

# DESIGN REVIEW BOARD

**February 28, 2011**

*Case Number*

DRB2011-2

*Applicant*

Steve L'Heureux  
(LPW Architects)

*Owners*

Walsh Plarisha Properties,  
LLC.

*Property Location*

1301 7th Street South  
± 1.495 acres  
Neighborhood Council #6

*Parcel ID Number*

827600

*Requested Action*

Design Review of new building for design standards.

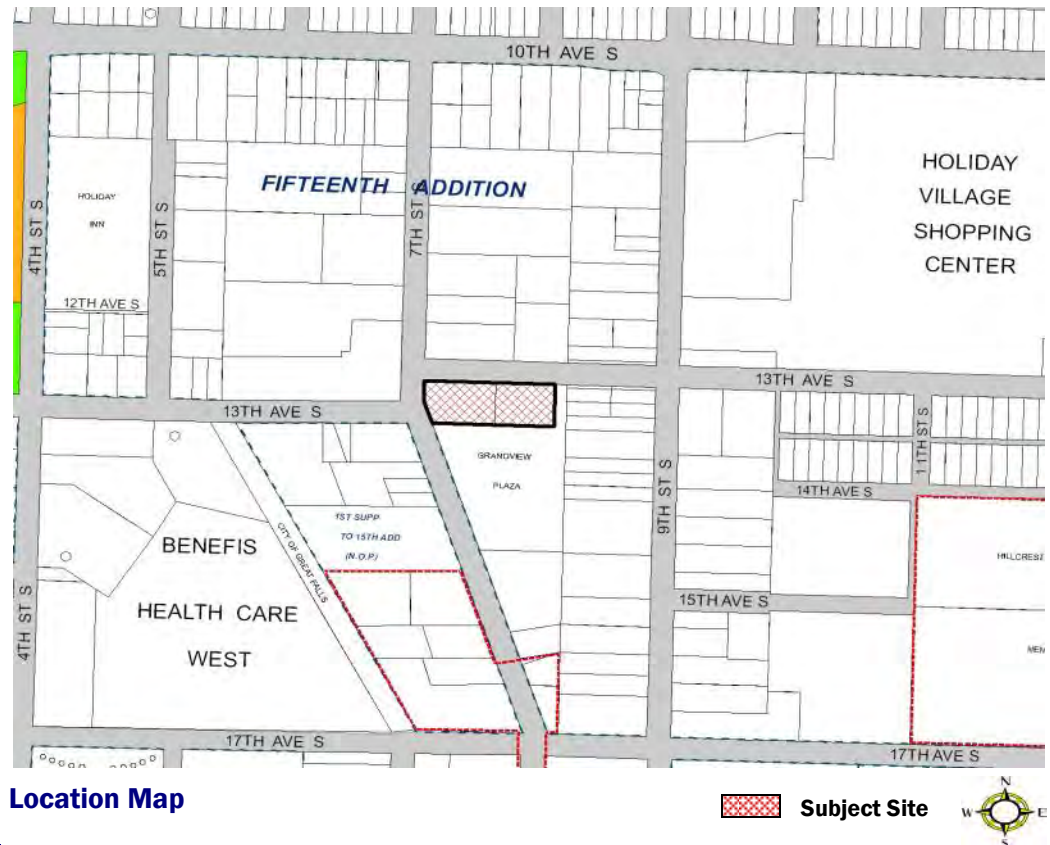
*Recommendation*

Approve design with conditions.

*Project Planner*

Charlie Sheets

## CONTRACT FLOORING NEW BUILDING



### Summary

#### **Project Description**

Contract Flooring is proposing to construct a new building at 1301 7th Street South. The subject property is in the M-1 Mixed-use zoning district and within the boundaries of Neighborhood Council #6.

The subject property is vacant. The proposed floor covering sales are classified as general sales land use and is permitted in the M-1 zoning district.

#### **Background**

- Legal Description of property; Lots 19D and 19E, Fifteenth Addition to Great Falls.
- Area of Property; 441' x 155' = 65,089 sq. ft. = 1.495 acres
- Proposed 18,315 sq. ft. building
- Proposed building height = 29 feet.

## Project Overview

Contract Flooring intends to construct a new single-story commercial building at the intersection of 7th Street South and 13th Avenue South to relocate their existing business.

## **Proposed Improvements**

The Planning and Community Development Department has received an application for a new building on the subject property. The existing property is vacant. The proposed building covers 28% of the subject property and the proposed building is 18,315 sq. ft.

