
Project Overview

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

The applicants' intend to renovate the existing store front and parking lot. The architectural style of the building will not be changed but the elimination of the NAPA franchise, blue and yellow colors will drastically change the visual impact of the property and enhance the Central Avenue West business corridor. The renovation includes installing earth tone, cultured stone, E.I.F.S. and painted metal siding. The cultured stone is being placed over the existing painted brick. The E.I.F.S. is being placed over the awnings. The metal siding will be painted a matching color. The existing windows in the store front will remain. The renovation plan includes a 10' x 20' outdoor display area with a decorative planter along the driving lane of the parking lot. The concrete parking lot is being removed due to the soil contamination from gasoline spills and underground storage tanks. The proposed parking lot plan and new driveway approaches provide a better vehicle circulation plan for the narrow site. New landscape islands are planned for the site. The three trees and 33 shrubs are located along the boulevards, side property line and the outdoor display area. The orientation of the main entrance and access sidewalk will not change.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including zoning, setbacks, building height and lot coverage. The proposed parking lot, including accessible parking stalls, provides nine spaces. Additional sections of the public sidewalks are in poor condition and will need to be replaced as directed by the City Engineer's office. Staff has already reviewed the applicants' signage and approved those permits.

Summary

The applicants' are proposing significant improvements to the site and building, these improvements will enhance the character of Central Avenue West and promotes business activity in this location. The addition of exterior landscaping will provide a welcoming street frontage and the improvements to the façade are a higher quality design. Staff strongly supports the proposed renovations and design choices made in this applications'. The exterior renovation of the commercial building is compatible with and supports nearby residential properties, neighborhood character, and natural features. The proposed project promotes street activity, reinforces public spaces and promotes public safety. The conceptual design of the exterior renovation improves and enhances the architecture of the building, contributes to the visual interest, and continues the functionality of the building.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: April 30, 2012NAME: Bullfrog Spas RemodelADDRESS: 326 Central Avenue West PHONE: 727-8300AGENT/REPRESENTATIVE: L'Heureux Page WernerADDRESS: 15 5th Street South, Great Falls PHONE: 771-0770SITE ADDRESS: 326 Central Avenue WestSquare Footage of Building Site: 14,300 SFSquare Footage of Structure(s): 7,200 SF (Existing)Design Review Board Meeting Date: May 14, 2012

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

Legal DescriptionLot(s): 1 and 2Block(s): 596Subdivision: 5th Addition to Great Falls Townsite

Or Township: _____ Range: _____ Section: _____

Use Intended: Spa and Fireplace Retail Store**PACKET** (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
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- f. Written Zoning Determination (obtained from City Planning Department)

Building and Property Frontage: See Site Plan for specificsStreet: Central Ave Building Frontage: 100 LF Property Frontage: 100 LFStreet: 4th St. N.W. Building Frontage: 80 LF Property Frontage: 120 LF

