

# DESIGN REVIEW BOARD

July 23, 2012

**Case Number**

DRB2012-15

**Owner/Applicant**

RTDB Enterprise, L.L.C.

**Applicant Representative**

Hessler Architects  
Del Trost

**Property Location**

201 Smelter Avenue  
Northwest  
Neighborhood Council  
#3

**Requested Action**

Design Review to renovate the existing commercial building for a new professional office

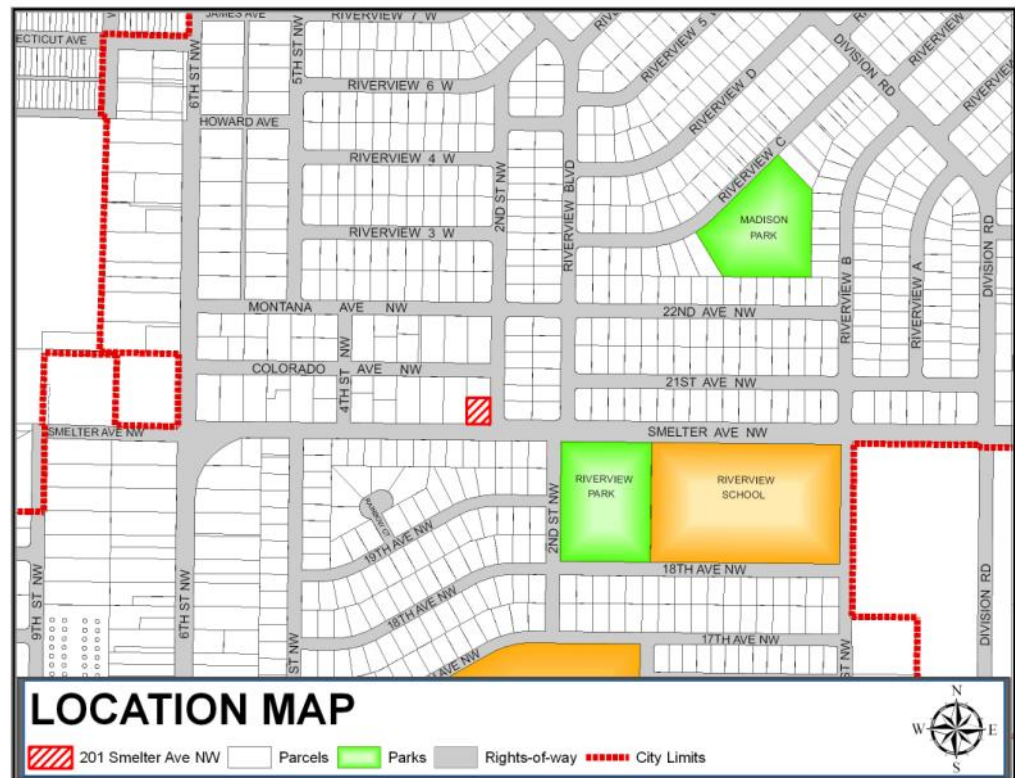
**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charlie Sheets

## FARM BUREAU FINANCIAL SERVICES 201 SMELTER AVENUE NORTHWEST



### Project Description

The applicant intends to renovate an existing legal nonconforming commercial building in a predominantly residential neighborhood for use as an insurance business. The building had been used as a warehouse and an upholstery business. Records indicate the original building was a neighborhood service station in the 1960s. The building is a combination of wood frame and concrete masonry construction. The roof has a shallow slope and is covered with metal panels. The building is 2,278 s.f. and 18 feet high, measured from grade to the highest point.

### Background

- Legal Description: Lot 6, Block 2, Viles Robinson Addition
- Parcel Area: 11,300 s.f.
- Property Zoning: R-2 Single-family medium density district
- Street Frontages: 100 ft. along Smelter Avenue Northwest  
113 ft. along 2nd Street Northwest

### Project Summary from Architect Del Trost

“This building project at 201 Smelter Avenue NW takes a vacant building and provides a new interior/exterior remodel with improved parking and site amenities. The site is non-conforming and does not have adequate square footage to design a parking lot that meets city requirements. City Engineering has allowed the parking layout presented. We are required to provide 9 parking spaces plus one van accessible handicap spot. We actually have provided 10 spaces plus the handicap space.

The landscaping does not conform because of the absence of curb/gutter and sidewalk which precludes the ability to provide boulevard trees and sod. The existing landscaping is being removed to allow for the parking design and new landscaping has been introduced to support that parking layout.

