

DESIGN REVIEW BOARD

September 10, 2012

Case Number

DRB2012-18

Owner/Applicant

Harvest Springs
Community Church

Applicant Representative

Pastor Paul Hansen

Property Location

1001 36th Ave. NE
Neighborhood Council
#3

Requested Action

Design Review for an
exterior renovation to an
existing church

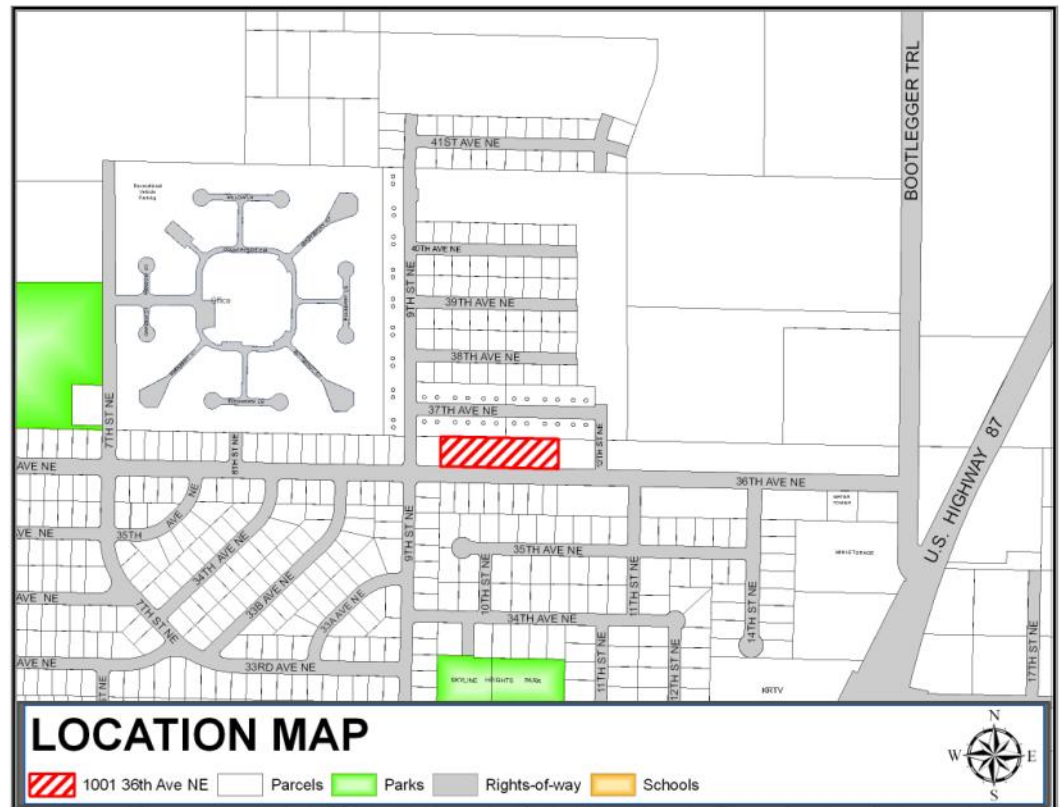
Recommendation

Approve the submitted
design with conditions

Project Planner

Wendy Thomas, AICP

HARVEST SPRINGS COMMUNITY CHURCH



Project Description

The applicant is proposing an interior/exterior renovation of an existing church located on a parcel at the northeast corner of 36th Avenue Northeast and 9th Street Northeast.

Background

- Legal Description: Lot 1, Block 1, First Church Addition
- Parcel Area: 2 acres
- Property Zoning: R-2 Single-family medium density
- Building Size: ±19,500 s.f.

Project Overview

The property was annexed into the City in 1974 with the stipulation that the property be used for a church. A church with classrooms was constructed on the site in 1979-1980. The Church has submitted building plans for an interior/exterior renovation for the purpose of updating the space and ensuring that the building meets handicap accessible standards and energy standards. The church is planning a phased renovation of the existing building. In the future, the church hopes to expand the existing building to the west.

Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.

The proposed exterior renovations include an upgrade of the architectural features, design elements and finishings on the existing building. The applicant has submitted building plans and rendered elevations. Please see Exhibits C-G. The first phase of the renovation is shown on Exhibit G. The entry will be moved to the center of the wing where a 260 SF vestibule will be constructed. The vestibule and porch will encroach into the existing landscape area adjacent to the building (south elevation). The building will be re-clad in rock veneer and fiber cement lap siding. The building materials are relatively consistent with the building materials used on the adjacent residential properties, particularly the use of lap siding. The addition of the vestibule and the use of various materials will create a more interesting façade than currently exists. The building plans show the addition of a wood trellis over the windows. The trellis will add depth to the façade as well as the play of shadow across the façade during the day. On the west elevation, the exterior door, see Exhibit H-2, will be moved to the south. The existing door area will be framed in and finished to match adjacent materials. Clearly, there will be a difference in style between the existing brick sanctuary and gray metal siding with the lap board and rock veneer. The applicant is considering painting the existing brick and metal areas to match the new façade. Staff strongly recommends that this consideration be implemented to adhere to the Land Development Code (LDC) guideline that requires the consistent use of exterior materials on all facades of a building. Often the phasing of church construction can take more time than expected and addressing the inconsistency in façade material and color at this time, especially those facades visible from 36th Avenue NE, would have a positive impact on the neighborhood.

The window frames will be a light gray or brown. The LDC contains recommendations that windows on the ground floor be clear or lightly tinted. Staff is recommending that the church consider this when deciding on a window tinting. The existing ratio of façade/fenestration will increase, largely because of the addition of the entrance. The ratio clearly meets the 30% guideline in the LDC for door and window area on the first floor.

The landscaping requirements set forth in Chapter 44 Landscaping apply to institutional buildings greater than 20,000 s.f. changing occupancy or undergoing interior or exterior remodeling. In this case, because the building does not reach the threshold square footage, the exterior renovation of the building does not require landscaping improvements. The applicant states that a hardscape outdoor area will be added as part of a future phase on the west end of the existing building. The existing foundation planting area is sod. Staff discussed with the applicants representative using planters near the entrance to the building to meet the intent of the landscape requirements until the future phases of the building are constructed and the landscape improvements are required by the LDC.

The proposed exterior renovation does not trigger the requirements of Chapter 40 Outdoor Lighting. Exterior lighting will be added near the new doors. Future additions will trigger the provision of parking lot lighting.

The applicant is reconfiguring the interior of the building to increase the size of the restrooms, create a large foyer/flexible space area, and a nursery/toddler area. The applicant is not proposing any new mechanical equipment.

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1, LDC. The renovations improve the exterior of the building and positively address the character of the site. The orientation of the building and design features added to the primary street façade (south) add visual and aesthetic appeal to the project. The placement of architectural features and design elements, and the choice of colors and materials create visual interest from the street and provide an example of quality design for this type of use.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 Land Development Code including but not limited to zoning, setbacks, building height and lot coverage. Future expansion of the building may trigger LDC requirements to improve the parking, landscaping and lighting on the site. At this time, the applicant does not plan to change signage on the site.

Recommendation

Staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the renovation of Harvest Springs Community Church locate at 1001 36th Ave NE, as shown in the conceptual development plans contained within this report and provided by the Applicant, 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. The DRB recommends the applicant paint the existing structure to match the renovated portion of the structure.
- D. The DRB recommends the applicant install planters and/or pots near the new entry of the building to enhance the on-site landscaping and provide seasonal color and interest to the building.
- E. The DRB recommends the applicant use clear or lightly tinted glass.