## **Zoning**

The property is zoned M-1 Mixed-use. This district is intended to allow a balanced and harmonious mixture of commercial, residential, institutional uses, and public spaces. The district intent is to allow employment opportunities near a variety of living options. A mix of uses could occur within the same building or in separate buildings in close proximity to one another. The proposed design appears to meet the standards for the M-1 zoning district.

## **Parking**

The site plan submitted for the project provides 31 parking spaces, two of which are handicap accessible. The minimum number of off-street parking spaces required for the proposed floor covering sales area of the building is 25 plus 1 per employee per shift and 1 per employee per shift for the 9,763 sq. ft. warehouse portion of the building. Parking provided on site meet City requirements.

## **Signage**

The total signage allowance per premise in a M-1 zoning district is 50 sq. ft. Within this district a monument sign may be a maximum of 32 sq. ft with a maximum height of 6 feet. The applicant is proposing three signs on the premises including two wall signs and one monument sign. The size of the two wall signs are 178.5 sq. ft. combined. The proposed monument sign is approximately 84.5 sq. ft. Preliminary plans have been completed and will require the applicant to submit to the Board of Adjustment for additional total signage when the plans are finalized. Therefore staff recommends, as a condition of approval to require a Master Sign Package be submitted and approved prior to obtaining a sign permit.



View looking Southeast across the subject site.



View looking Northeast across the subject site.



View looking South across the subject site.

### Building Height and Setbacks

The M-1 zoning district allows a maximum building height of 65 feet, a front yard set back of zero, a side yard setback of 5 feet from a residential use and a back yard setback of 10 feet. The applicant is proposing a building height of 29 feet. Along 7th Street South (front yard) the design is to provide a setback of 40 feet, with an additional 15 feet minimum boulevard, resulting in a setback for the building of 60 feet from the back of curb. Along 13th Avenue South the design provides for 55 feet from the building wall to the property line and a 18 foot boulevard. The highest point of the building will face 13th Avenue South and will be 29 feet measured from the finished floor elevation. This design meets the building height and setback requirements for the M-1 zoning district.

### Landscaping

The applicant has submitted a landscape plan, see Exhibit C of the staff report. The proposed landscaping meets all required codes for commercial buildings. The applicant is proposing a 5 foot sidewalk for the length of the property on both 7th Street South and 13th Avenue South, which is consistent with surrounding properties. The design is consistent with the boulevard planting requirements including trees planted at 35 feet on center, approximately 18 feet of sod from back of sidewalk and accent planting at the entrances to the property. The applicant is exceeding the landscaping requirement for foundation planting. Staff recommends the applicant be required to get approval of the tree selection and arrangement from the City Forester.

### Outdoor Lighting

The applicant did not submit any information on an outdoor lighting plan, but indicated all lighting would be attached to the building.



View looking North down 7th Street South.



View looking East down 13th Avenue South from the corner of 13th Avenue South and 7th Street South.



View looking West down 13th Avenue South. Gold's Gym is to the North of the subject property.