The original concrete masonry block building has a 2X6 wood framed addition on the front. We are proposing an E.I.F.S. finish to the south and east elevations (street frontages). The original exposed CMU finish at the rear of the building will be painted to match the new finish color. The metal finish on the west side will be removed and that elevation will be sided with color to match. There will be all new doors and windows. A cultured stone wainscot at the front and the east elevations will enhance the overall finished look. The existing roof will remain with the addition of finished soffits to allow for attic venting.

The interior is basically gutted and all new walls, finishes and fixtures are being used. Insulation will bring the building up to current energy code mandates.”

### Project Overview

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

The proposed redevelopment of the nonconforming site was discussed and reviewed with the City Engineer prior to submitting the plans to this Board. Given the existing street and site conditions, the City Engineer and the owner agreed that the proposed layout of 10 parking stalls, including accessible parking and landscape islands, makes the best use of the limited site. The proposed landscaping increases overall plantings and promotes improved visual interest and street appeal.

Renovation of the weathered exterior materials and finishes will be greatly improved with the introduction of E.I.F.S, complementary wainscot, and new windows and entry door. Repainting the side and rear of the building completes the transformation and blends the structure into the neighboring residential properties. The owner proposes one 16 s.f. wall sign on the front façade of the building. Wall lights are proposed near the front and side door entries. The parking lot is illuminated by the existing street lights. The professional service business shall obtain a roll-out garbage container, which is the standard for properties along this portion of Smelter Ave NW.

#### **Conformance with Title 17**

The property is zoned R-2 Single-family residential district. The existing nonconforming, nonresidential use is being changed to a new nonconforming professional office that meets the criteria of City Code 17.64.020 - Nonconforming, which allows the reuse of a warehouse and upholstery business into a new nonconforming professional office because the intensity of the onsite and offsite impacts from noise, dust, smoke and other environmental impacts associated with the proposed use is less than or equal to that of the existing or most recent use.

#### **Summary**

The renovation of the warehouse and upholstery business to a professional office appears to have a positive effect on the residential neighborhood. The proposed changes to the exterior façade will have a positive effect on the visual quality of the property. The improved parking layout and the additional landscape islands results in a project that visually enhances the neighborhood; therefore, staff supports this application and proposed plan. The proposal would be compatible with, and support, nearby residential properties, neighborhood character, and natural features.

Recommendation**Suggested Motion**

## 1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of R.T.D.B. Enterprises, L.L.C., Farm Bureau Financial Services, addressed as 201 Smelter Avenue Northwest, 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. Obtain roll-out garbage service for the sanitation service.

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

CC Dave Dobbs, City Engineering  
 Patty Cadwell, Neighborhood and Youth Council Coordinator  
 Todd Seymanski, City Forester  
 Farm Bureau Financial Services, 931 Central Avenue West, Great Falls, MT 59404  
 Del Trost, Hessler Architects, #12 6th Street South, Great Falls MT 59405

# EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD  
APPLICATION  
FEE \$ \_\_\_\_\_

DATE: July 3, 2012

NAME: Farm Bureau Financial Services

ADDRESS: 931 Central Ave. West, Great Falls, MT PHONE: 453-5612

AGENT/REPRESENTATIVE: Del Trost, Hessler Architects

ADDRESS: #12 6th Street South, Great Falls, MT PHONE: 727-2757

SITE ADDRESS: 201 Smelter Ave. NW, Great Falls, MT

Square Footage of Building Site: 11,300 S.F.

Square Footage of Structure(s): 2,278 S.F.

