

DESIGN REVIEW BOARD

July 9, 2012

Case Number

DRB2012-14

Applicant

Kenneth Palagi

Property Owner

MRO, Inc.

Applicant Representative

LPW Architects
Jim Page

Property Location

626 10th Avenue S
Neighborhood Council
#6

Requested Action

Design Review of a roofed addition for the existing legal nonconforming casino.

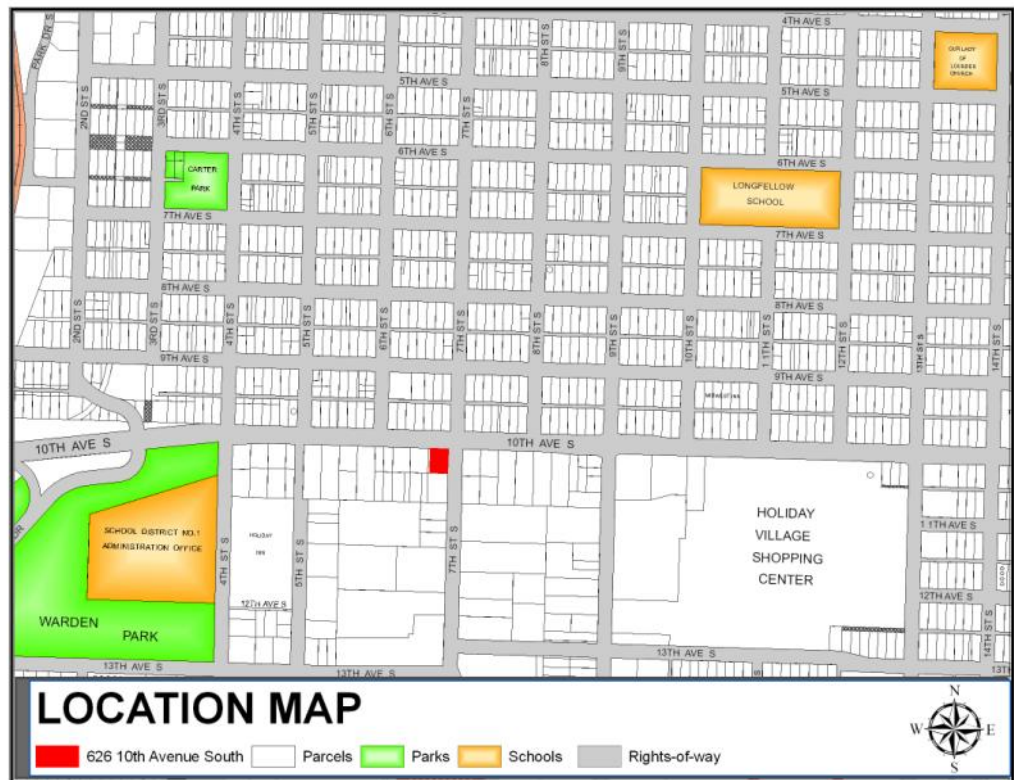
Recommendation

Approve design with conditions

Project Planner

Charlie Sheets

PALACE CASINO 626 10TH AVENUE SOUTH



Project Description

The applicant intends to construct a roofed (smoking) shelter addition on the front facade of the existing legal nonconforming casino. The structure was constructed as a convenience store in 1979. The existing building is 2,400 s.f. with a box awning extending six feet over the front entry and windows. The property was renovated for the casino in 2001. The current land use is classified as a legal nonconforming Casino, Type 1, and may continue so long as it remains otherwise lawful.

Background

- Legal Description: Lot 12A, Block 1, Fifteenth Addition to Great Falls
- Parcel Area: 14,300 s.f.
- Property Zoning: C-2 General Commercial
- Street Frontages:
 - 100 ft. along 10th Avenue South
 - 140 ft. along 7th Street South

Project Summary from Architect Jim Page

“The project is a small roofed (smoking) shelter addition to the Palace Casino located on the corner of 7th Street and 10th Avenue South in Great Falls. The exterior finishes will be similar materials to the existing structure allowing the addition to be visually attractive. Although landscaping is not required by the city municipal code, additional landscaping will be provided at the east side of the building between the building and the sidewalk. The additional landscaping will provide curb appeal and soften the transition from the sidewalk to the building.”

