

DESIGN REVIEW BOARD

April 11, 2011

Case Number

DRB2011-5

Applicant

Players Casino
(Kenneth C. Palagi)

Architects

LPW Architecture
(Jim Page)

Property Location

4305 10th Avenue South
± 0.53 acres
Neighborhood Council #9

Parcel ID Number

431800

Requested Action

Design Review of 230 sq. ft.
patio addition for design standards.

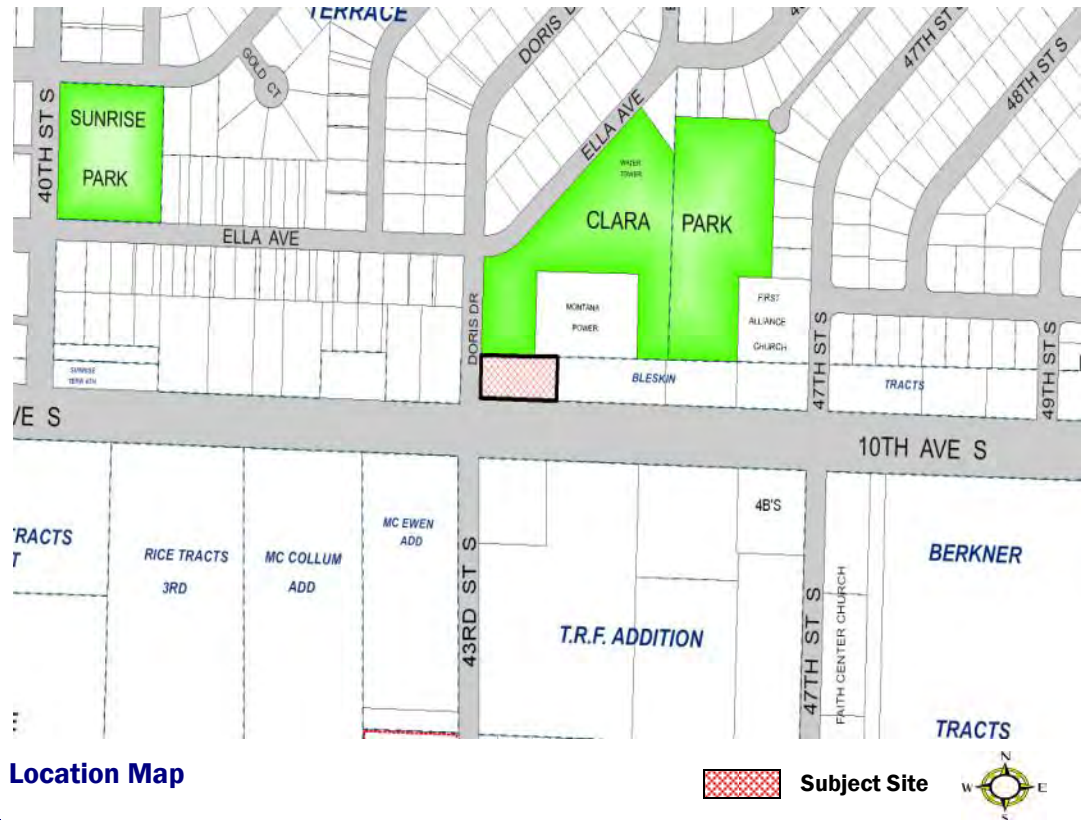
Recommendation

Approve design with conditions.

Project Planner

Charlie Sheets

PLAYERS CASINO, PATIO ADDITION



Summary

Project Description

The applicant proposes to construct a patio addition along the rear of the existing multi-tenant commercial location. The patio addition will protect the customers from the elements when smoking. 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 premise is a Casino, type I.

No additional gaming machines will be provided.

Background

- Legal description of property: Lot 1, Block 1, Bleskin Tracts Addition to Great Falls.
- Area of property: 22,914 sq. ft. or 0.53 acres
- Existing total building area: 4,619 sq. ft.
- Proposed addition area: 230 sq. ft.