Design Review Board Meeting Date: July 23, 2012

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

## Legal Description

Lot(s): 6

Block(s): 2

Subdivision: Viles and Robinson's Acre Tracts

Or Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

Use Intended: Office Building

## PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

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

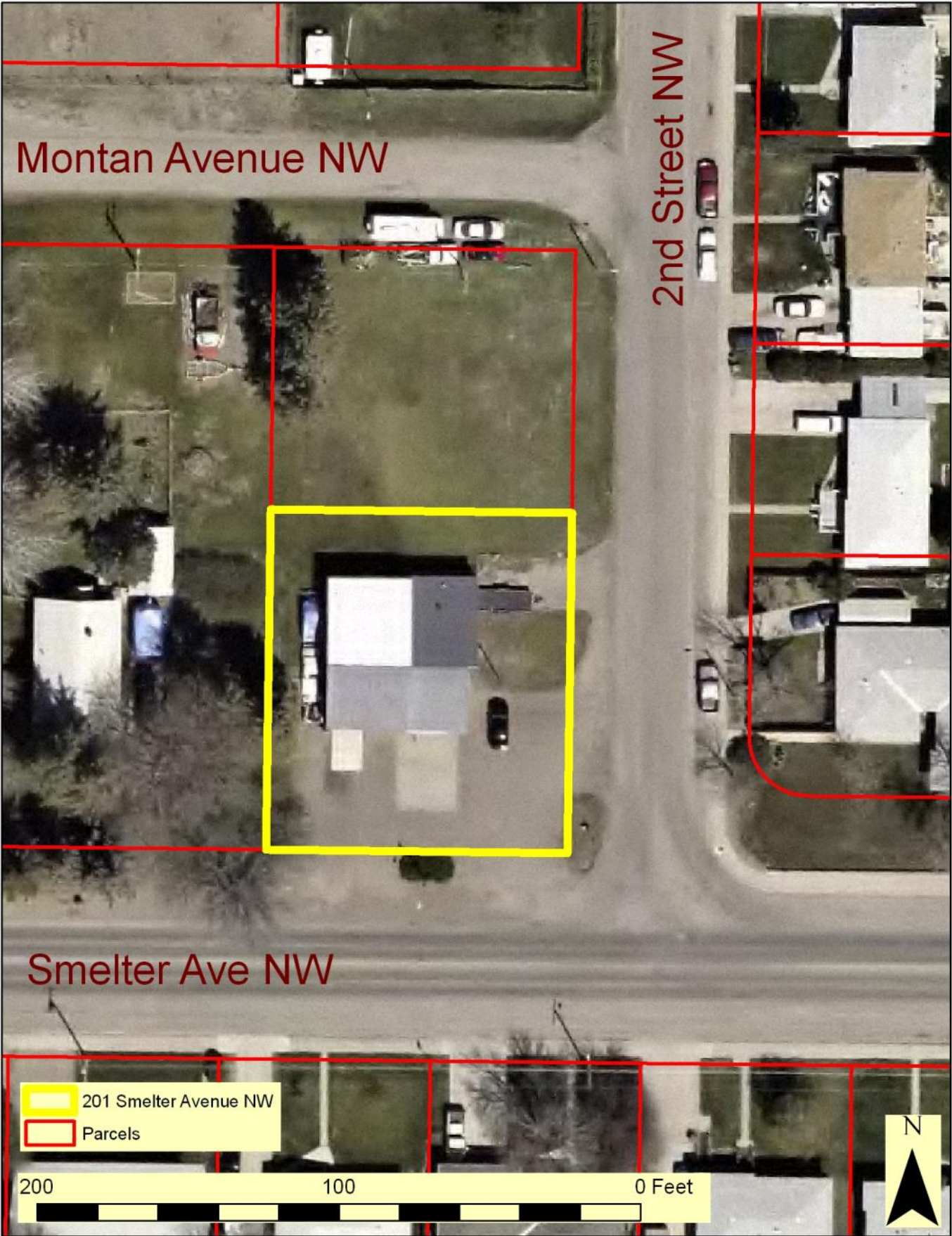
Building and Property Frontage:

Street: Smelter Building Frontage: 46.5' Property Frontage: 100.0'