Project Overview

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

The proposed addition of the roofed (smoking) shelter under the existing awning of the casino triggers the design review provisions of the Land Development Code. That includes review by this Board for standards and guidelines that promote redevelopment, street activity, reinforce public spaces, public safety and enhance visual interest. The owner has chosen to locate the 9'-6" x 22'-0" roofed shelter under the existing box awning and covering a portion of the storefront. The proposed structure extends an additional ±2'-6" feet beyond the box awning. The proposed exterior of the structure will be constructed of prefinished metal fascia, colored EIFS, and brick veneer, all matching the existing front façade. No change of signage is proposed for the property. The existing entrances will remain. No changes will be made to the existing building exterior lighting. On the site visit, it was noted the building has lights under the existing box awning and street lights on 7th Street South and 10th Avenue South; they cast light on the driveway as well as the parking lot. With the addition of proposed landscaping along the east elevation of the building and boulevard, the accessible parking stalls will be relocated to the front of the building. The proposed parking plan provides 15 parking stalls, including 1 van accessible stall and aisle. City Sanitation Service is provided in the rear of the property.

Conformance with Title 17

The property is zoned C-2 General Commercial district. The casino is a legal nonconforming land use that existed prior to the current development standards. As such, it is not required to meet the standards for establishing a new Casino, Type 1, so long as it otherwise remains lawful. The proposed 209 s.f. shelter addition does not trigger the required special standards of City Code 17.20.6.140 - Casino, Type 1.

Per City Code 17.64.020 - Nonconforming use of this casino may change or expand meeting the relevant criteria without requiring any dimensional, lighting, parking, landscaping or other similar variance. The site provides adequate parking, lighting, and proposed landscaping for the existing legal nonconforming land use.

Summary

The sheltered roof addition appears to have a neutral effect on the major business corridor in Great Falls. The proposed changes to the front façade will have little or no effect on the visual quality of the property. With the improvements already incorporated by the owner into the design, staff support this application and proposed plan. The proposal would be compatible with, and support, nearby commercial properties, neighborhood character, and natural features. The proposed project would promote street activity, reinforce public spaces, and promote public safety.

Note to Applicant

The plans reviewed are in compliance with local zoning codes. However, the proposed improvements have not been reviewed for Montana Clean Indoor Air Act compliance and may be subject to enforcement of the prohibition on smoking in enclosed places under the Montana Clean Indoor Air Act.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 5/25/12NAME: Kenneth C. PalagiADDRESS: 626 10th Ave So., Great Falls, MT PHONE: 761-1037AGENT/REPRESENTATIVE: Jim PageADDRESS: 626 10th Ave So., Great Falls, MT PHONE: 771-0770SITE ADDRESS: ~~3201 10th Ave So.~~ 626 10TH AVE S.

Square Footage of Building Site: 16,000 SF
 Square Footage of Structure(s): 2458 SF (Exist) + 202 SF (Patio Expansion) =
2660 SF (Total)

Design Review Board Meeting Date: _____

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

Legal DescriptionLot(s): 12Block(s): 1Subdivision: Fifteenth Addition

Or Township: _____ Range: _____ Section: _____

Use Intended: Casino (existing)PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

- Application
- Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller NA
- Elevation Drawings - 14" x 17" or smaller
- Topography Map - 14" x 17" or smaller NA
- Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)
- Written Zoning Determination (obtained from City Planning Department)

