

DESIGN REVIEW BOARD

JANUARY 24, 2011

NEW BUILDING

Case Number

DRB2011-1

Applicant

Tim Peterson
(LPW Architects)

Owners

Public Drug

Property Location

324 Central Ave
± 0.173 of a acre
Neighborhood Council
#7

Parcel ID Number

191150

Requested Action

Design Review of new
building for design stan-
dards.

Recommendation

Approve design with
conditions contained in
this agenda.

Project Planner

Charlie Sheets



Location Map



Subject Site



SUMMARY

Project Description

Public Drug is proposing to construct a new building at 324 Central Avenue. The subject property is in the C-4 Central Business Core zoning district and within the boundaries of Neighborhood Council #7.

The subject property is the former B&B Pawnbroker site that was destroyed by a fire in 2007. The proposed drug store is classified as general sales land use and is permitted in the C-4 zoning district.

Background

- Legal Description of property; Lot 7, Block 365, Great Falls Original Townsite.
- Area of Property; 50' x 150' = 7,500 sq. ft. = 0.173 acres
- Proposed 5,450 sq. ft. building
- Proposed building height = 21' ft.

PROJECT OVERVIEW

Project Overview

Public Drug intends to construct a new masonry, single-story commercial building and relocate their existing business on the vacant lot at the intersection of Central Avenue and 4th Street South.

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 is 5,450 sq. ft.. The exterior walls of the front and side are being placed at or within a foot of the property lines. The proposed building covers 78 % of the lot.

Zoning

The property is zoned C-4 Central Business Core district. This district is intended to accommodate and create a high level of business and social activity from morning through the nighttime hours. This district hosts a wide range of employment and businesses. Retail operations and specialty stores are common on the street level along with professional offices. Residential uses can occur in this district primarily on the upper levels of buildings. Entertainment occurs in this district and helps to create a destination. Sidewalk cafes and food vendors are common during the warmer months of the year. Off-street parking is available, but occurs primarily in multi-level parking garages and on-street parking. Civic buildings help to build a critical mass of activity.

Parking

There are 3 proposed on-site parking spaces adjacent to the alley will be reserved for the owners and employees. The property is located within the Central Business Core Parking District, which exempts the property from additional on-site parking. Additionally the property is also located across the alley from the City South Parking Garage. Due to the location no additional off-street parking is required and the parking requirements are met.

Signage

The applicant proposes to renovate/replicate the historic awning and Public Drug Co. signage from the previous building located at 601 Central Avenue. Those plans have not been completed and will require the applicant to submit to the Board of Adjustment for dimensional variances when the plans are finalized. This board is asked to endorse the concept of the repair/replication of the historic sign. Therefore, as a condition of approval a Master Sign Package is required to be submitted and approved prior to obtaining a sign permit.



View looking south across Central Avenue.



View looking southwest across Central Avenue.



View looking northwest across 4th Street South. The City South Parking Garage is to the left.

PROJECT OVERVIEW

Setbacks

The C-4 zoning district allows a zero front, rear & side yard setbacks, maximum building height of 100' feet and allows 100% of lot to be covered. The proposed building site at the front and side property lines and 32' feet off the alley which is proposed to be parking. The proposed building height 21' feet. The owners representative stated that the building owner had considered additional stories on the building, but was unable to due to economics and lack of tenants.

Landscaping

The C-4 zoning district is exempt from foundation planting. The applicant shall replace the six boulevard trees that were destroyed by the 2007 structure fire. The plan on page 5 of this agenda proposes 3 different species of tree for this replacement. Staff recommends the applicant be required to get approval of the tree selection and arrangement from the City Forester.

Outdoor Lighting

The drawings indicate light fixtures on the building but do not call out the style or size. The period Central Avenue Lights are already in place and are maintained by the City of Great Falls on behalf of the Business Improvement District.



View looking north along the 4th Street public sidewalk.



View looking west along the Central Avenue public sidewalk.



View looking northwest across 4th Street South. The City South Parking Garage is to the left.