# EXHIBIT A - AERIAL PHOTO

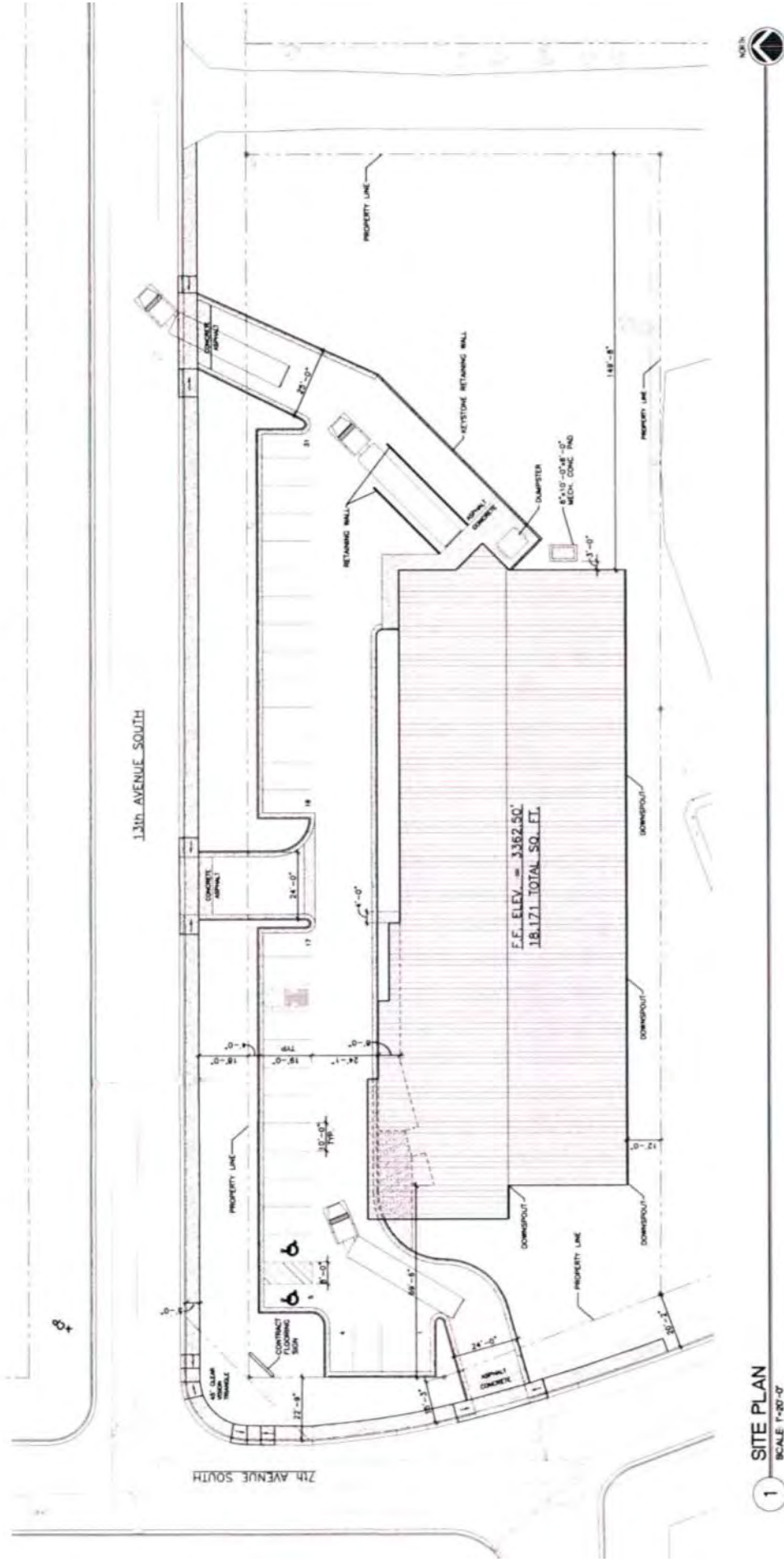


-  Contract Flooring Parcel
-  Parcels

280 140 0 280 Feet

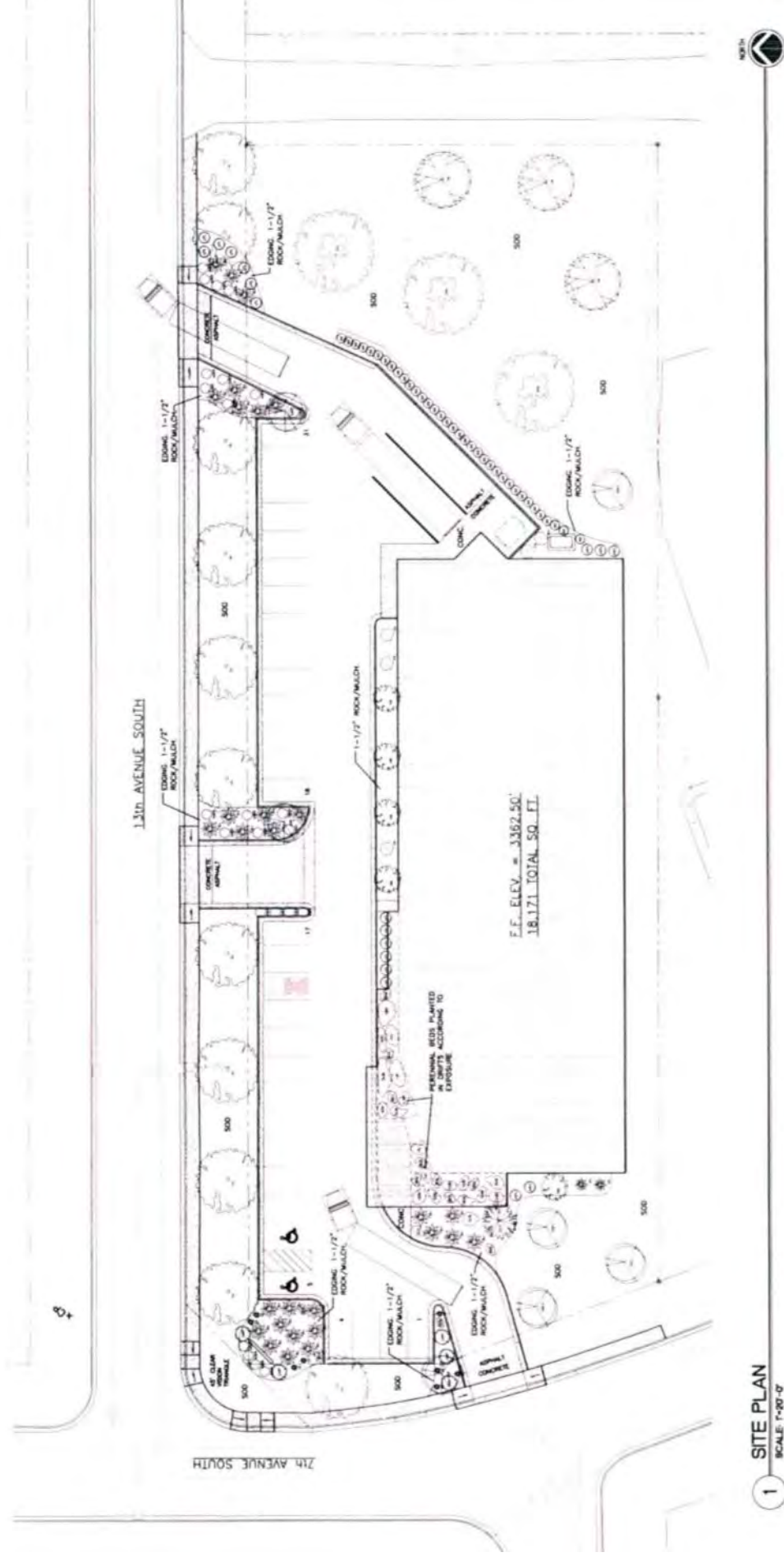


