

DESIGN REVIEW BOARD

May 14, 2012

Case Number

DRB2012-10

Applicant's

Yoneji & Fairhurst
Partnership

**Property Owner's
Agent**

Hessler Architects

Property Location

900 10th Avenue
Northwest
Neighborhood Council
#3

Requested Action

Design Review of 28' X
32' Clinic Addition

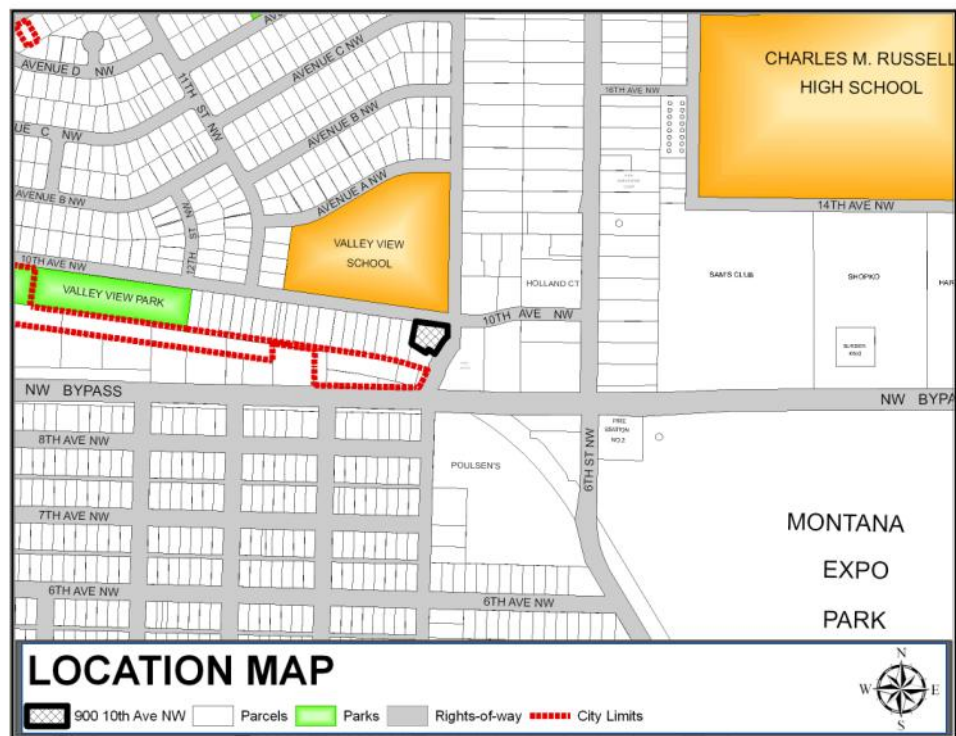
Recommendation

Approve design with
conditions

Project Planner

Charlie Sheets

WESTSIDE FAMILY DENTAL CLINIC, 900 10TH AVENUE NORTHWEST



Project Description

The applicant's are proposing construction of a 896 S.F. (28' X 32'), single-story addition onto the existing dental clinic. The addition is off of the southwest corner of the existing building. A dental clinic has been located on this commercial corner for 40 years.

Background

- Legal Description: Lot 6-A, Tract B, Valley View Homes Addition
- Parcel Area: ± 17,970 S.F.
- Property Zoning: C-2 General Commercial
- Street Frontages: ± 143'-0" along 9th Street Northwest
± 150'-0" along 10th Avenue Northwest

Project Overview

Expansion: Exhibit 28-1 Standards and Guidelines for specific projects and buildings.