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
 Pastor Paul Hansen, Harvest Springs Community Church
 Joe Morello, BGW Construction, 2909 Washington Boulevard Ogden, UT 84401

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD APPLICATION

DATE: August 28, 2012

NAME: HARVEST SPRINGS COMMUNITY CHURCH
 ADDRESS: 1001 36th Ave. NE Great Falls, MT. PHONE: 406-761-3903
 AGENT/REPRESENTATIVE: Pastor Paul Hansen
 ADDRESS: Bus. Address - 1001 36th Ave. NE, GF, MT. PHONE: 406-670-1529
 SITE ADDRESS: 1001 36th Ave. NE, Great Falls, MT. 59404
 Square Footage of Building Site: 97,000 sf
 Square Footage of Structure(s): 9,750sf
 Design Review Board Meeting Date: 10 September 2012

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

Legal Description

Lot(s): 2 (two)Block(s): 1(one)Subdivision: 1st Church addition

Or Township: _____ Range: _____ Section: _____

Use Intended: Religious

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:

Street: 36th Ave. NE Building Frontage: 140' Property Frontage: 574'

Street: _____ Building Frontage: _____ Property Frontage: _____

EXHIBIT A - APPLICATION

GREAT FALLS DESIGN REVIEW BOARD

ITEM
Site Design Package or Sign Design

MONTHLY MEETING
As Required

I hereby attest that the information on this application form is accurate and complete.

Applicant Signature Cory Engel

Date 28 August 2012

I, Cory Engel, owner of said property authorize Paul Hansen or Dwight Engel to act as my agent in this application.

Owner's Signature: Cory Engel

Applicant's Responsibility:

A Design Review Board application must be made to the Development Supervisor by the property owner, business establishment owner or a designated agent. The application and all supporting documentation must be received and approved by the Development Supervisor 14 days prior to the scheduled meeting. The Design Review Board meets on the 2nd and 4th Monday of each month. Applicants will be informed of the meeting time and location. **The applicant or his agent must be present at the meeting.**

Design Review Board Responsibility:

The Design Review Board must take into consideration the City's zoning and building ordinances and staff reports/comments during review of submitted conceptual drawings. The Board will meet to review a proposed project at their next regularly scheduled meeting after application approval.

Development Supervisor Responsibility

Review all submitted material for compliance and completeness, schedule all meetings as required, and keep a summary of Board actions in the form of minutes or reports.

FOR OFFICE USE ONLY

Complete Application Date: _____ Reviewed by: _____

EXHIBIT B - AERIAL PHOTO (2009)