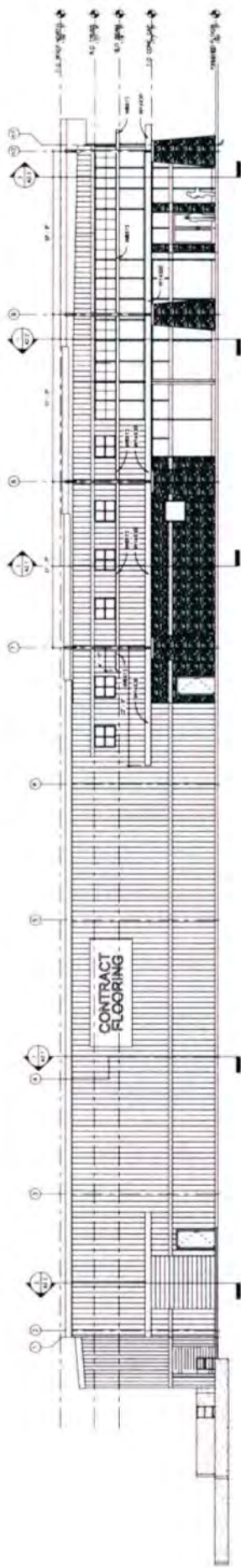
# EXHIBIT B - PROPOSED SITE PLAN



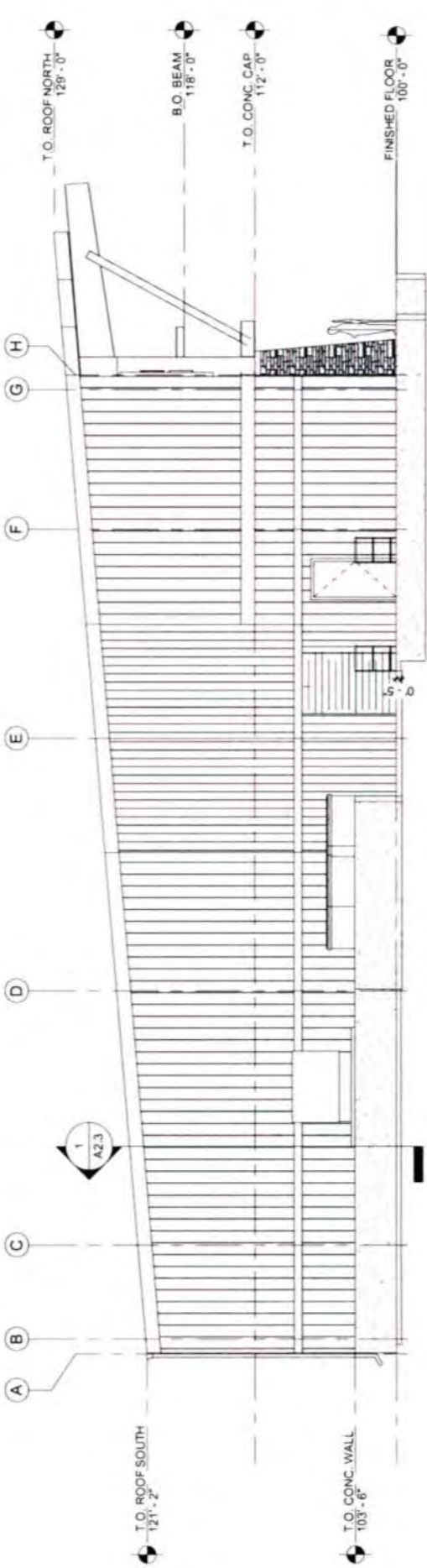


# EXHIBIT C - PROPOSED