Project Overview

The applicant intends to construct a 230 sq. ft. patio addition to the existing casino on the rear side of Players Casino.

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

Proposed Improvements

The 10'-6" x 24'-0" addition will be sided to match the existing prefinished metal siding on the 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 10'-7". The addition is set back 14'-6" from the rear property line and is in the center portion of the existing structure. The proposed development is in compliance with the zoning, height and setback requirements of the code.

Parking

The existing site plan provides 27 parking spaces, two of which are handicap accessible. The minimum number of off-street parking spaces required for the existing building is 24 spaces. The parking provided on-site meets City requirements.

Landscaping

The size of the patio addition is less than 20% of the existing building area; as such, a landscape review of the site is not triggered.

Sidewalks

The existing site provides a sidewalk along the frontage of 10th Avenue South.

Signage

The addition will not affect any of the existing signage and no new signage is proposed.

Outdoor Lighting

The size of the addition is less than 25% of the existing structure. No review is required.



View looking north from 10th Avenue South.




View looking east along the rear of subject property.



View looking south from Clark Park.

EXHIBIT A - AERIAL PHOTO



 Players Casino, 4305 10th Ave S

 Parcels

200 100 0 200 Feet


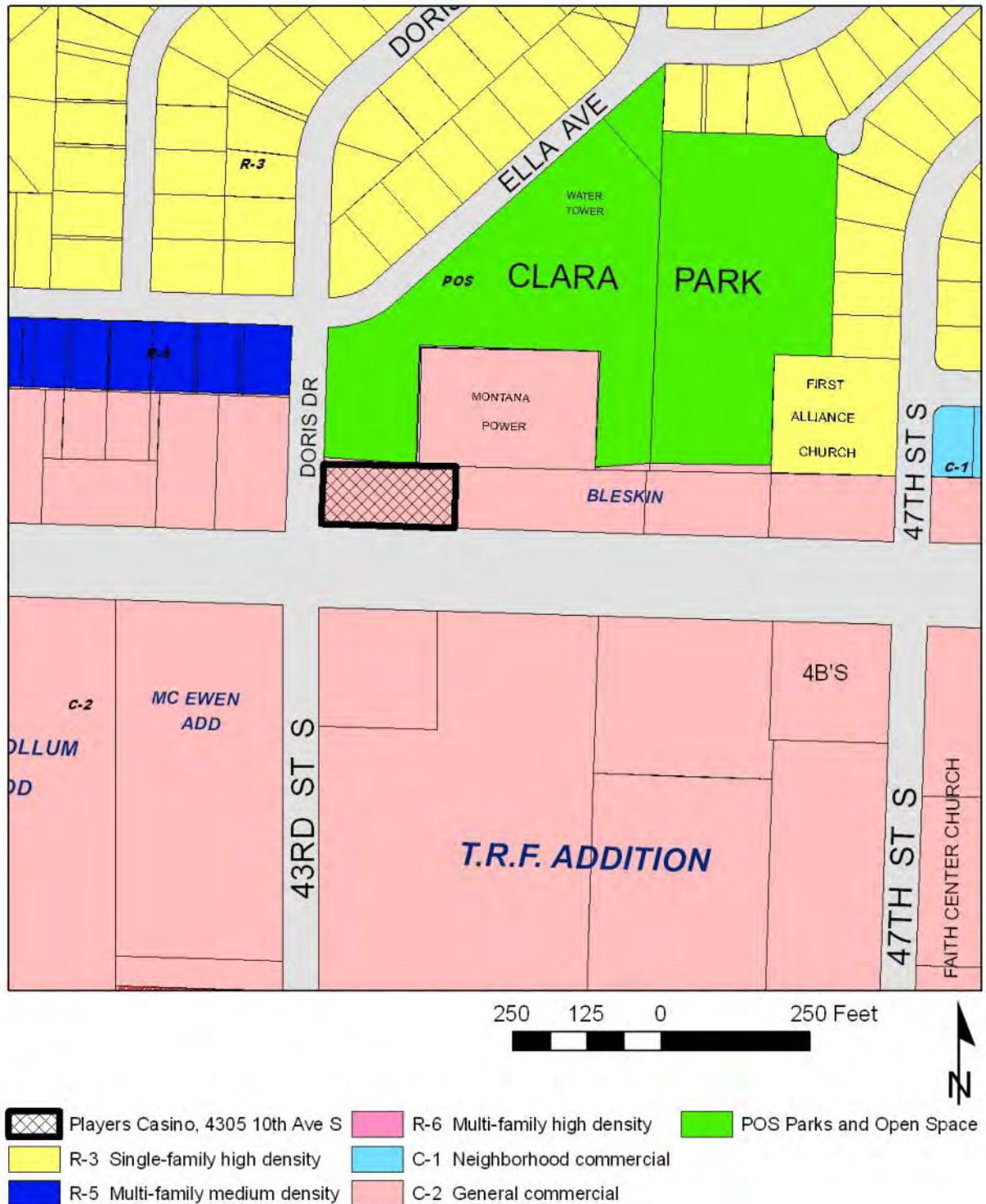
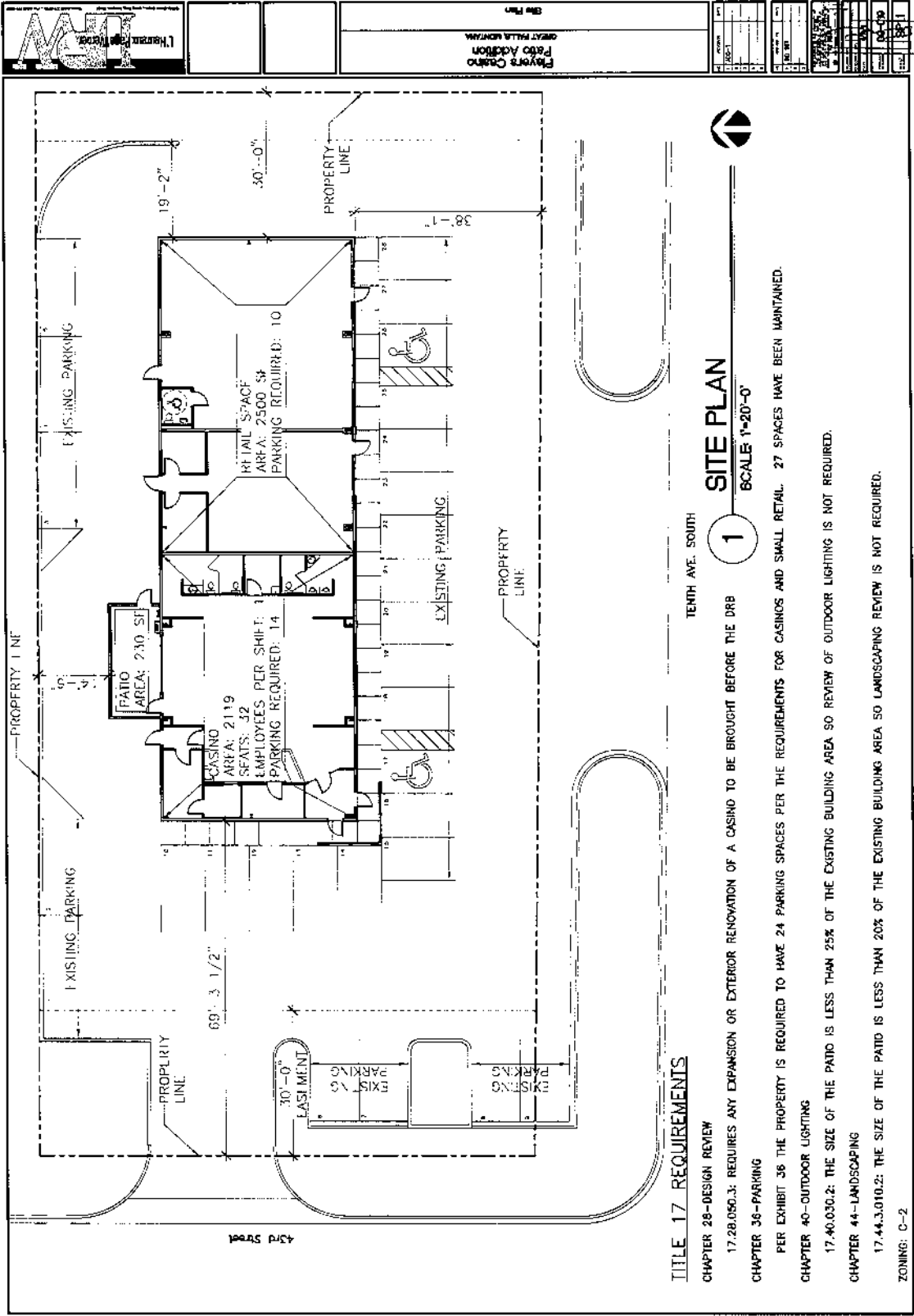