AERIAL PHOTO



PLANT SCHEDULE/LEGEND

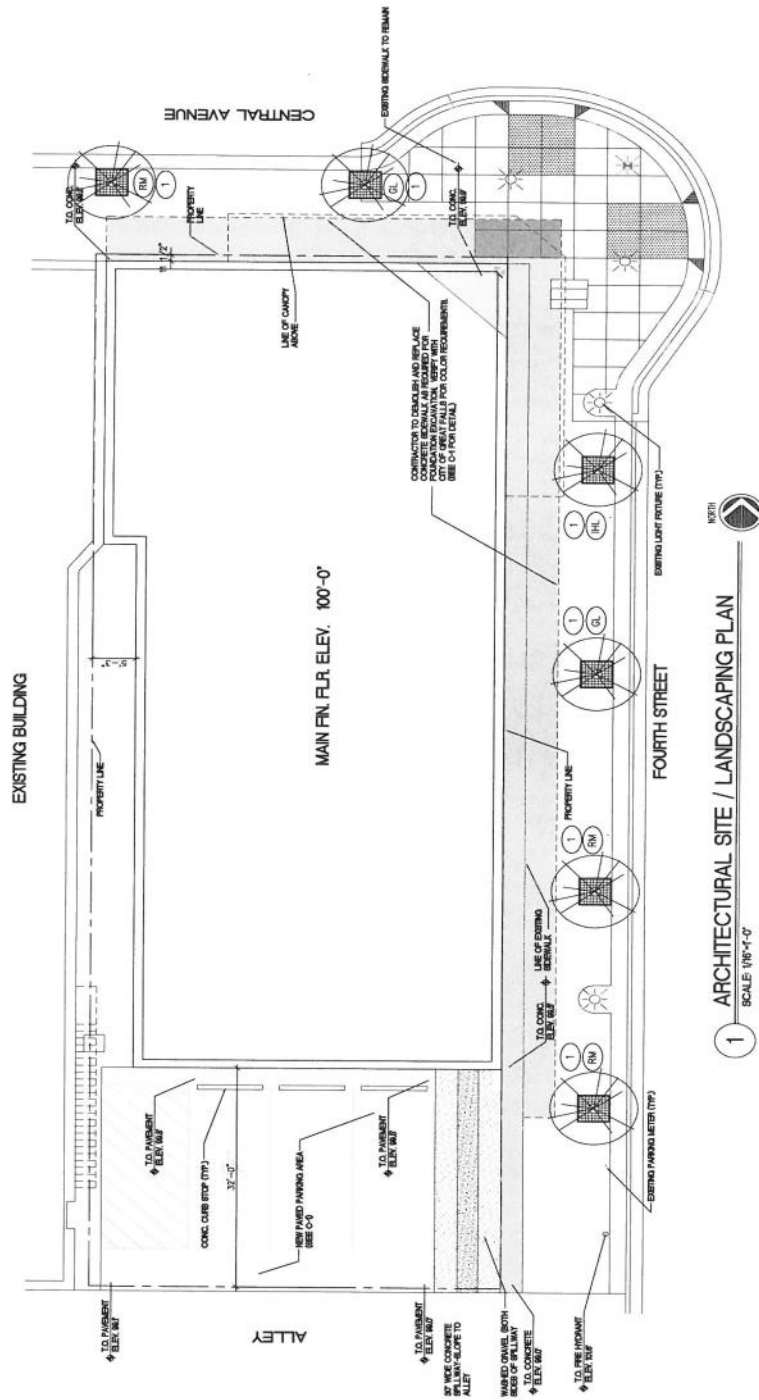
KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
GL	2	GREENSPRE LINCOLN	TIILA CORDATA GREENSPRE	2" x 8 x 8
HL	2	IMPERIAL HONEY LOCUST	GLADISTIA TRICANTHOS INDIANA MAPLE	2" x 8 x 8
RM	2	AUTUMN FLAME RED MAPLE	ACER RUBRUM	2" x 8 x 8
	6	TOTAL		