The applicant's intend to expand their existing dental clinic of three operatory rooms to four rooms and additional support facilities. The proposed building addition is on the west side and over what is currently paved excess parking. The addition will split the current paved parking lot. The architectural style and exterior finishes are compatible and consistent with the existing dental clinic. The roof design is a standard gable with asphalt shingles. The exterior walls are painted plywood siding with vertical grooves and a ceiling high accent band. These products were very popular in the 1970s and 1980s when the clinic was originally built and are still available today. New casement windows are to be placed on the north and south elevations of the addition. No openings are proposed on the west elevation, which faces the existing residential property. A gravel driveway providing access to the neighboring residence encroaches onto the applicant's property approximately 15 feet. The architect has designed a 15' landscape buffer between the addition and the gravel driveway. The driveway encroachment is not being addressed by the applicant's at this time. The dumpster enclosure is currently shown within the landscape buffer, south of the addition. The dumpster enclosure is constructed of four foot high PVC fencing. Hessler Architects are confirming the placement dumpster with Montana Waste System, the applicant's sanitation provider. The air conditioning condenser's proposed location is next to the building, along the west elevation. The existing driveways onto the property will remain. The existing landscaping consist of sod, a single tree along 9th Street Northwest and hedges along the building foundation. The applicant's propose six Austrian pine evergreens within the west landscape buffer. Because of foundation concerns, the architect has not placed any foundation planting around the addition.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code regarding zoning, setbacks, building height, lot coverage and parking. The existing parking lot, including accessible parking stalls, will be reconfigured for the site and provide 12 parking spaces. The existing three driveways will remain. There has never been a pedestrian sidewalk along 10th Avenue Northwest, abutting the property. There have never been boulevard trees along 9th Street Northwest or 10th Avenue Northwest.

Summary

Staff supports the approval of this application subject to the applicant's agreeing to install the public sidewalk along 10th Avenue Northwest and revising the landscape plan to provide for boulevard trees along 9th Street Northwest and 10th Avenue Northwest consistent with the Land Development Code requirement of one canopy tree per 35' of street frontage. Shrubs should be installed to screen the air conditioning condenser. The automatic irrigation system should be extended to include the new 15 foot landscape buffer along the west boundary of the parking lot as amended. The expansion of the dental clinic is compatible with and supports nearby commercial and residential properties, neighborhood character, and natural features. The proposed project would promote street activity, reinforce public spaces and promote public safety. The expansion continues the architectural style of the building and enhances the function of the commercial building.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: April 23, 2012NAME: Yoneji & Fairhurst, PartnershipADDRESS: 900 10th AVE NW PHONE: 761-1365AGENT/REPRESENTATIVE: Marvin Hessler or Del Trost, Hessler ArchitectsADDRESS: 12 6th ST S, Great Falls MT 59404 PHONE: 727-2757SITE ADDRESS: 900 10th AVE NWSquare Footage of Building Site: 17,937Square Footage of Structure(s): 2,084Design Review Board Meeting Date: May 14, 2012

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

Legal DescriptionLot(s): 6-A, TRACT BBlock(s): Section 1Subdivision: Valley View HomesOr Township: 2-N Range: 3E Section: _____Use Intended: NO CHANGE - Dental OfficePACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller - N/A Flat Site
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials) - NO CHANGE to existing signage is proposed, see photograph
- f. Written Zoning Determination (obtained from City Planning Department)