EXHIBIT B - VICINITY/ZONING MAP





TITLE 17 REQUIREMENTS

CHAPTER 28-DESIGN REVIEW

17.28.050.3: REQUIRES ANY EXPANSION OR EXTERIOR RENOVATION OF A CASINO TO BE BROUGHT BEFORE THE DRB

CHAPTER 36-PARKING

PER EXHIBIT 36 THE PROPERTY IS REQUIRED TO HAVE 24 PARKING SPACES PER THE REQUIREMENTS FOR CASINOS AND SMALL RETAIL. 27 SPACES HAVE BEEN MAINTAINED.

CHAPTER 40-OUTDOOR LIGHTING

17.40.030.2: THE SIZE OF THE PATIO IS LESS THAN 25% OF THE EXISTING BUILDING AREA SO REVIEW OF OUTDOOR LIGHTING IS NOT REQUIRED.

CHAPTER 44-LANDSCAPING

17.44.3.010.2: THE SIZE OF THE PATIO IS LESS THAN 20% OF THE EXISTING BUILDING AREA SO LANDSCAPING REVIEW IS NOT REQUIRED.

ZONING: C-2



1 SITE PLAN

SCALE 1"=20'-0"

TENTH AVE. SOUTH

1

DRB



Player's Casino
Patio Addition
GREAT FALLS MONTANA

Site Plan

| NO. | DATE | DESCRIPTION |
|-----|-------|-----------------------|
| 1 | 02-11 | ISSUED FOR PERMITTING |
| 2 | 02-11 | ISSUED FOR PERMITTING |
| 3 | 02-11 | ISSUED FOR PERMITTING |
| 4 | 02-11 | ISSUED FOR PERMITTING |
| 5 | 02-11 | ISSUED FOR PERMITTING |
| 6 | 02-11 | ISSUED FOR PERMITTING |
| 7 | 02-11 | ISSUED FOR PERMITTING |
| 8 | 02-11 | ISSUED FOR PERMITTING |
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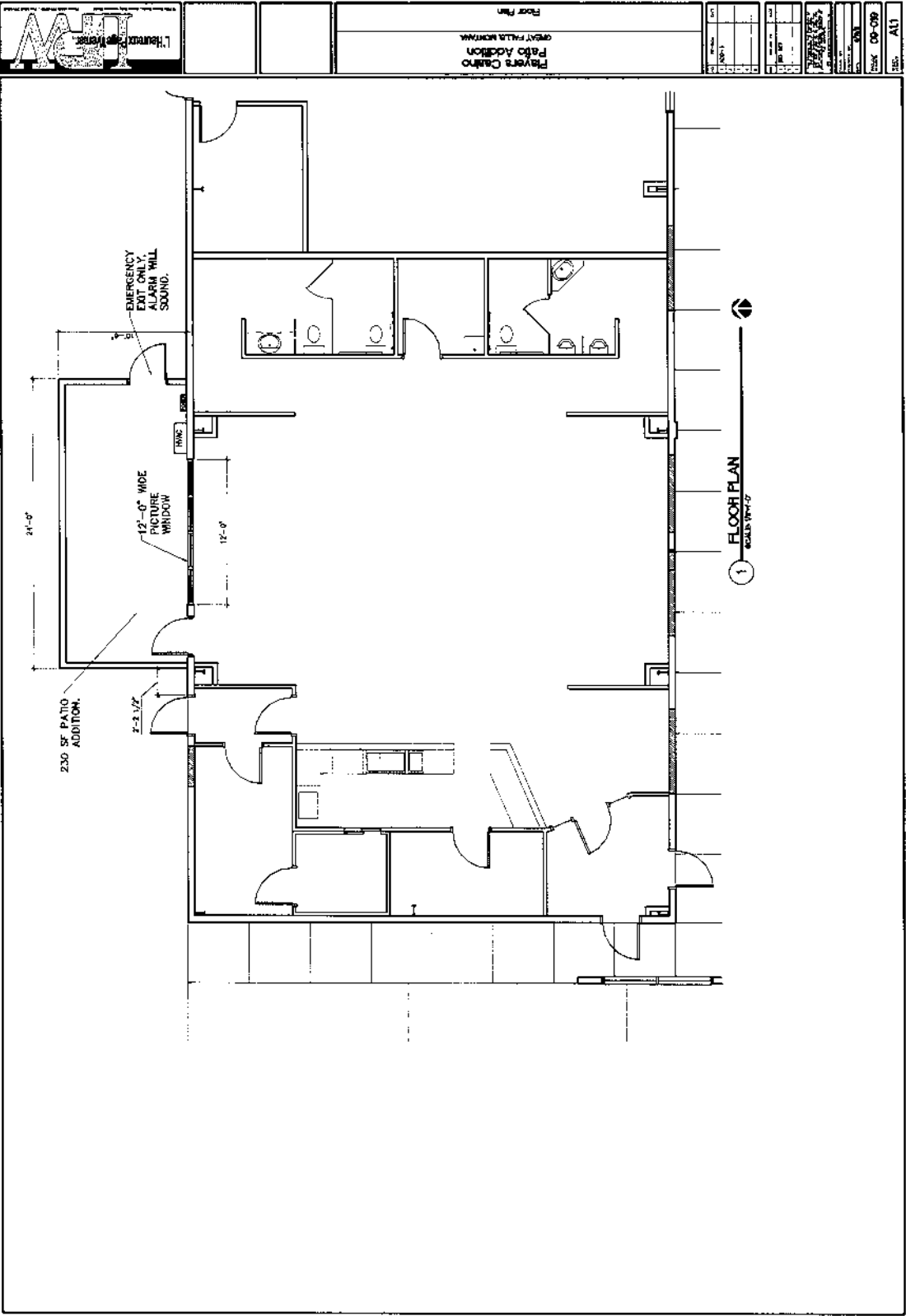
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MAR 18 2011