EXHIBIT C - SITE PLAN

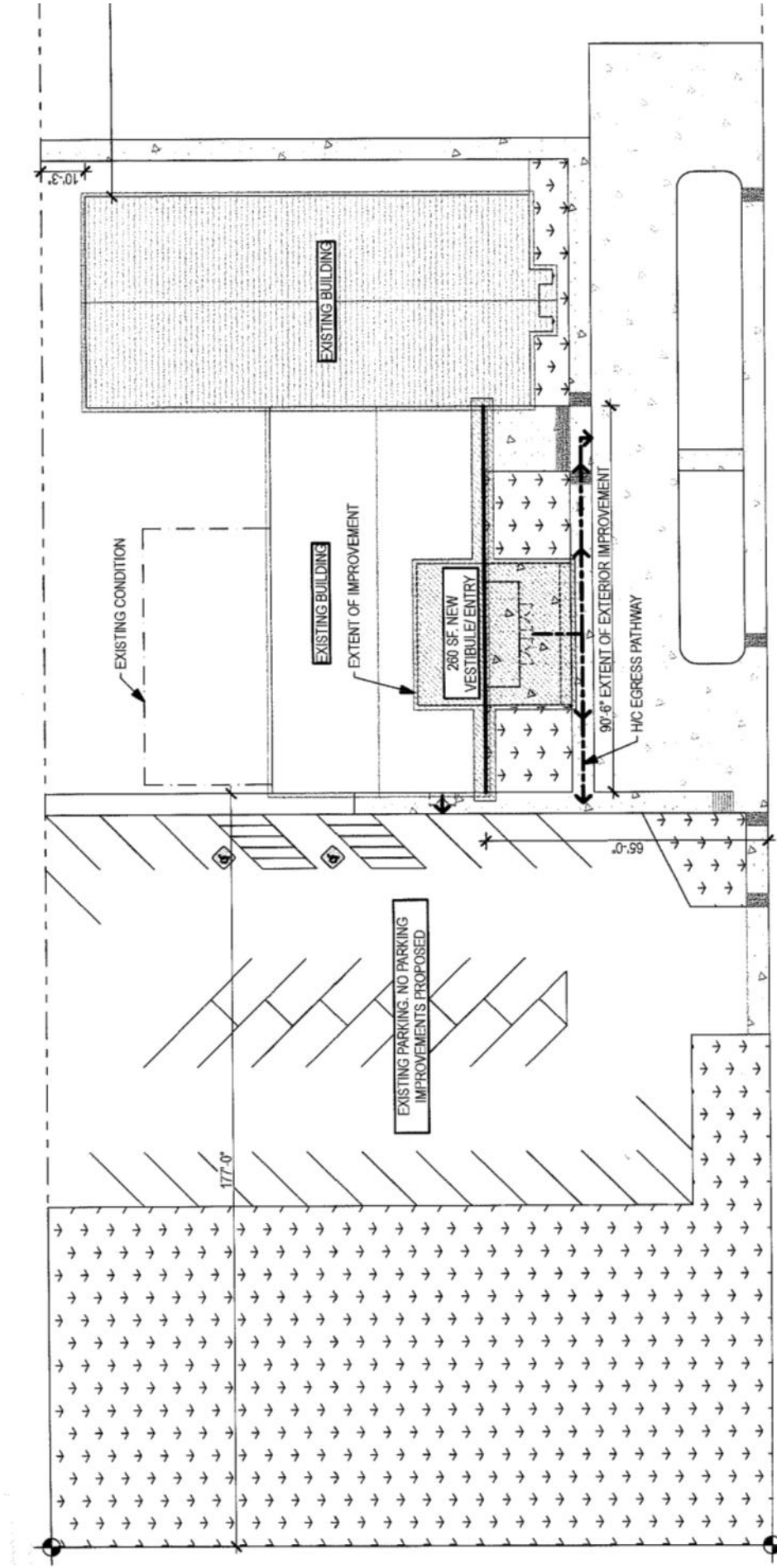


EXHIBIT D - FRONT FAÇADE RENDERING



EXHIBIT E - SOUTHWEST ELEVATION RENDERING

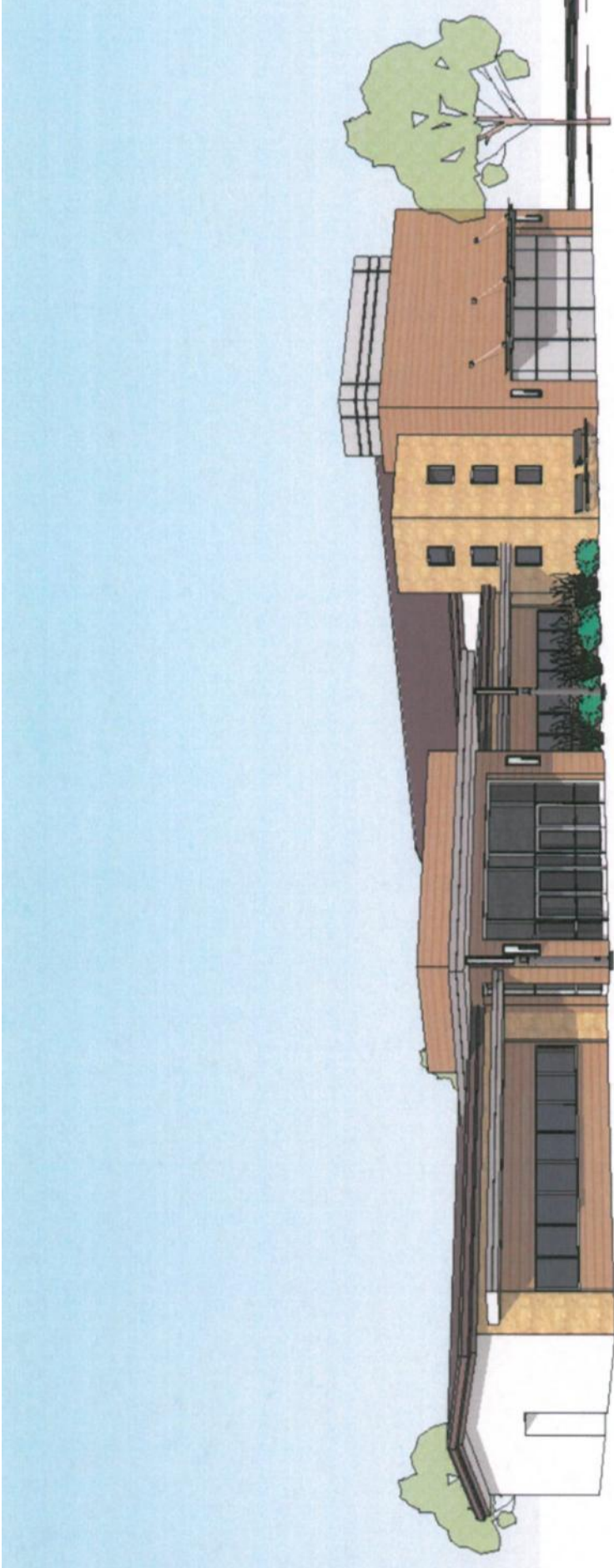


EXHIBIT F - PHASE 2 WEST ELEVATION RENDERING



