

DESIGN REVIEW BOARD

March 12, 2012

Case Number

DRB2012-06

Applicant/Owner

Voegel's Inc.

Representative

Damon Caroll

Property Location

206 2nd Avenue S.

Requested Action

Design review of exterior renovation

Recommendation

No Recommendation

Project Planner

Brant Birkeland, Planner II

206 - 2ND AVENUE SOUTH



Project Description

The project is a proposed exterior renovation of the west façade of a 6,000 sf general commercial building located at 206 2nd Ave S. The intent of the project is to improve the insulation of the building and the visual aesthetics of the west facing façade.

Background

- Legal Description: Lots 6 & 7, Block 414, GFO
- Building Area: 6,000 sf
- Property Zoning: C-5
- Street Frontages: 120 ft 5th St. S. & 50 ft 2nd Ave. S.

Project Overview

Commercial expansion guidelines: Exhibit 28-1 Standards and guidelines for specific projects and buildings

The proposed project is an exterior renovation of a 6,000 sf building located at 206 2nd Ave. S. The project includes the re-facing of the west façade of the building, including adding foam insulation and covering it with two-tone metal lining. The building currently features a metal and shingle canopy on the east and north faces of the building, as well as brick columns and large windows on the north façade of the building, creating an attractive façade fronting 2nd Ave. N. The east and south facing walls consist of tan stucco material. The proposed exterior renovation of the west façade does not include these features, creating an inconsistent design visible from the public right of way. The applicant has stated that he has contracted to have the east façade of the building painted this spring to match the two-tone metal siding.

The 2nd Ave. N. corridor contains an array of buildings and structures that have undergone various degrees of exterior renovation. This situation has produced an inconsistent character along the corridor and among the buildings located in the area. Therefore, the proposed project is not incompatible with the surrounding buildings.

Commercial expansion standards: Exhibit 28-1 Standards and guidelines for specified projects and buildings

The proposed exterior renovation does not trigger the requirements of Chapter 40 Outdoor Lighting or Chapter 44 Landscaping. The applicant is not proposing changes to the mechanical equipment.

Conformance with Title 17

The proposed exterior renovation is in conformance with all other relevant requirements of Title 17 Land Development Code including but not limited to zoning, design and development standards, and parking.

Summary

The proposed exterior renovation is intended to improve the structural integrity and aesthetics of the building located on the corner of 2nd Ave S. and 5th St. S. in downtown Great Falls. The applicant has stated that factors such as cost, the condition of the existing building surface, and the potential redevelopment of the adjacent site has left the use of metal siding as the only feasible option other than leaving the façade as is. The applicant has not submitted a site plan or conceptual drawings.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 2-9-12NAME: Voegelé's IncADDRESS: PO Box 1122, Route Felts ⁵⁹⁴⁰³ PHONE: 261-8865AGENT/REPRESENTATIVE: Damon CarverADDRESS: 1324 Central Ave W PHONE: 799-0519SITE ADDRESS: 202^{206, 210+}-212 5th St SouthSquare Footage of Building Site: 15000Square Footage of Structure(s): 7500Design Review Board Meeting Date: 2-13-12

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

Legal DescriptionLot(s): 6+?Block(s): 414Subdivision: 6-FO

Or Township: _____ Range: _____ Section: _____

Use Intended: GENERAL BUSINESS & SERVICEPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 11" x 17"
- Elevation Drawings - 11" x 17"
- Topography Map - 11" x 17"
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage:

Street: 5th Street Building Frontage: 120 Property Frontage: 150Street: 2nd South Building Frontage: 50 Property Frontage: 100