LANDSCAPING NOTES:

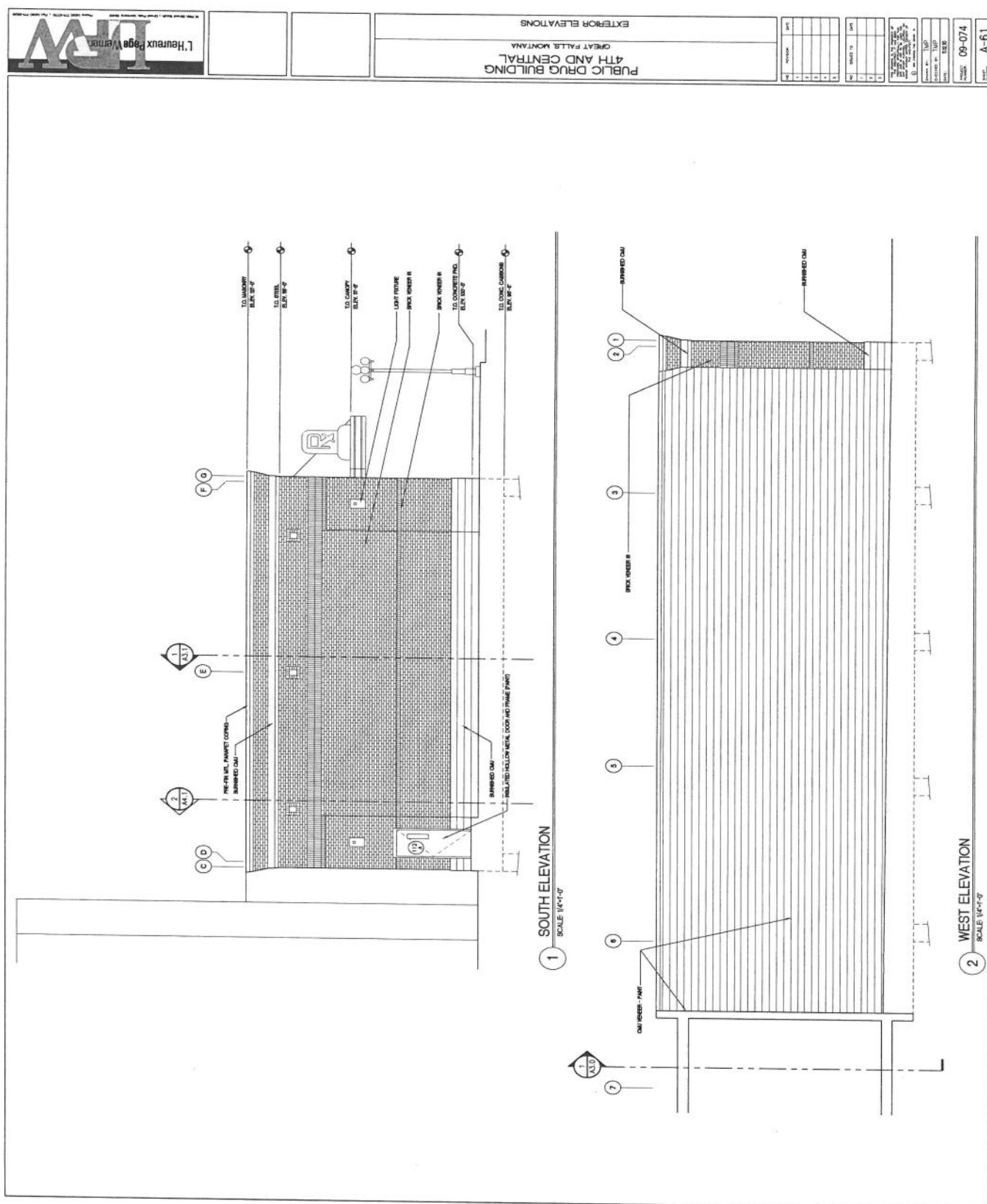
1. PROVIDE MULCH BED AROUND ALL TREES CONTIGUOUS WITHIN TREE WELL, TYP. MULCH TO BE CLEAN WOOD CHIPS.
2. CONTRACTOR TO LOCATE ALL UTILITIES IN THE AFFECTED AREAS PRIOR TO START
3. MAINTAIN 24" MINIMUM CLEARANCE FROM HARDSCAPE TO CENTER OF PLANT ROOTBALL, TYPICAL.
4. ALL TREES SHALL BE NURSERY GROWN AND CONTAINERIZED.

