

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 27, 2015**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair David Grosse at 3:02 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

David Grosse, Chair
Mary Klette
Tyson Kraft

Design Review Board Members absent:

Eric Peterson, Vice Chair

City Staff Members present:

Craig Raymond, CBO, Director P&CD
Garrett Norman, Planner I
Dave Dobbs, City Engineer
Phyllis Tryon, Sr. Administrative Assistant

Others present:

Phil Faccenda, Faccenda Architects | Planners
John Reeves, Reeves Family Eye Care
Dan O'Leary, Signature Homes

MINUTES

Ms. Klette moved to approve with corrections the minutes of the April 13, 2015 meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved as corrected.

**NEW BUSINESS
DRB2015-13 Reeves Family Eye Care Medical Office
501 13th Avenue South**

Garrett Norman, Planner I, presented the staff report for the application by John Reeves for a new optometrist office for Reeves Family Eye Care Medical Office located at 501 13th Avenue South. Proposed parking includes 17 spaces with 1 being ADA accessible. The proposed new building will have a reception area, 7 exam rooms, office space, 3 restrooms, a lunch room and a file and mechanical electrical room. The proposed development includes sod and street trees along the 13th Avenue South and 5th Street South frontages, as well as interior landscaping

according to the site plan. Outdoor lighting is proposed in the parking lot, walkways and along the exterior of the building. Mr. Norman said the architect has provided numerous renderings of the site design, and he concluded his review of the staff report.

PETITIONER'S PRESENTATION

Phil Faccenda of Faccenda Architects | Planners presented details of the project on behalf of the petitioner. Mr. Faccenda said that they would like to eliminate two light standards for the parking lot due to cost and the small size of the area of the project. He said the light standards are along the 13th Avenue South side of the project, and would not affect security or operations due to the hours of business. He requested that they be allowed to eliminate those lights as long as they are in compliance with City Code on the project.

Mr. Faccenda said Tillerias Landscape developed the landscaping plan and all the landscaping will include sprinklers. The trash enclosure and mechanical equipment will be shielded on the east side, and there is an island on the southwest corner of the building. Signage, both the pedestal sign and the sign on the pediment of the entry, will be three dimensional.

Mr. Faccenda said they worked to design an attractive project. He said the subject property currently slopes from south to north, and they will be cutting on the south and filling on the north to achieve ADA requirements for the parking areas and ensure drainage. The property will drain to the northwest corner and to the street. There will be an amended plat to combine the two lots into one lot.

Mr. Faccenda concluded his remarks and offered to answer any questions from the Board.

Dave Dobbs, City Engineer, said the proposed driveway is wider than the current driveway. He said it is fine to widen it from the original if the petitioner desires. Mr. Faccenda said there are no objections to maintaining the current curb cut at the existing 20 feet, and Mr. Dobbs said that is permissible. Mr. Dobbs said the curb cut on the southeast corner should be removed. Dan O'Leary of Signature Homes said that would be removed and the curb re-poured. Mr. Dobbs said the sidewalk on the corner will need a handicap ramp. Mr. Dobbs said there are two water service lines, and one will need to be abandoned. It was clarified that abandonment means digging up the road area. Mr. Dobbs said that line could be used for irrigation instead of being abandoned, and that would involve a meter installation, but there would not be any sewer costs.

Mr. Dobbs said if there is over 15,000 square feet of impervious surface, there would need to be a storm drain report. Mr. O'Leary and Mr. Faccenda said the proposed project is underneath that threshold.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Klette asked Mr. Faccenda to talk about the material samples and renderings. Mr. Faccenda said the off-white stone sample provided was for the upper exterior area and could be lighter or darker; either tile or cultured stone would appear on the sign base, the trash

enclosure, the building wainscot, the entry column bases, and the front exterior portion of the vestibule. The roof is projected to be a homogenous darker shingle with a substantial overhang.

There was further discussion about other details of the proposed project.

BOARD DISCUSSION AND ACTION

Motion: That the Design Review Board approve the Design Review Board Application for the Reeves Family Eye Care Medical Office, as shown in the conceptual development plans contained within this report and provided by the applicant's representative, subject to the following Conditions of Approval and including those items stated by the City Engineer:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana and all other applicable regulatory agencies.
- B. If after the approval of the concept development plan as approved 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.
- C. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- D. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls.
- E. The applicant shall submit an outdoor lighting plan as a separate plan sheet, measured in foot candles, that complies with all relevant requirements of Chapter 40 of Title 17 of the Official Code of the City of Great Falls.
- F. The applicant shall submit a landscape plan as a separate plan sheet, that complies with all relevant requirements of Chapter 44 of Title 17 of the Official Code of the City of Great Falls.
- G. Per the City Engineer:
 - 1. Remove the curb cut on the southeast corner of the project and replace curbing.
 - 2. Install a handicap ramp on the corner of 13th Avenue South and 5th Street South with the sidewalk.
 - 3. Abandon one water service or instead have a meter installed for irrigation use.
 - 4. If the impervious surface is over 15,000 square feet, submit a storm drain report.
 - 5. Have the option to reduce the proposed curb cut to the existing 20 feet.

Made by: Mr. Kraft
Second: Ms. Klette

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

Mr. Raymond said that Tara Tronson has resigned her position on the Board, and the position will be advertised by the City Manager's Office.

ADJOURNMENT

There being no further business, Ms. Klette moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:23 p.m.