CITY OF GILBERT, ARIZONA
COMPLIMENTARY TELEPHONIC



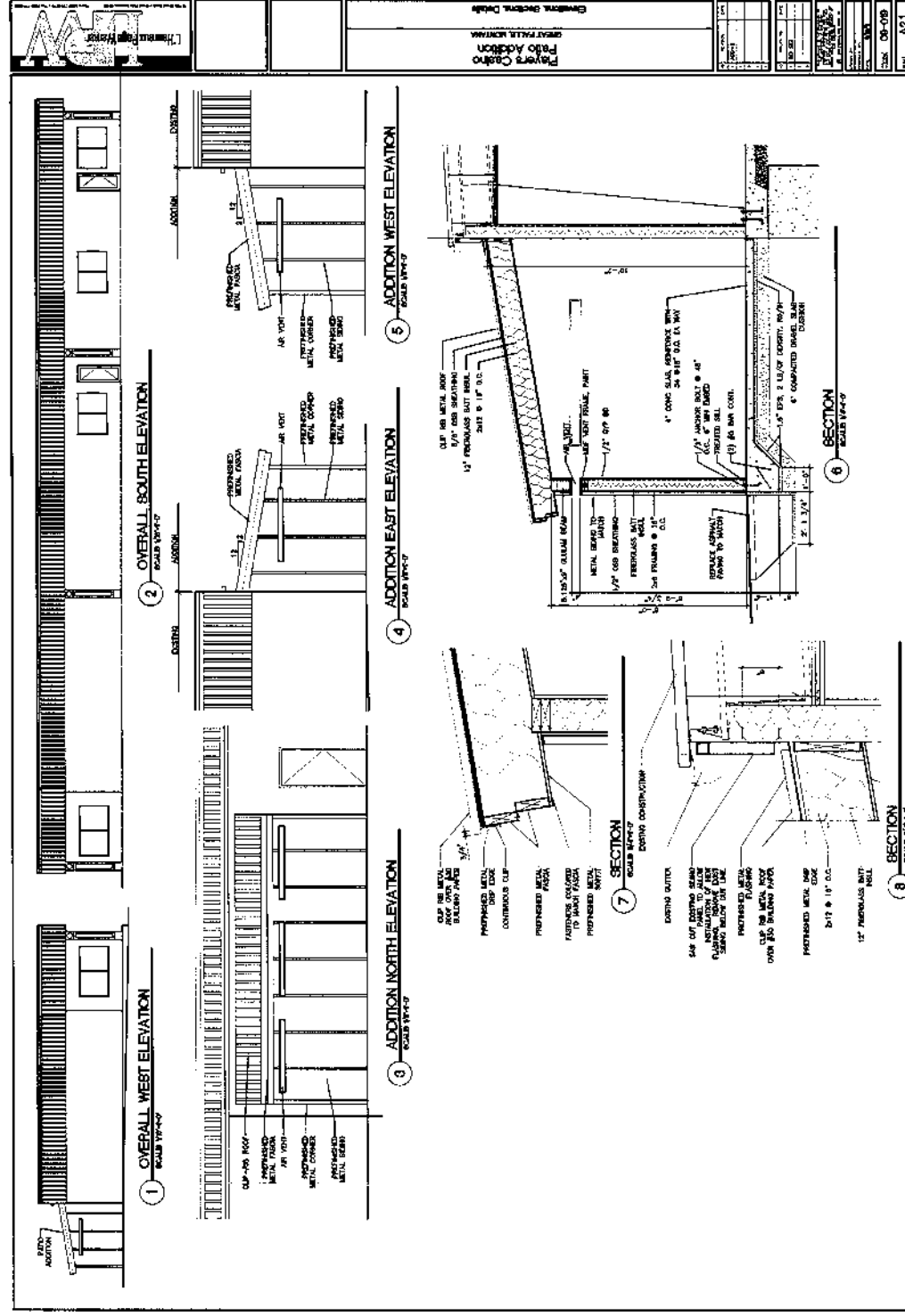


EXHIBIT G - APPLICATION

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: 4301 10th Ave So.

Square Footage of Building Site: 22,513 SF
 Square Footage of Structure(s): 2210 Casino + 2610 Retail + 252 Patio
= 5080 SF (Total)

Design Review Board Meeting Date: _____

 The following items must be submitted as part of the application:
Legal DescriptionLot(s): 1Block(s): 1Subdivision: Bleskin Tracts

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 Players Casino, Patio Addition located at 4305 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
Players Casino, Kenneth C. Palagi, 626 10th Ave S, , Great Falls MT, 59405
LPW Architecture, Jim Page, 15 5th Street South, Great Falls MT, 59405