FLAG NOTES THIS SHEET

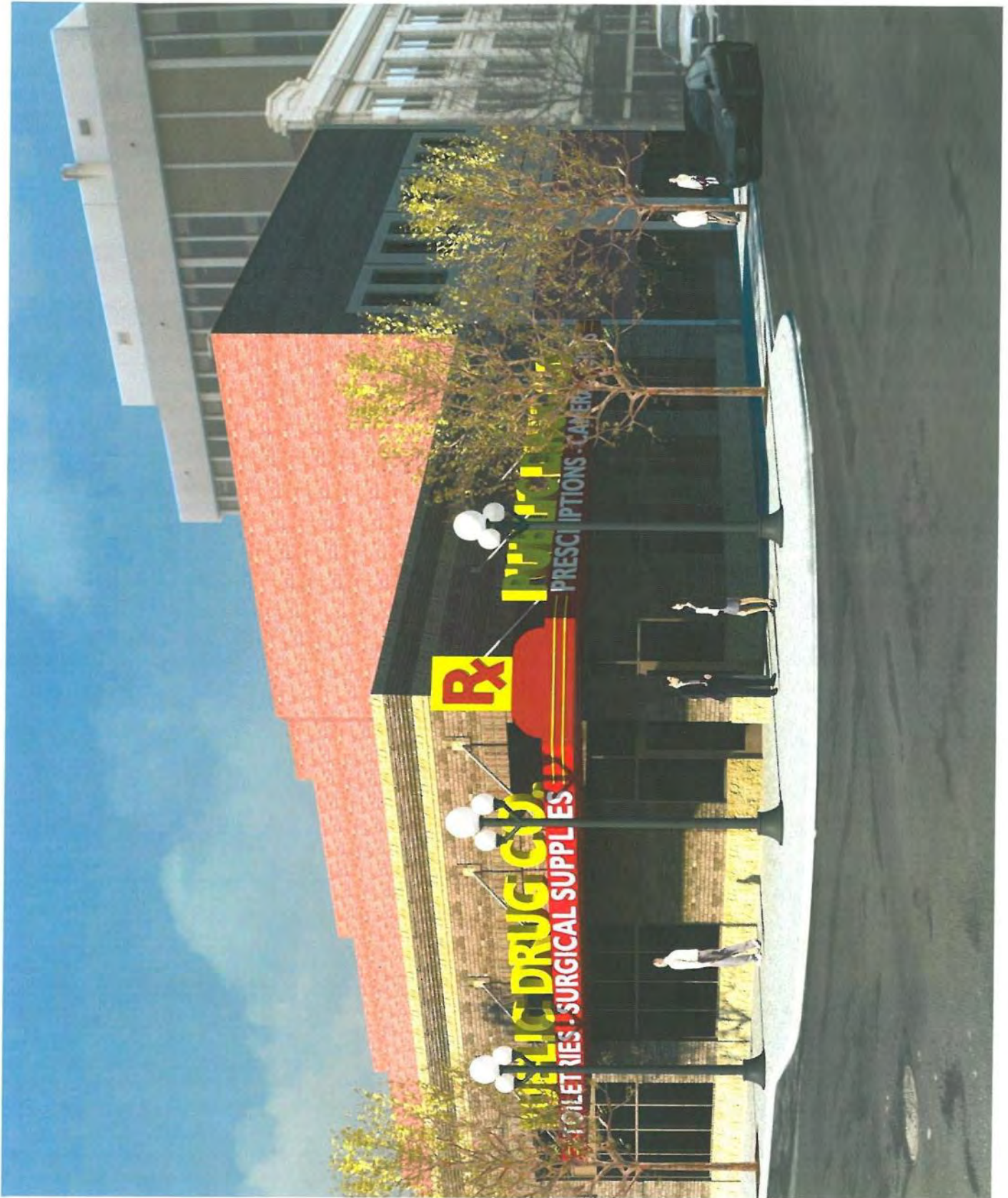
- 4'-0" x 4'-0" TREE GRATE TO MATCH CITY OF GREAT FALLS B.I.D. STANDARD, TYP.