LANDSCAPING PLAN

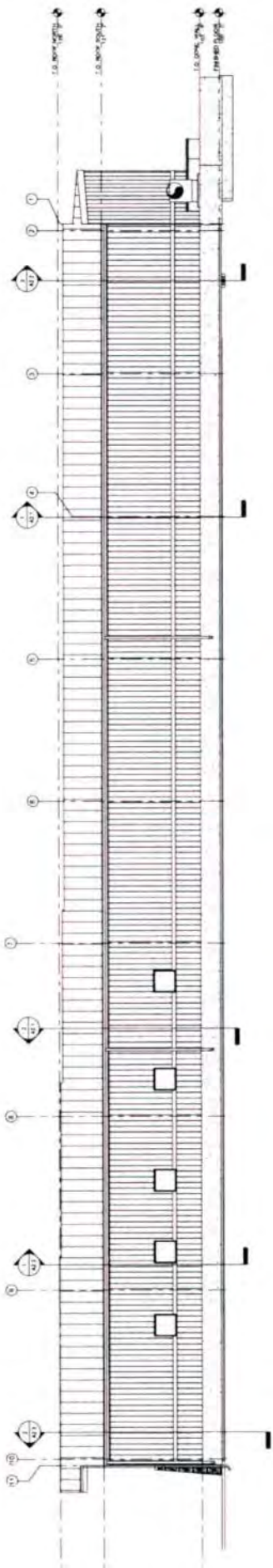




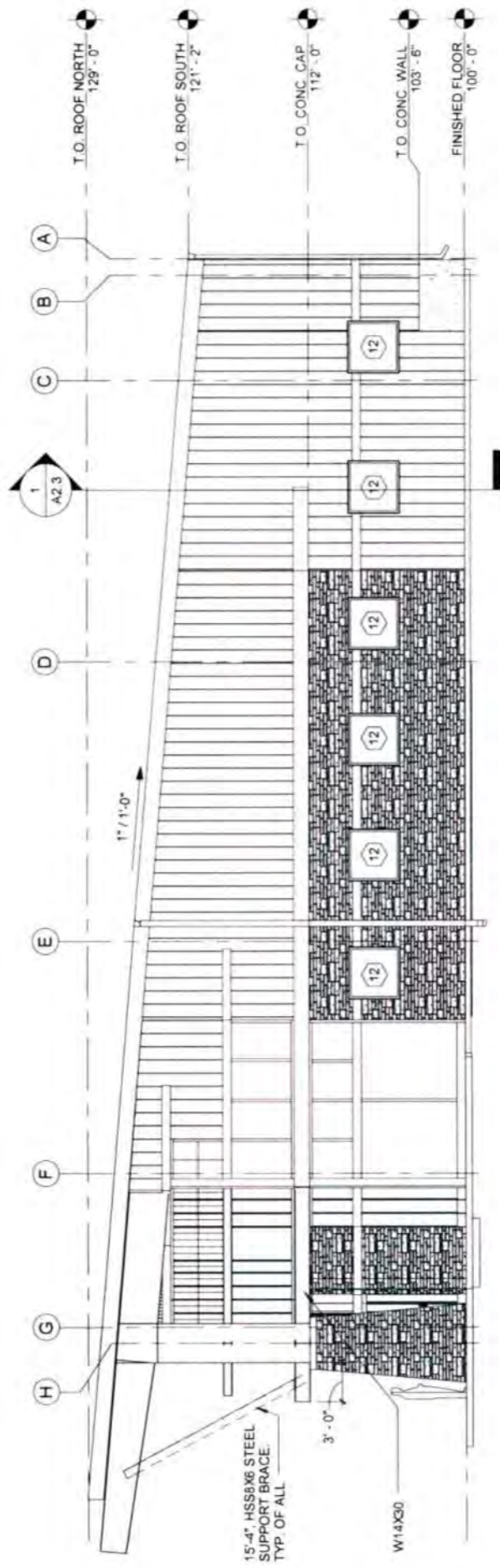
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