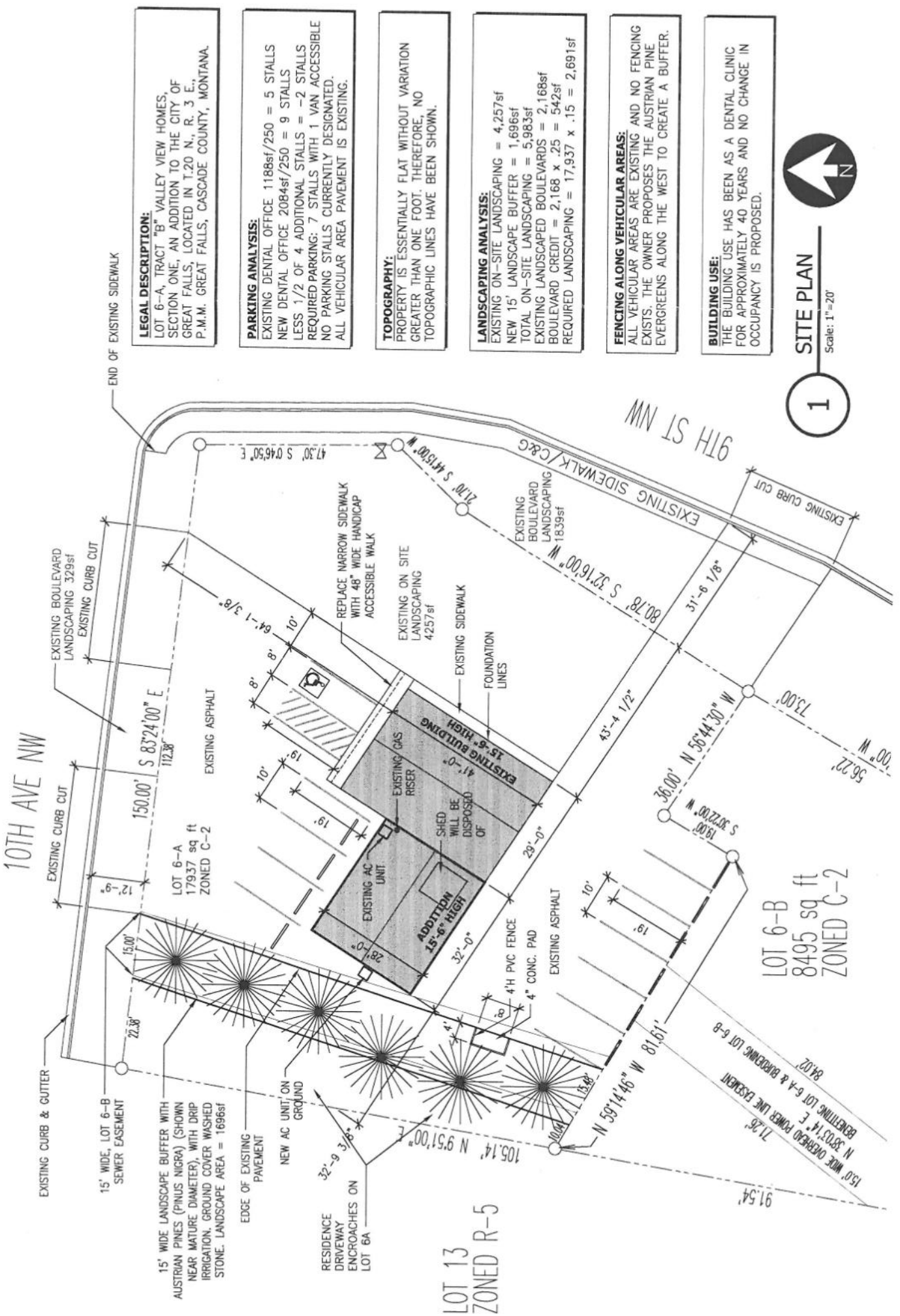
Building and Property Frontage:

Street: 10th Ave NW Building Frontage: 61ft Property Frontage: 150ftStreet: 9th ST NW Building Frontage: 41ft Property Frontage: 149.78ft

EXHIBIT B - AERIAL PHOTO



EXHIBIT C - SITE/LANDSCAPE PLAN



LEGAL DESCRIPTION:
 LOT 6-A, TRACT "B" VALLEY VIEW HOMES, SECTION ONE, AN ADDITION TO THE CITY OF GREAT FALLS, LOCATED IN T.20 N., R. 3 E., P.M.M. GREAT FALLS, CASCADE COUNTY, MONTANA.

PARKING ANALYSIS:
 EXISTING DENTAL OFFICE 1188sf/250 = 5 STALLS
 NEW DENTAL OFFICE 2084sf/250 = 9 STALLS
 LESS 1/2 OF 4 ADDITIONAL STALLS = -2 STALLS
 REQUIRED PARKING: 7 STALLS WITH 1 VAN ACCESSIBLE
 NO PARKING STALLS CURRENTLY DESIGNATED.
 ALL VEHICULAR AREA PAVEMENT IS EXISTING.

TOPOGRAPHY:
 PROPERTY IS ESSENTIALLY FLAT WITHOUT VARIATION GREATER THAN ONE FOOT. THEREFORE, NO TOPOGRAPHIC LINES HAVE BEEN SHOWN.

LANDSCAPING ANALYSIS:
 EXISTING ON-SITE LANDSCAPING = 4,257sf
 NEW 15' LANDSCAPE BUFFER = 1,696sf
 TOTAL ON-SITE LANDSCAPING = 5,983sf
 EXISTING LANDSCAPED BOULEVARDS = 2,168sf
 BOULEVARD CREDIT = 2,168 x .25 = 542sf
 REQUIRED LANDSCAPING = 17,937 x .15 = 2,691sf

FENCING ALONG VEHICULAR AREAS:
 ALL VEHICULAR AREAS ARE EXISTING AND NO FENCING EXISTS. THE OWNER PROPOSES THE AUSTRIAN PINE EVERGREENS ALONG THE WEST TO CREATE A BUFFER.