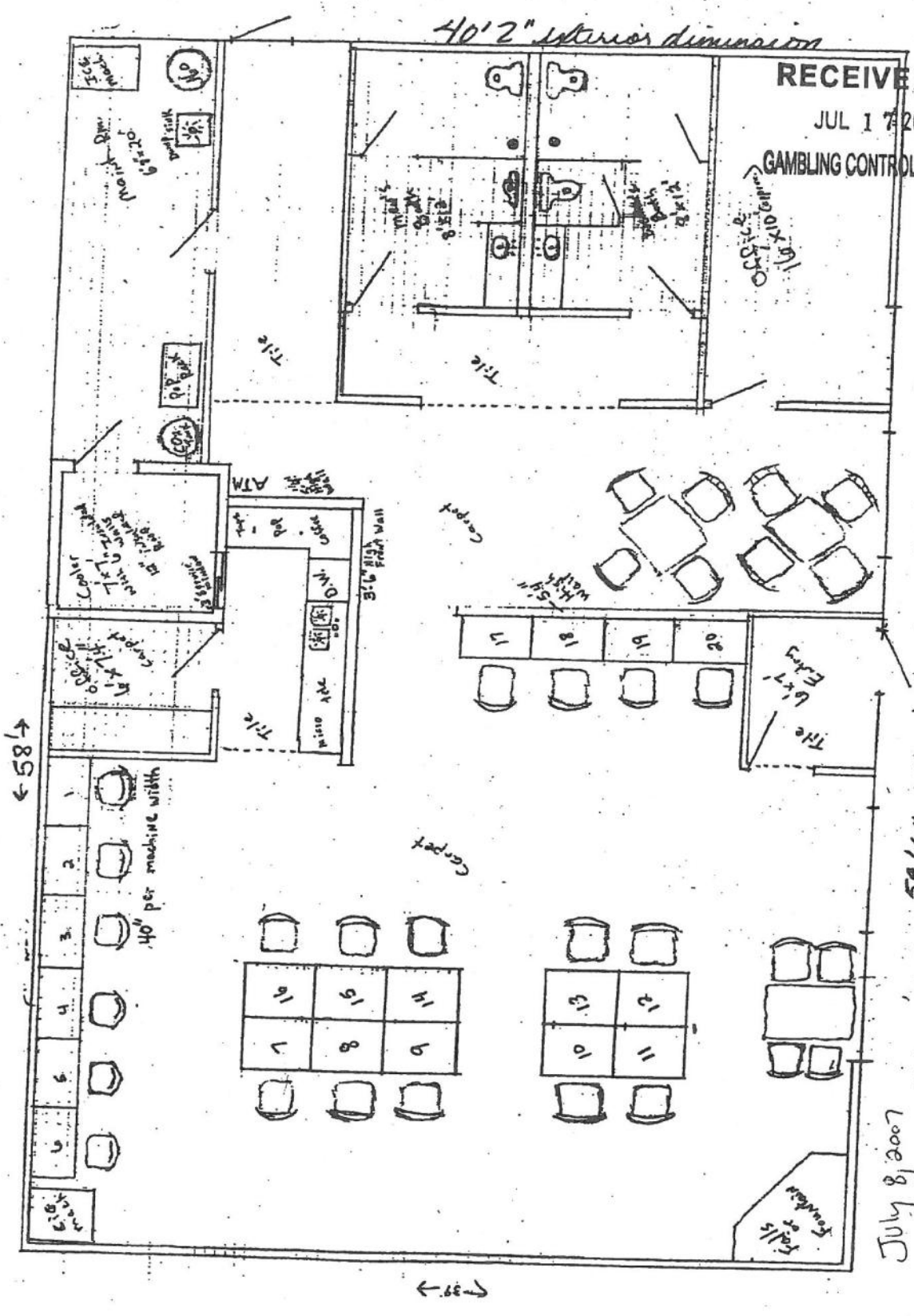
Building and Property Frontage:

Street: 10th Ave Building Frontage: 60'-0" Property Frontage: 100'-0"Street: 7th St Building Frontage: 49'-2" Property Frontage: 160'-0"

EXHIBIT B - AERIAL AND STREET VIEW



EXHIBIT C - FLOOR PLAN ON FILE WITH D.O.R.