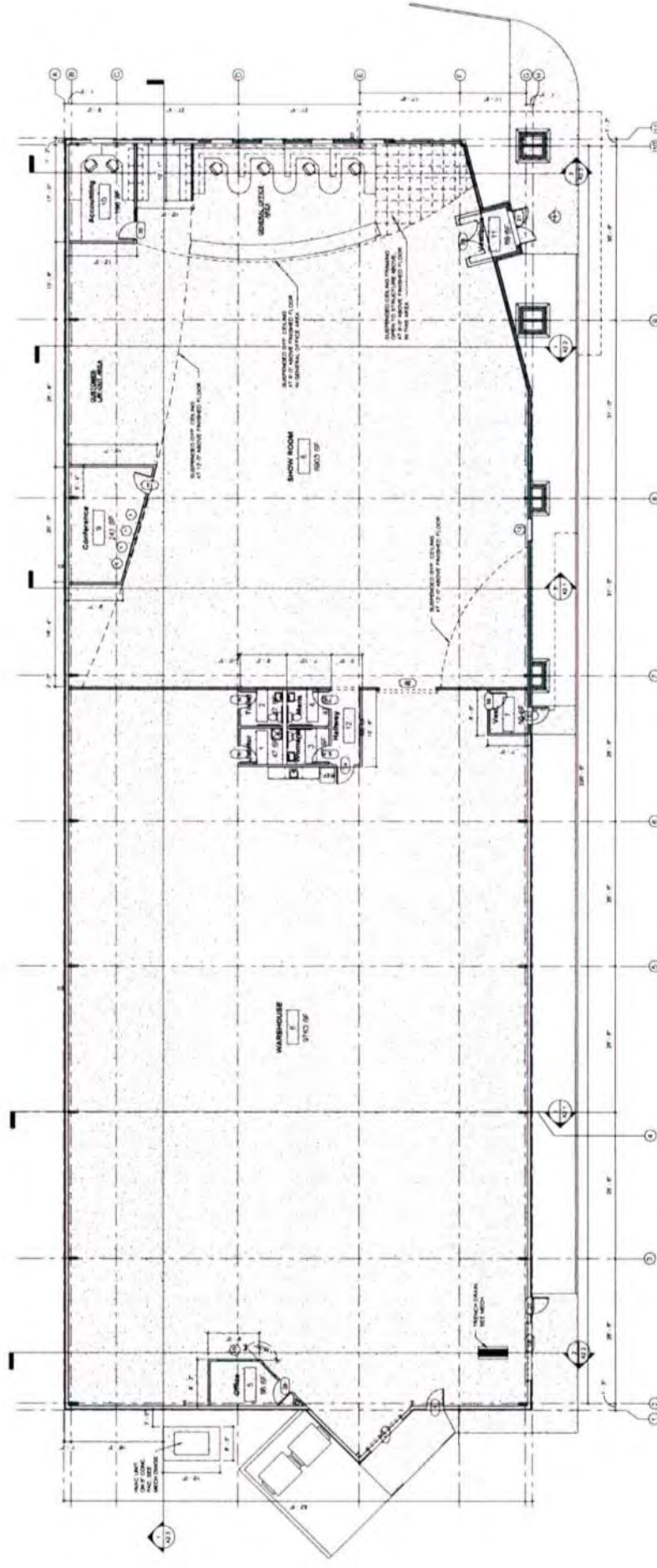
WEST ELEVATION

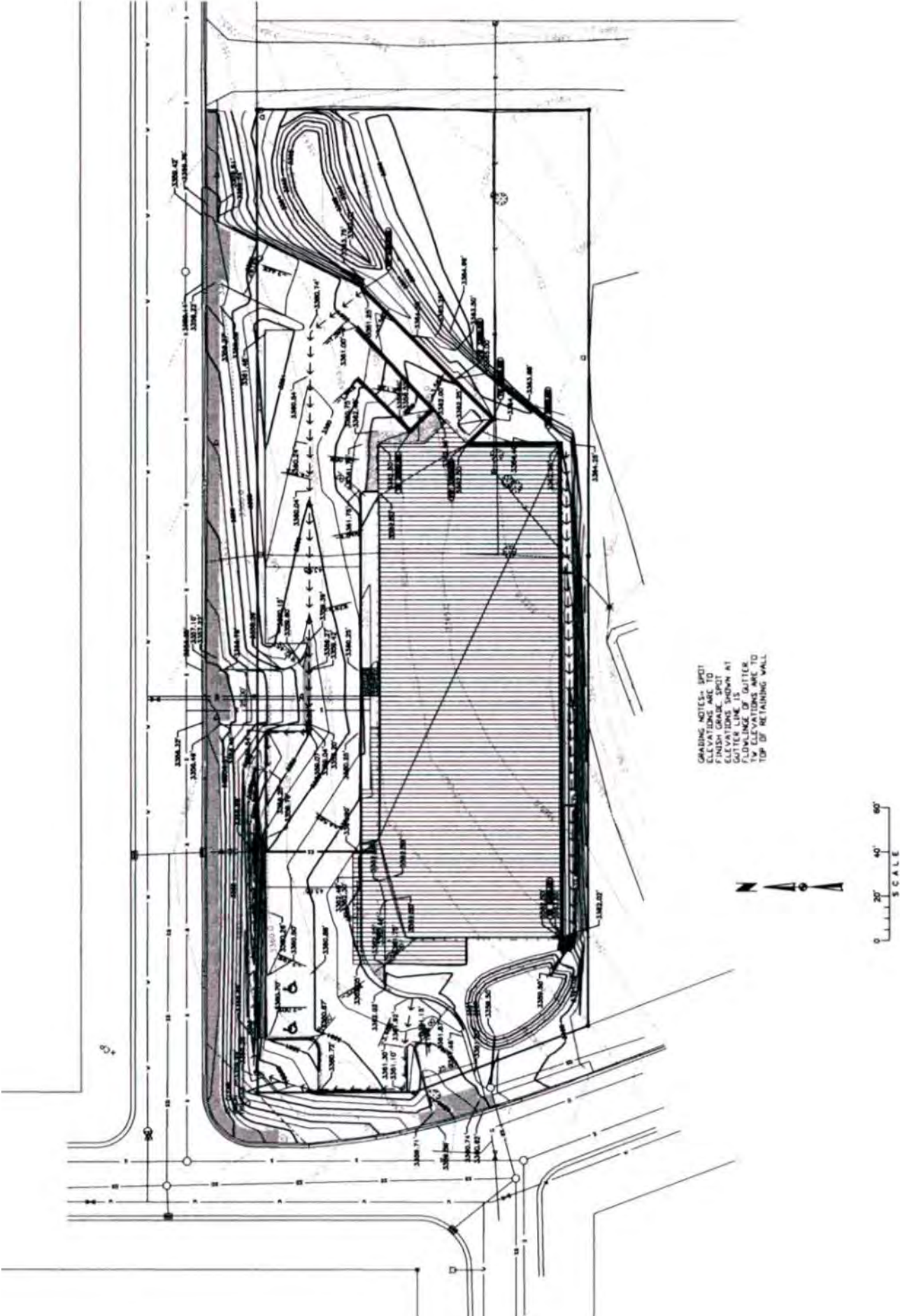


## EXHIBIT E - BUILDING RENDERING



## Page 10









(1) SINGLE-SIDED 6'-3"W X 3'-10.5"H X 8"D LIT CABINET.  
 CABINET WILL BE FACED WITH TRANSLUCENT WHITE LEXAN.  
 ALL COPY/GRAPHICS WILL BE 3M #246 TEAL TRANSLUCENT  
 VINYL. CABINET WILL BE PRIMED AND PAINTED A TEAL ENAMEL,  
 SW-SB 8195.



