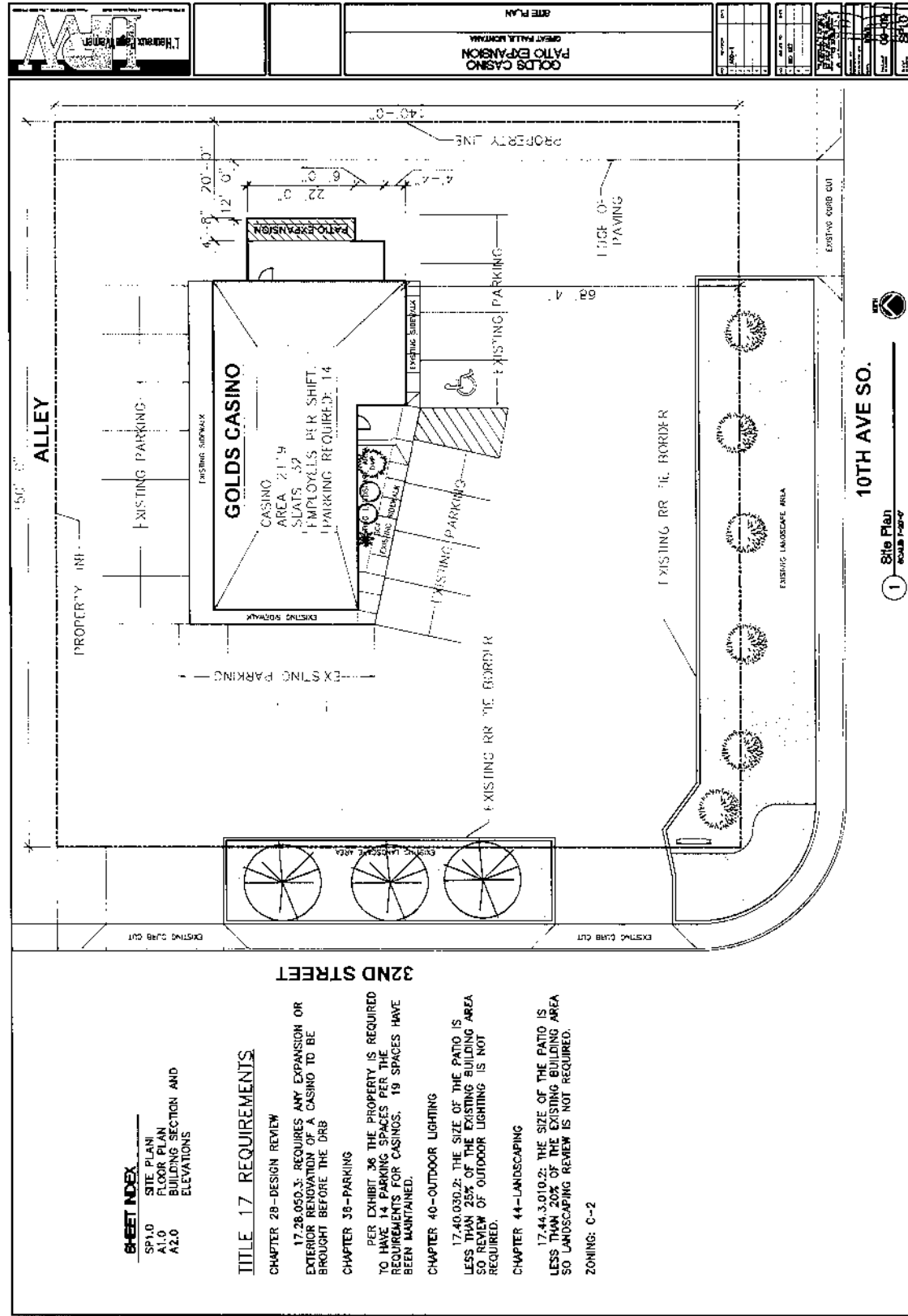


EXHIBIT B - VICINITY/ZONING MAP



EXHIBIT C - SITE PLAN



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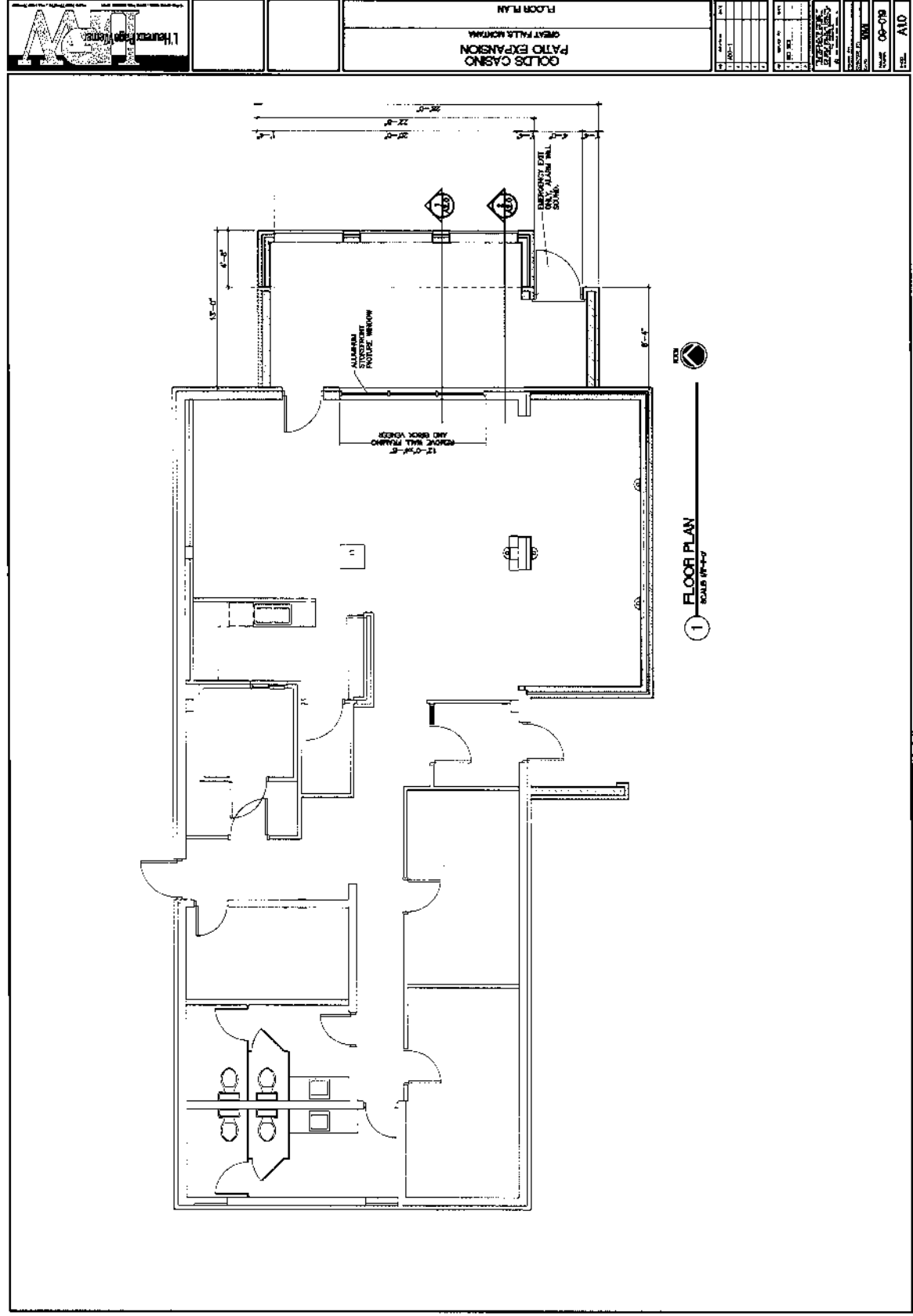


EXHIBIT G - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: 3/15/11NAME: Kenneth C. PalagiADDRESS: 626 10th Ave So., Great Falls, MT PHONE: 761-1037AGENT/REPRESENTATIVE: Jim PageADDRESS: 15 5th Street South, Great Falls, MT PHONE: 771-0770SITE ADDRESS: 3201 10th Ave So.

Square Footage of Building Site: 21,000 SF
 Square Footage of Structure(s): 2484 SF(Exist. Incl Patio)+103 SF(Patio
Expansion) = 2587 SF(Total)

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): 17Block(s): 12Subdivision: Dudley Anderson Replat

Or Township: _____ Range: _____ Section: _____

Use Intended: Casino (existing)PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

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

Building and Property Frontage:

Street: 10th Ave Building Frontage: 68'-0" Property Frontage: 150'-0"Street: 32nd St Building Frontage: 39'-4" Property Frontage: 140'-0"

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Golds Casino, Patio Expansion located at 3201 10th Avenue South as shown in the conceptual 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
Golds Casino, Kenneth C. Palagi, 626 10th Ave S, Great Falls, MT 59405
LPW Architects & Engineers, Jim Page, 15 5th Street South, Great Falls, MT 59405