EXHIBIT B - AERIAL PHOTO

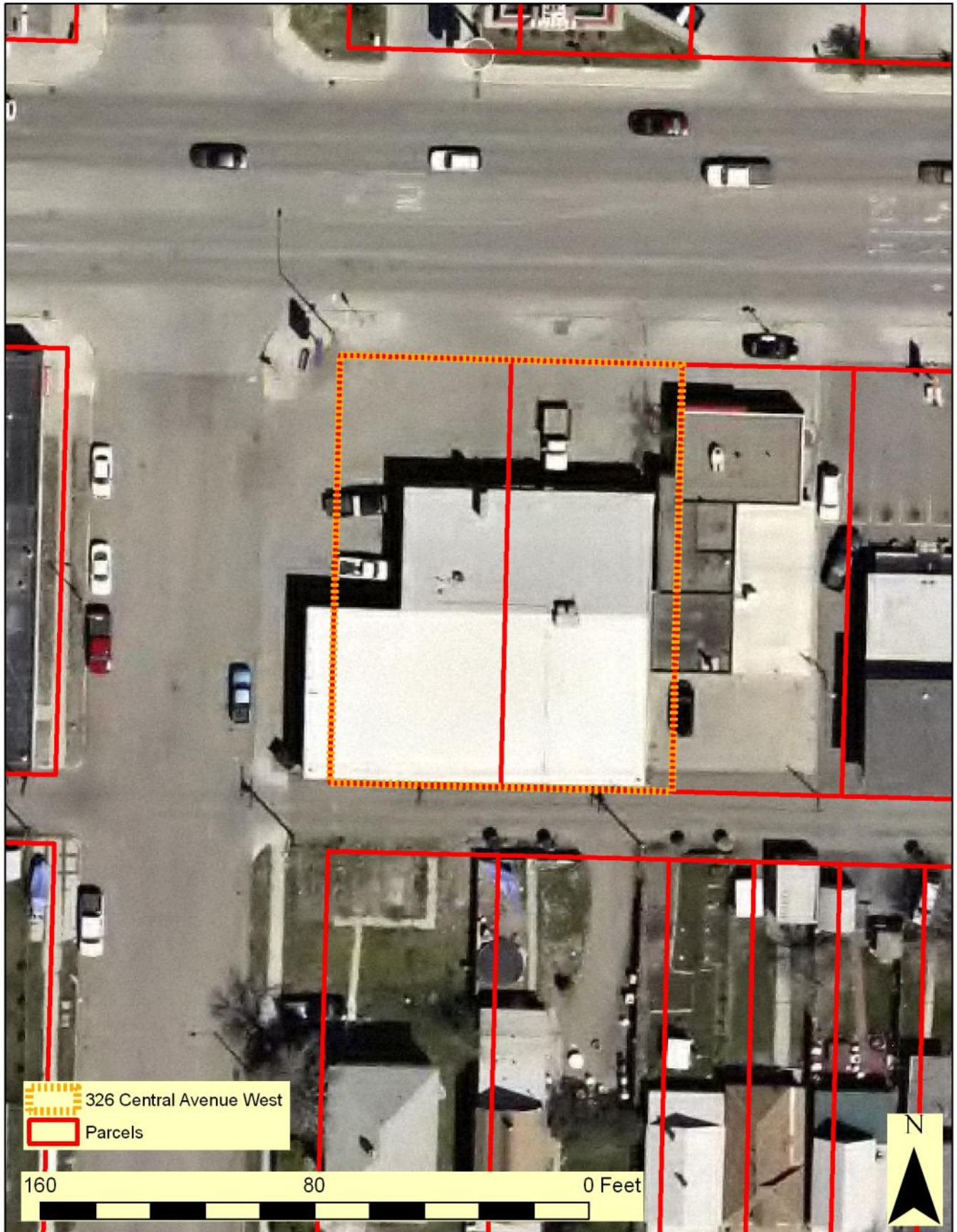


EXHIBIT D - NORTH ELEVATIONS

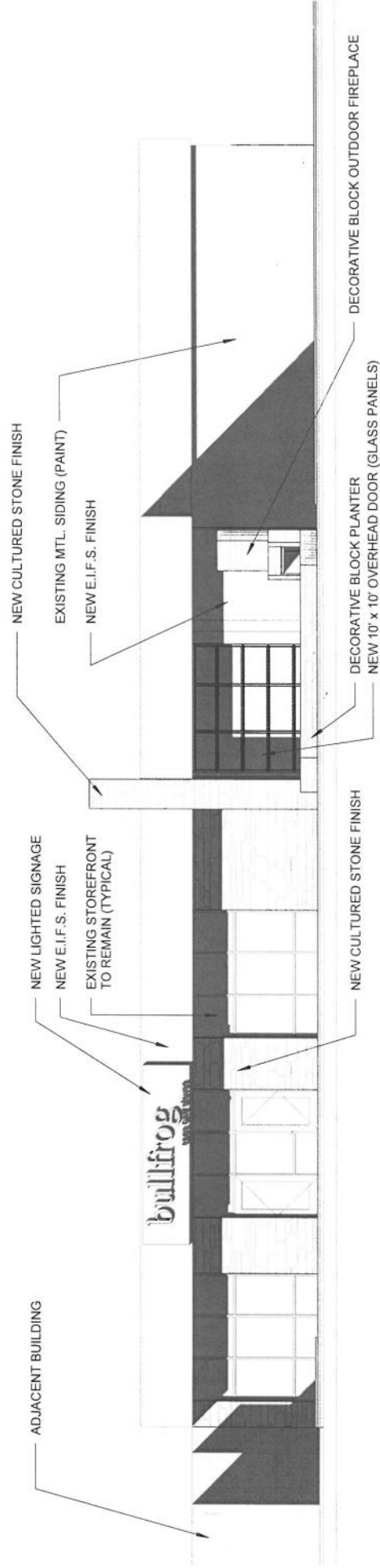


EXHIBIT E - NORTH ELEVATIONS RENDERING

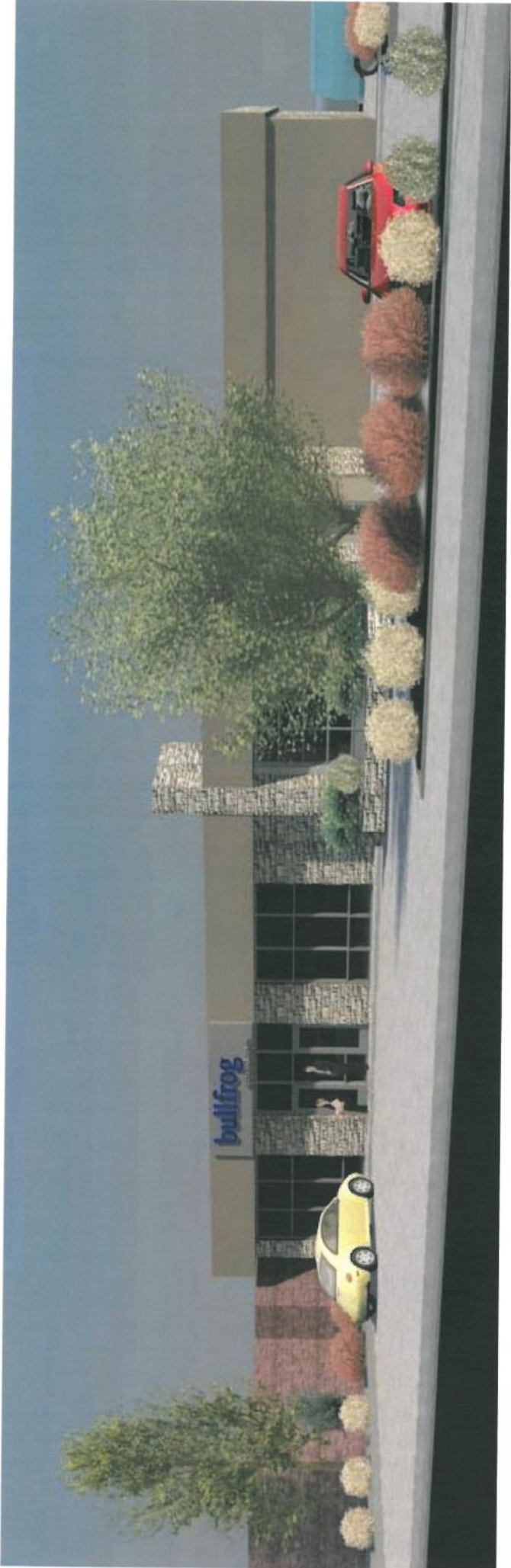


EXHIBIT F - SITE PHOTOS PAGE 1



Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Bullfrog Spas, addressed as 326 Central Avenue West, as shown in the conceptual development plans contained within this report and provided by the Owners’ 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. Deteriorated sections of public sidewalk shall be replaced as called out by the City Engineer’s Office.

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
Bullfrog Spas, Dave and Michelle Marmon, 326 Central Ave W, Great Falls MT 59404
L’Heureux Page Werner, Timothy M. Peterson, A.I.A, 15 5th St S, Great Falls MT 59401