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**SIGNS, AWNINGS & NEON**

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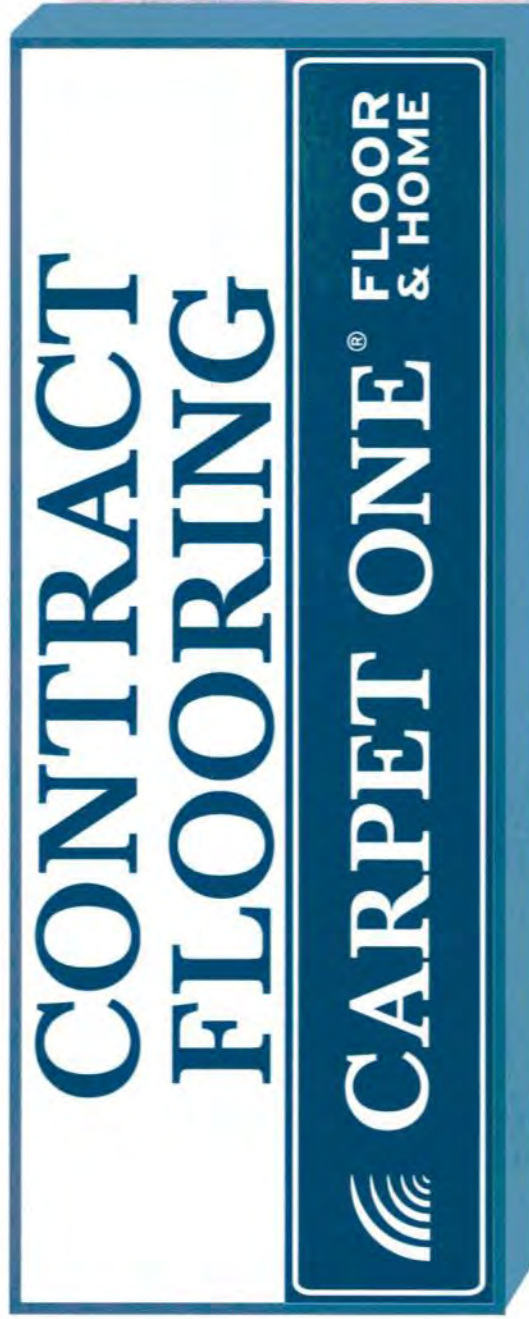
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SALES: DENNIS

CUSTOMER APPROVAL \_\_\_\_\_



(1) SINGLE-SIDED 20"W X 31.5"H X 8"D LIT CABINET. CABINET WILL BE FACED WITH TRANSLUCENT WHITE LEXAN. ALL COPY/GRAPHICS WILL BE 3M #246 TEAL TRANSLUCENT VINYL. CABINET WILL BE PRIMED AND PAINTED A TEAL ENAMEL, SW-SB 8195.



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SALES: DENNIS

CUSTOMER APPROVAL \_\_\_\_\_

(1) SINGLE-SIDED 18"W X 7"H X 8"D LIT CABINET. CABINET WILL BE FACED WITH TRANSLUCENT WHITE LEXAN. ALL COPY/GRAPHICS WILL BE 3M #246 TEAL TRANSLUCENT VINYL. CABINET WILL BE PRIMED AND PAINTED A TEAL ENAMEL, SW-SB 8195.



## EXHIBIT J - APPLICATION

DESIGN REVIEW BOARD  
APPLICATION

DATE: 2/7/2011

NAME: WALSH PLATISHA PROPERTIES LLC

ADDRESS: 1201 7<sup>TH</sup> ST. S. GREAT FALLS PHONE: 761-3223

AGENT/REPRESENTATIVE: L'HEUREUX PAGE WERNER - STEVE L'HEUREUX

ADDRESS: 15 5<sup>TH</sup> ST. S. GREAT FALLS PHONE: 771-0770

SITE ADDRESS: SE CORNER 7<sup>TH</sup> ST. S. & 13<sup>TH</sup> AVE. S.

Square Footage of Building Site: 65,015 SF. M-1 ZONE.

Square Footage of Structure(s): 18,000 SF. SPECIALTY SALES

Design Review Board Meeting Date: \_\_\_\_\_ PERMITTED.

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

Legal Description

Lot(s): 190 & 19E

Block(s): TWO

Subdivision: 15<sup>TH</sup> ADDITION TO GREAT FALLS

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Use Intended: FLOOR COVERING SALES

PACKET (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: 13<sup>TH</sup> AVE. S. Building Frontage: 222' Property Frontage: 441.5'

Street: 7<sup>TH</sup> ST. S. Building Frontage: 82.5' Property Frontage: 155.37'



Recommendation

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application of Contract Flooring located at 1301 7th Street South 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 submit a detailed sign package of all the proposed signage to the City for review. Variance are expected to be reviewed and interpreted by the Board of Adjustment.
- 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.
- City Forester to approve all street tree planting species before installation.

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

Cc: City Engineering, Dave Dobbs  
LPW Architects, Steve L’Heureux, 15 5th Street South, Great Falls MT, 59405