RECEIVED BY
 JUL 17 2007
 GAMBLING CONTROL DIVISION

40'2" interior dimension

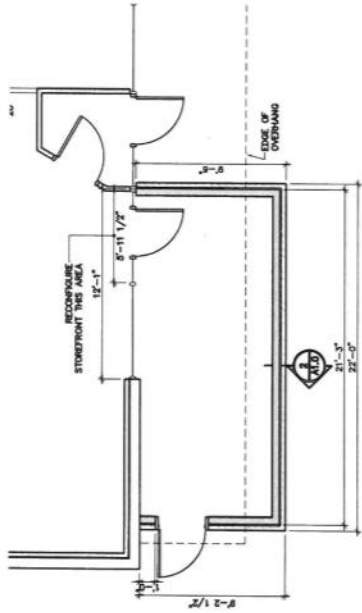
59'6" exterior dimension

← 58 →

← 59 →

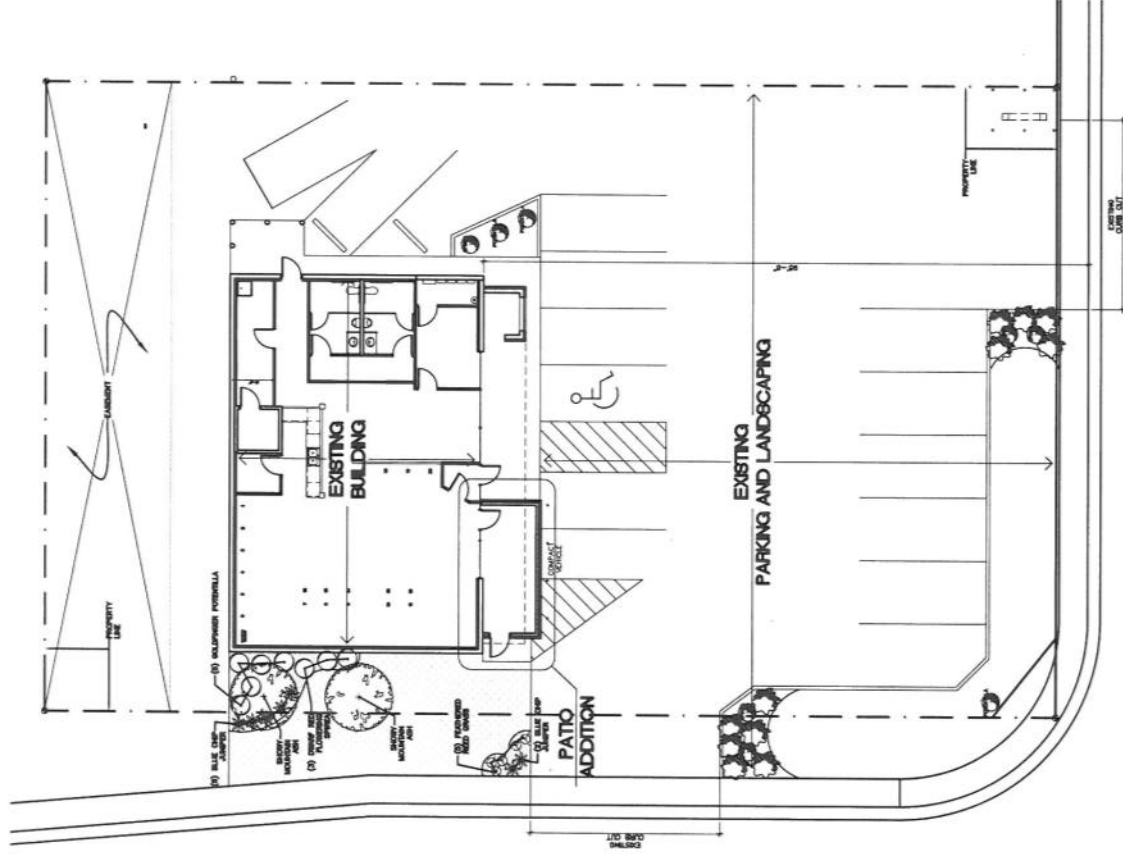
July 8, 2007
 MC, INC. - d/b/a The Palace
 626 10th Ave. South
 Great Falls, MT 59405
 All Beverage License No. 02-401-0872-001

EXHIBIT D - SITE/PARKING/LANDSCAPE PLAN



1 FLOOR PLAN
SCALE: 1/8"=1'-0"

PLANT SCHEDULE	
QUANTITY	COMMON NAME
TREES	
2	SHOWY MOUNTAIN ASH
SHRUBS	
7	BLUE CHIP JUNIPER
5	GOLD FINGER POTENTILLA
3	DWARF RED FLOWERING SPIREA
GRASSES	
5	FEATHER REED GRASS



2 SITE PLAN
SCALE: 1"=20'-0"

DATE: 6.26.12	DRAWN BY: JP	SHEET NUMBER: 1
PALACE CASINO - ROOFED SHELTER ADDITION GREAT FALLS, MONTANA		FLOOR PLAN AND SITE PLAN