EXHIBIT B - AERIAL PHOTO

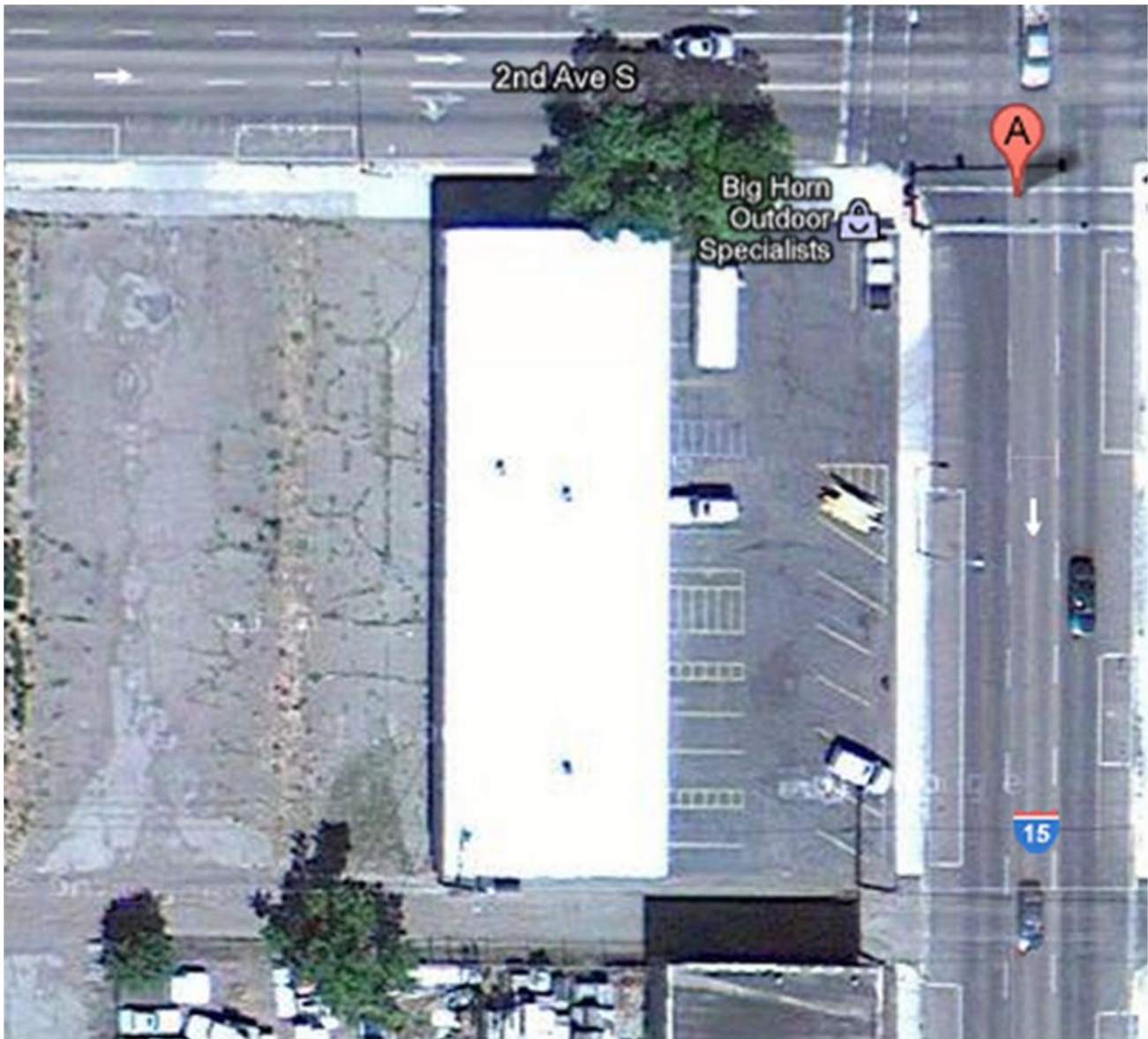


EXHIBIT C - EXISTING WEST FACADE



EXHIBIT D - EXISTING WEST & SOUTH FACADE



EXHIBIT C - EXISTING EAST FACADE



Recommendation

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Voegele Inc. located at 206 2nd Ave. S. as shown in the conceptual development plans contained within this report and provided by the project applicant and representative, subject to the following conditions:

1. 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.
2. 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.
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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

CC City Engineering, Dave Dobbs
Patty Cadwell, Neighborhood and Youth Council Coordinator
James Voegele, Voegele’s Inc., PO Box 1122, Great Falls, MT 59403