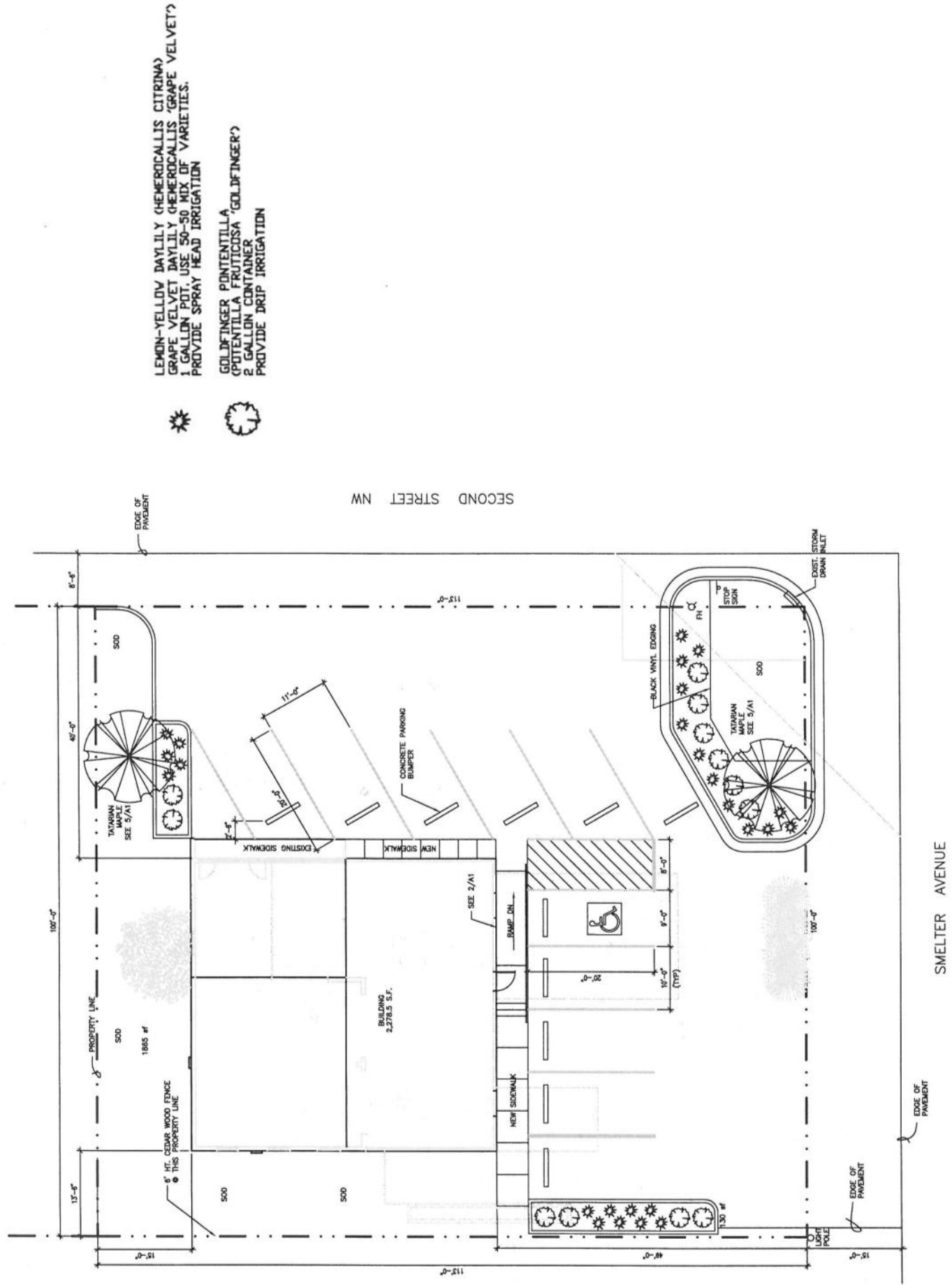
Street: 2nd Ave NW Building Frontage: 49.0' Property Frontage: 113.0'