BUILDING USE:
 THE BUILDING USE HAS BEEN AS A DENTAL CLINIC FOR APPROXIMATELY 40 YEARS AND NO CHANGE IN OCCUPANCY IS PROPOSED.



1 SITE PLAN
 Scale: 1"=20'

EXHIBIT D - NORTH AND SOUTH ELEVATIONS

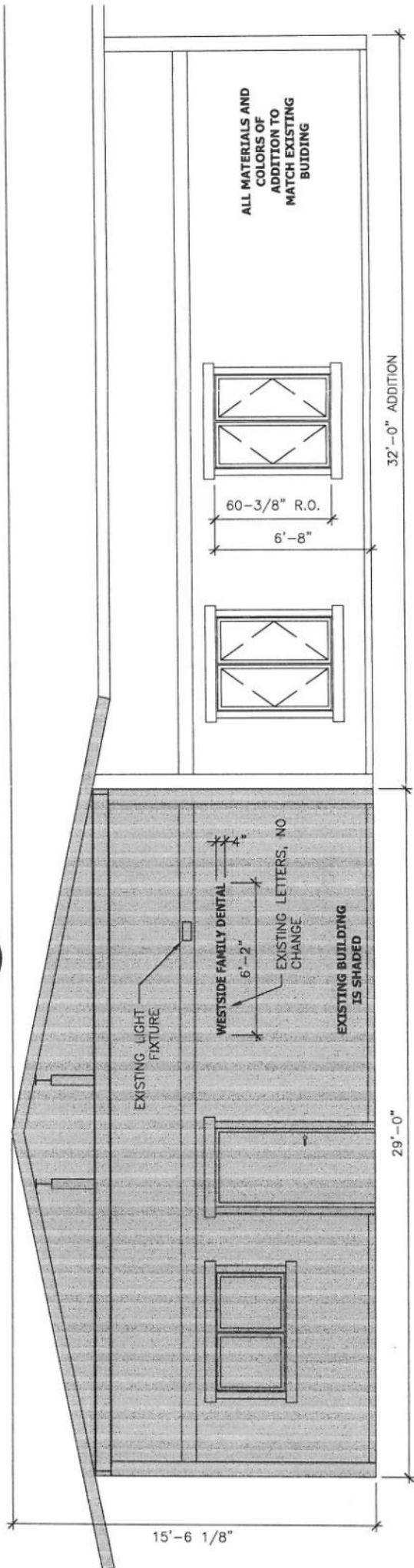
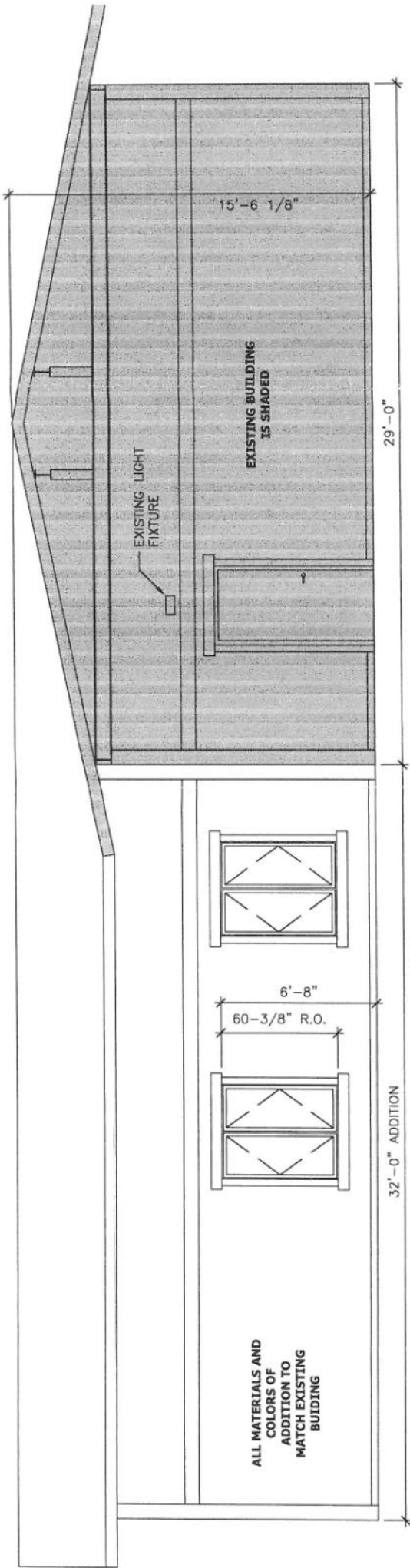
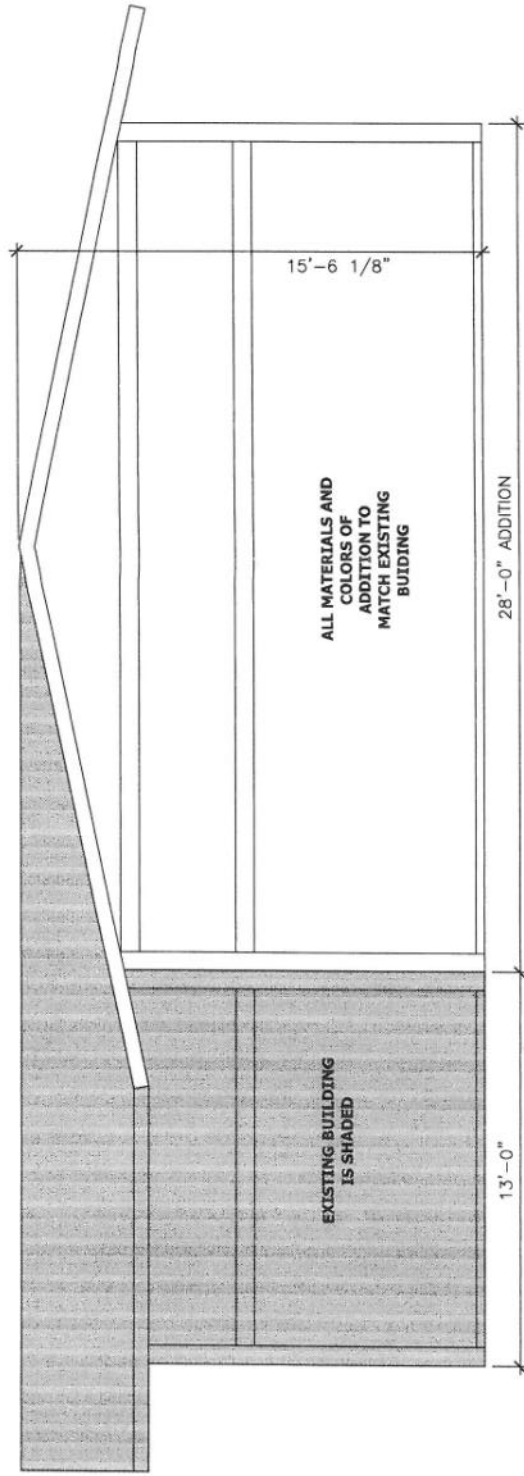
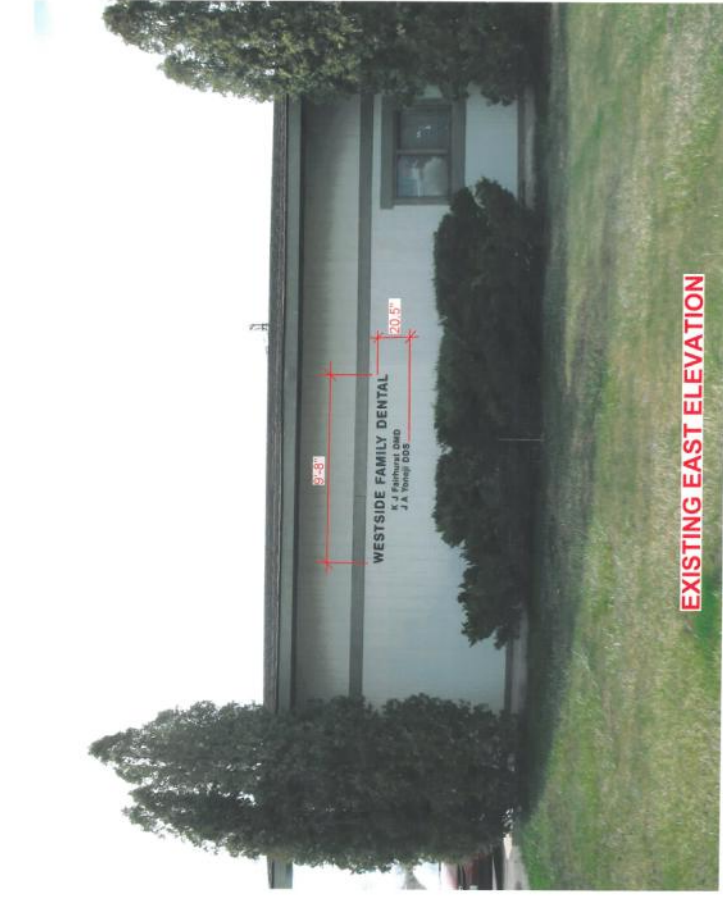