ARCHITECTURAL RENDERINGS



ARCHITECTURAL RENDERINGS (PAGE 2)



EXHIBITS

DESIGN REVIEW BOARD
APPLICATIONDRB 2011-1
Parcel # 191150DATE: 1.7.2011NAME: PUBLIC DRUG (NEW BUILDING)ADDRESS: 324 301 CENTRAL AVENUE PHONE: 453-1497AGENT/REPRESENTATIVE: TIM PETERSON (LPW ARCHITECTS)ADDRESS: 15 5th ST. SOUTH PHONE: 771-0770SITE ADDRESS: CORNER OF 4th ST. SOUTH AND CENTRAL AVENUESquare Footage of Building Site: 7,500 S.F.Square Footage of Structure(s): 5,450 S.F.Design Review Board Meeting Date: JANUARY 24, 2011

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

Legal DescriptionLot(s): 007Block(s): 365Subdivision: GREAT FALLS ORIGINALOr Township: 20N Range: 03E Section: 12Use Intended: RETAIL PHARMACYPACKET (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: CENTRAL Building Frontage: 49' Property Frontage: 50'Street: 4th ST. Building Frontage: 118' Property Frontage: 150'

EXHIBITS

APPLICATION & ZONING DETERMINATION*
PLANNING & COMMUNITY DEVELOPMENT
771-1180 ext. 438

Applicant Name Timothy Peterson ☐ Owner ☐ Purchaser ☐ Lessee ☒ Representative

Applicant Mailing Address 15 5th St. South Phone 771-0770

Property Address or Legal Description for which determination is requested:

324 CENTRAL AVE, GTF, MT

Explain proposed use(s) or nature of inquiry in detail: GENERAL SALES
(PUBLIC DRUG)

Certification: I hereby certify that I have provided this information in order to obtain a zoning determination and I am responsible for its accuracy.

1.7.2011
 (Date)

[Signature]
 (Signature)

FOR OFFICE USE ONLY

Date received 1/12/11 Request No. 11-00071

Zoning District C-4 Fee paid N/A

County Parcel # 191150 Parcel Geo Code N/A

Legal Description: Lot 7 Block 365 Addition GFO

Determination: GENERAL SALES IS PERMITTED AT THIS
LOCATION OF 324 CENTRAL AVE, GREAT FALL MT

Determination made by [Signature]
 Planning & Community Development Staff Signature

Date issued 1/12/11

*This form may also be used to request a determination of the legality of an existing nonconforming use.

RECOMMENDATION

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / disapprove / approve with conditions) the Design Review Application of Public Drug located at 324 Central Avenue conceptual development plans contained within this agenda subject to fulfillment of the following conditions by the applicant:

- A. The applicant shall submit a detailed sign package of all the proposed signage and boulevard encroachment to the City for review. As stated in the agenda, variances are expected to be reviewed and interpreted by the Board of Adjustment.
- B. The proposed project shall be developed consistent with the conditions in this agenda, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- C. If after establishment of these recommendations by this board, the owner proposes to expand or modify the conceptual development plans as recommended, 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 review application. If such proposed change would not alter the plan, the owner shall obtain all other permits as may be required.
- D. City Forester to approve all street tree planting species before installation.

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

Cc: City Engineering, Dave Dobbs
LPW Architects, Tim Peterson, 15 5th Street South, Great Falls MT, 59405