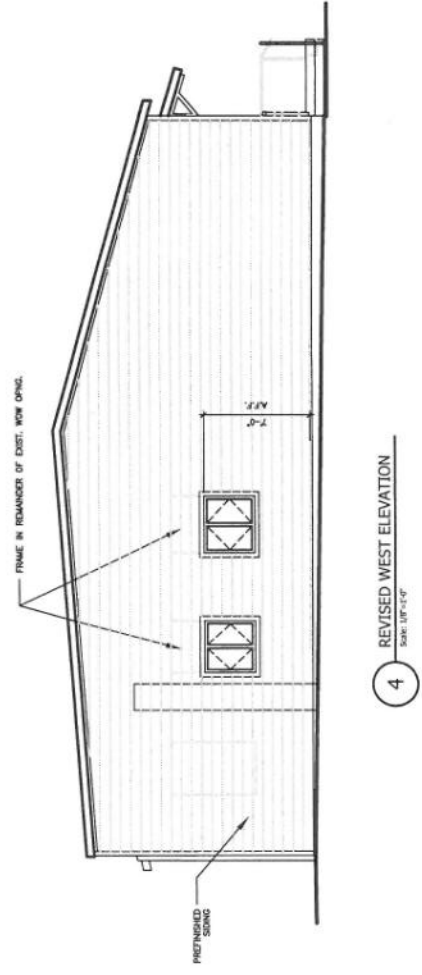
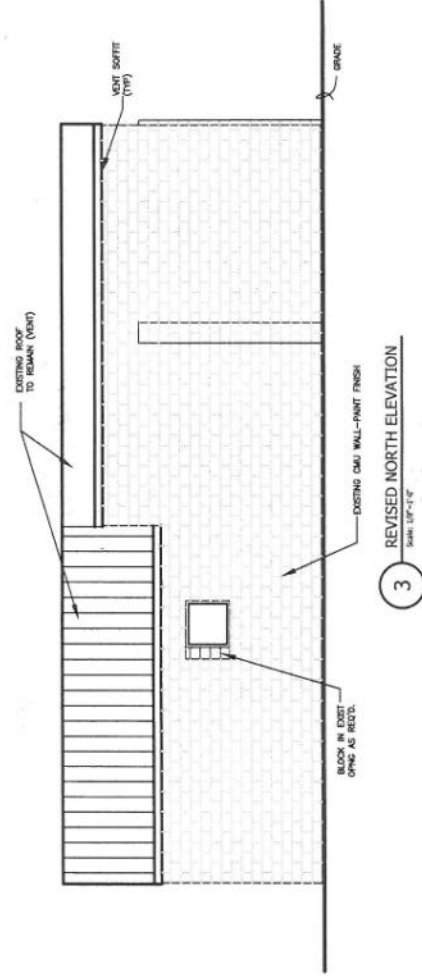
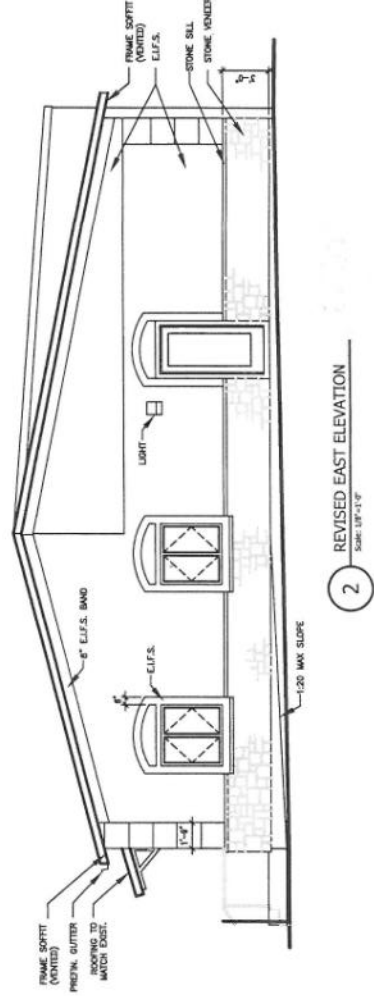
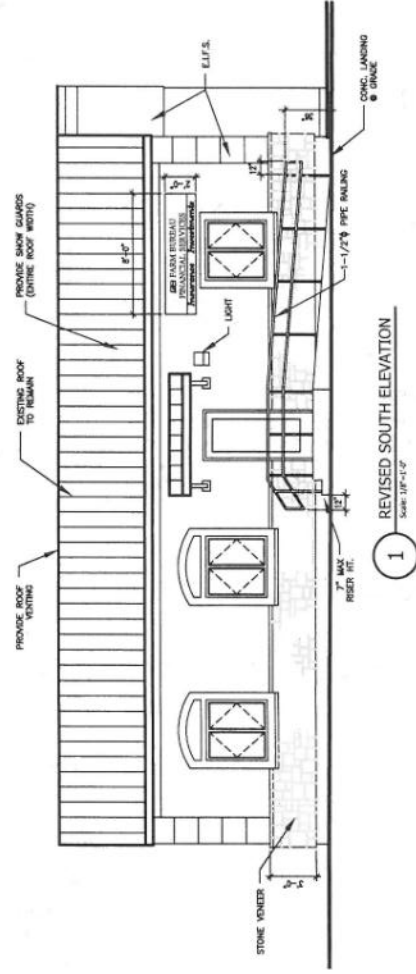
EXHIBIT B - AERIAL



# EXHIBIT C - SITE/PARKING/LANDSCAPE PLAN



# EXHIBIT D - ELEVATIONS





## EXHIBIT E-1 - SITE PHOTOS



FRONT FAÇADE, SOUTH ELEVATION



REAR FAÇADE, NORTH ELEVATION



## EXHIBIT E-2 - SITE PHOTOS



STREET VIEW LOOKING EAST ALONG SMELTER AVE NW



STREET VIEW LOOKING WEST ALONG SMELTER AVE NW