EXHIBIT E - WEST ELEVATIONS

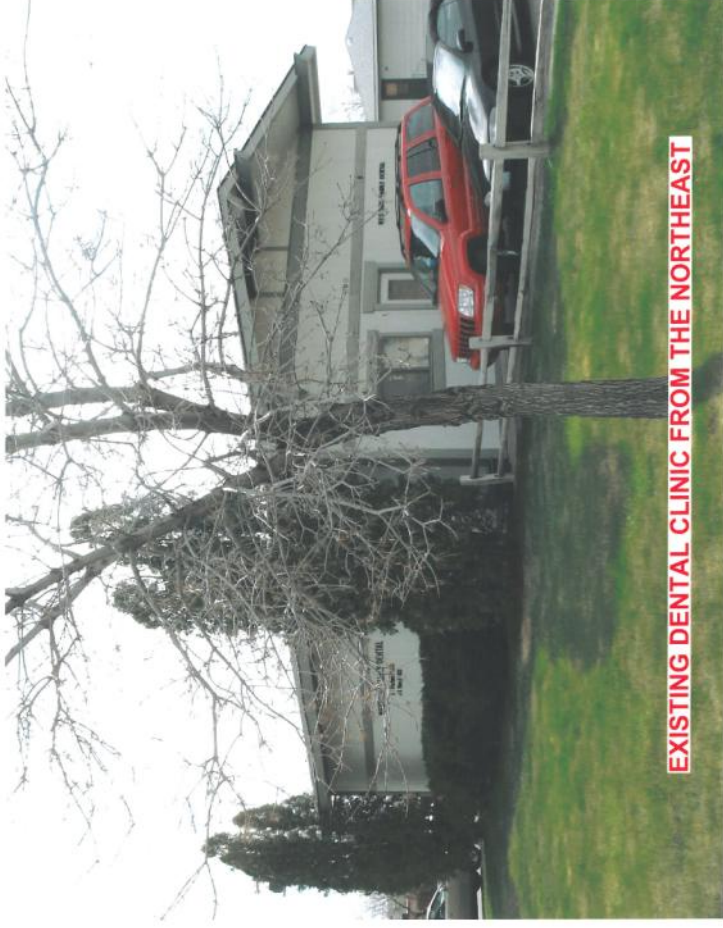


3 WEST ELEVATION
Scale: 1/4"=1'-0"

EXHIBIT F - PHOTOS



EXISTING EAST ELEVATION



EXISTING DENTAL CLINIC FROM THE NORTHEAST



EXISTING NORTHWEST CORNER



EXISTING SOUTHEAST CORNER

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Westside Family Dental Clinic, addressed as 900 10th Avenue Northwest, as shown in the conceptual development plans contained within this report and provided by the Owner’s Agent, subject to the follows conditions:

- 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 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.
- C. Installation of a automatic irrigation system within the 15’ landscape buffer west of the parking lot.
- D. Installation of City standard sidewalk along 10th Avenue Northwest
- E. Revision of the landscape plan to provide for boulevard trees along 9th Street Northwest and 10th Avenue Northwest at a rate of one per 35’ of street frontage.
- F. Installation of shrubs to screen the air conditioning condenser.

2. 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
 Westside Family Dental Clinic, 900 10th Ave NW, Great Falls MT 59404
 Hessler Architects, 12 6th St S, Great Falls MT 59401