EXHIBIT G - ELEVATION

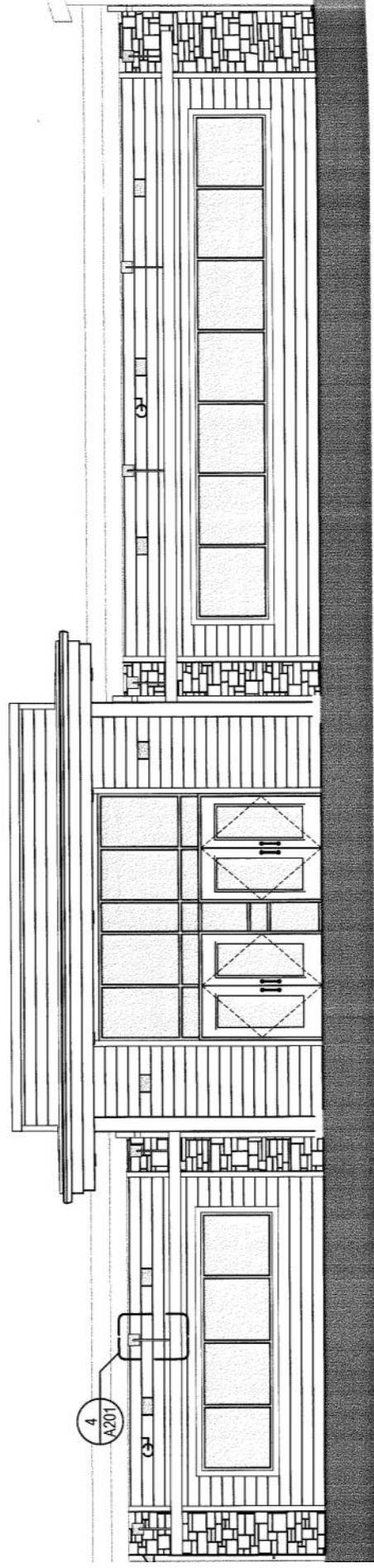


EXHIBIT H-1 - SITE PHOTOS



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

EXHIBIT H-2 - SITE PHOTOS



EXISTING PARKING LOT



NORTH ELEVATION AND EXISTING PLAYGROUND