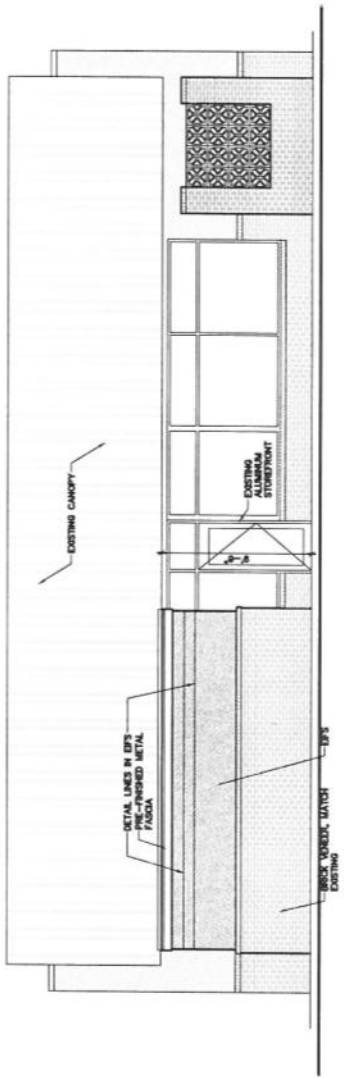
15 Fifth Street South
 Great Falls, Montana 59401
 Phone (406) 771-0770
 Fax (406) 771-0626

EXHIBIT E - ELEVATIONS

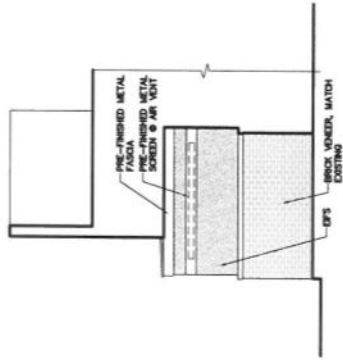
DATE: 6.26.12	PALACE CASINO - ROOFED SHELTER ADDITION GREAT FALLS, MONTANA	SHEET TITLE: EXTERIOR ELEVATIONS	SHEET NUMBER: 2
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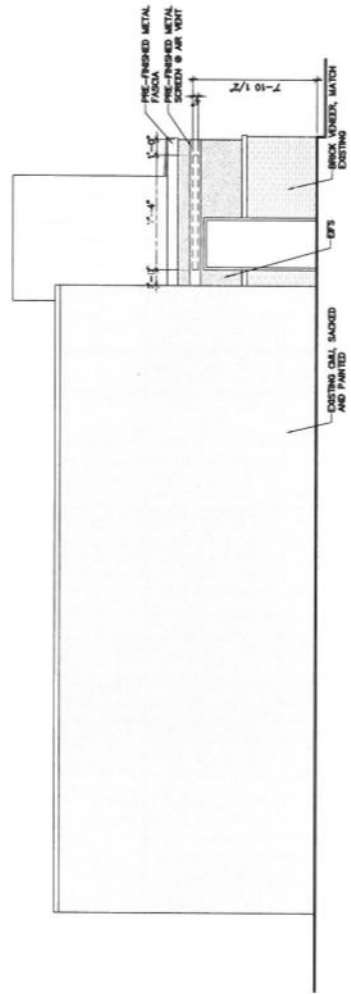
L'Heureux Page Werner
15 Fifth Street South
Great Falls, Montana 59401
Phone (406) 771-0226 Fax (406) 771-0270



1 NORTH ELEVATION
SCALE: 1/8"-1'-0"



2 WEST ELEVATION
SCALE: 1/8"-1'-0"



3 EAST ELEVATION
SCALE: 1/8"-1'-0"

EXHIBIT F-1 - SITE PHOTOS



FRONT FAÇADE, NORTH ELEVATION



BOX AWNING EXTENDING OVER FAÇADE

EXHIBIT F-2 - SITE PHOTOS



EAST ELEVATION



NORTHWEST CORNER OF NORTH ELEVATION

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Kenneth Palagi, Palace Casino, addressed as 626 10th Avenue South, 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.

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
Palace Casino, Kenneth C. Palagi, 626 10th Ave S, , Great Falls MT, 59405
LPW Architecture, Jim Page, 15 5th Street South, Great Falls MT, 59405
Gregg Smith at Gregg@BigSkyLaw.com