

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 14, 2013**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Pro Tem Jule Stuver at 3:00 p.m. in the Rainbow Conference Room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Mr. Jule Stuver, Chair Pro Tem
Mr. Bruce Forde
Mr. Todd Humble
Ms. Mary Klette

Design Review Board Members absent:

None

City Staff Members present:

Ms. Wendy Thomas, Deputy Director P&CD
Mr. Dave Dobbs, City Engineer
Mr. Todd Seymanski, City Forester

Others present:

Mr. Lyle Meeks, NCI/CRM, representing Panda Express
Mr. David Gross, NCI/CRM, representing Panda Express

MINUTES

Mr. Stuver asked if there were any comments on the minutes of the October 8, 2012 meeting. Mr. Humble moved to approve the minutes as stated. Mr. Forde seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

ELECTION OF CHAIR

Ms. Thomas stated that since Ms. Price resigned from the Board due to her legislative commitments, the Board will need to elect a new Chairman. She said if members of the Board

know of anyone with an interest in serving on the Design Review Board, application can be made through Planning & Community Development or through the City Manager's Office.

Ms. Klette nominated Mr. Stuver as Chairman and Mr. Forde seconded. Mr. Stuver called for any other nominations. Seeing none, he called for the vote. All being in favor, Mr. Stuver was elected Chairman.

Mr. Humble moved to nominate Ms. Klette as Vice Chairman. Mr. Stuver seconded. He then called for any other nominations. Seeing none, he called for the vote. All being in favor, Ms. Klette was elected Vice Chairman.

NEW BUSINESS
DRB2013-1 Panda Express Restaurant
1500 Market Place Drive

Ms. Wendy Thomas, Deputy Director of Planning & Community Development, reviewed the staff report on the application for a new 2,210 square foot restaurant, Panda Express, in the Market Place shopping center. Ms. Thomas said that the façade renderings provided in the staff report are typical but not specific to this project. The elevations provided in the staff report are specific to this project. The recommendation in the Land Development Code is that the primary façade be geared toward the adjacent street, but in this case the primary façade is facing the parking lot and the secondary façade faces Market Place Drive. Due to upgrades in the façade along Market Place Drive, staff feels it sufficiently meets the intent of the recommendations of the Land Development Code.

Home Depot is working with Panda Express on cross access and parking agreements. The proposed Panda Express will be located on a portion of Home Depot's parking lot, but there is still sufficient parking for Home Depot to meet their parking requirements. Staff had some concerns about the turn radius along the access drive, and the architects have adjusted the turn radius. Mr. Dobbs stated he has suggested widening the driveway to give larger vehicles more room to turn.

Ms. Thomas stated that the Land Development Code has a recommendation that a restaurant drive-through not wrap around the north side of the building. She said that staff wanted to ensure enough slope on the concrete so that icy conditions will not be a problem. Staff recommends reinstalling a stop sign at the intersection to the private roadway east of the site. Landscaping includes an outdoor seating area. The applicant intends to anchor an umbrella in that area to withstand Great Falls wind conditions. Although outdoor planters are not shown on the landscape plan, they are part of the proposed landscaping. Staff recommends landscaping be added around the dumpster enclosure area as a buffer and the applicant indicates this is not a problem.

Ms. Thomas explained there is a requirement in the Land Development Code that 20% of each of the façade areas contain landscaping. Staff encourages the applicant to make application for a Design Waiver to place less landscaping along the west façade and more along the grass area east of the proposed drive through lane where more site space is available for landscaping.

The ground based mechanical equipment will be screened or painted to match the building. A parapet on the roof will screen mechanical equipment located on the roof.

Ms. Thomas concluded her review of the staff report and offered to answer any questions from the Board.

PETITIONER'S PRESENTATION

Mr. Meeks, representing Panda Express, stated that the staff recommendations were all good ideas and could be incorporated into the proposed project. Mr. Forde asked whether there was one large umbrella for the outdoor seating area or a canopy. Ms. Thomas confirmed it was one large umbrella. Mr. Forde suggested a pergola instead due to the wind conditions in Great Falls. Mr. Meeks agreed that was a good idea given the wind conditions. Discussion followed about the issues involved with a large umbrella even if it is anchored in concrete. Ms. Thomas said staff had discussed the topic with the applicant and advised them against the umbrella. Mr. Meeks said he would contact the architects in California to advise them not to use one large umbrella.

There was a review and discussion about site lighting.

Mr. Forde said that there was a lack of color in the landscaping during the winter months. He suggested some evergreens or dogwood to add color. He also suggested switching the Cotoneasters, which grow quite large, to a dwarf plant such as a green or concord barberry or red dogwood, to save on maintenance. He recommended switching about 5 of the potentillas to an evergreen plant, such as a dwarf needle pine. Mr. Forde asked whether the planting beds would be mulched, and Mr. Seymanski said there will be a mulch top dressing, as noted on the landscape plan. Mr. Forde said that the Wilton Carpet (Blue Rug) Juniper gets off-colored in winter. He suggested using Blue Print Juniper or Icee Blue, which hold their color better in the winter and are just as hardy.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Forde reiterated that his comments on landscaping were merely suggestions to the applicant.

MOTION: That the Design Review Board (approve/approve with conditions) the Design Review Application of Panda Express Restaurant, as shown in the conceptual development plans contained within this report and provided by the project property Owner's Agent, subject to the follows conditions:

1. The proposed project shall be developed consistent with the conditions in the staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. If after the approval of the concept development plan as amended by the 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.

3. The Design Review Board recommends that the applicant consider adding landscaping around the dumpster enclosure to provide a visual buffer between the enclosure and vehicular use areas.
4. The applicant shall meet the provisions of Title 17.44.3.030 I (Foundation Planting Requirements) or file for a Design Waiver where the intent of the Code can be met by installing landscaping in alternate areas.
5. The Design Review Board recommends that the applicant work with the shopping center owner to address the replacement of the Stop sign at the corner of the East Access Drive and Market Place Drive.
6. The Design Review Board recommends the applicant work with the shopping center owner to develop an access agreement for the western access to the site.
7. The Design Review Board recommends the applicant review the drive-through entrance configuration to determine if there are possible improvements that can be made to facilitate traffic movements.
8. The Design Review Board approval is subject to the applicant applying for and receiving approval for an amended plat of the subject property which creates the subject lot.

Made by: Ms. Klette
Seconded: Mr. Forde

VOTE: All being in favor, the motion passed.

ADJOURNMENT

Mr. Humble moved to adjourn the meeting. The meeting was adjourned at 3:37 p.m.