

# DESIGN REVIEW BOARD

August 13, 2012

**Case Number**

DRB2012-17

**Owner/Applicant**

Shelly and Steve Stelling-  
Dairy Queen

**Applicant Representative**

Hessler Architects  
Dell Trost

**Property Location**

2901 10th Ave. S  
Neighborhood Council  
#9

**Requested Action**

Design Review for an exterior renovation to an existing franchise restaurant

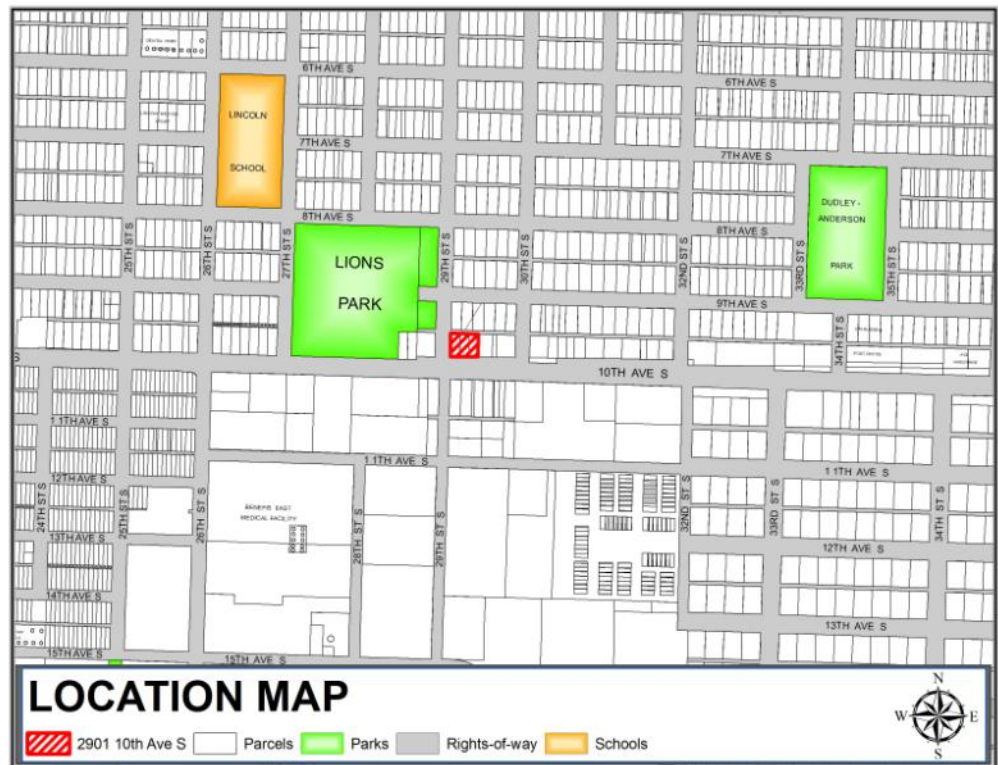
**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Wendy Thomas

## DAIRY QUEEN 2901 10TH AVENUE SOUTH



### Project Description

The applicant is proposing an exterior renovation of an existing franchise restaurant located on the northeast corner of 10th Avenue South and 29th Street South.

### Background

- Legal Description: Lots 1, 2 and the west 75 feet of lot 3, Block 3, Second Supplement of Pappin Heights
- Parcel Area: 12,585 s.f.
- Property Zoning: C-2 General Commercial
- Building Size: 2,440 s.f.
- Street Frontage: 250.05 feet along 10th Avenue South  
126.8 feet along 29th Street South

## Project Overview

A drive-in restaurant was originally constructed on this site in 1959. Subsequent alternations and additions have resulted in the building that is on the site today. Per City records, a Dairy Queen has occupied the site since 1983.

### **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 Dairy Queen building. The applicant did not submit any information on materials or colors of materials to be used but stated that the renovations will be consistent with the national standards as reflected in the Dairy Queen located at 116 9th Street North. The applicant also stated that a materials board will be brought to the Design Review Board meeting. The existing fenestration will largely remain with some slight modifications to incorporate new architectural features on the building, particularly on the south elevation.

The landscaping requirements set forth in Chapter 44 Landscaping apply to commercial buildings greater than 20,000 s.f. changing occupancy or undergoing interior or exterior remodeling. In this case, because the building is only 2,440 s.f., the exterior renovation of the building does not require landscaping improvements. The applicant states that foundation planters will be removed along the east, west and south facades. Staff has reviewed the approved landscape plans for the site which show the location of planters along these facades. Upon consultation with the City Forester, staff recommends that the planters along the east and west facades be replaced after construction with a liner and drainage holes to eliminate the possibility of the planters causing harm to the building. The planters here serve to soften the interface between the parking lot and the building and clearly meet the intent of Title 17.44.3.030(F), Foundation planting requirements. The planter along the south façade is visually blocked from view by the juniper bush in the landscape area to the south of the sidewalk. Staff recommends the applicant apply for a Design Waiver for this foundation planting area as it clearly meets the standard for approval based on the finding that the proposed design waiver is in harmony with the general intent of Title 17.

The proposed exterior renovation does not trigger the requirements of Chapter 40 Outdoor Lighting. The existing outdoor lighting on site will remain in place.

The applicant is reconfiguring the seating inside the restaurant; however the modification reduces the seating capacity and therefore interior renovations will not require any modifications to the parking lot. The applicant is not proposing any new mechanical equipment, and has stated that the renovation will not add a parapet to cover the existing roof top mechanical equipment that is visible from 29th Street South.

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The renovations improve the exterior of the building and positively address the character of the site and surrounding buildings. The orientation of the building and design feature 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 along the 10th Ave. S. corridor.

The approved site plan for the building, as shown in Exhibit C, shows a dumpster location along the north property line  $\pm 115'$  from the west property line. Currently, the dumpsters are located at the northeast corner of the property. The City has recently received an increase in reports of “phantom dumpster dumping” where waste is being put into dumpsters by those who don’t own the dumpster. Given the high visibility of the dumpsters location, the approved site plan showing a dumpster location on site, and the requirement of Title 17, Exhibit 28-1, staff recommends the installation of a dumpster enclosure.

### **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.

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 Dairy Queen locate at 2901 10th Avenue South, 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 applicant will design and construct a gated dumpster enclosure of sufficient size to enclose the dumpsters on site. The enclosure shall be constructed of CMU and shall be painted a color consistent with the primary building on site.
- D. The applicant will install the missing landscaping (tree) on the west property line, per the approved landscape plans, per Title 17.44.1.030 (B).
- E. The applicant shall reinstall the foundation planters along the east and west facades, per the approved landscape plans. The applicant may apply for a Design Waiver, per Title 17.16.20.010, to request the planter along the south façade not be replaced after construction.

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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  
 Dell Trost, Hessler Architects, 12 Sixth Street South, Great Falls, MT 59401-3629

## EXHIBIT A - APPLICATION

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

DATE: July 20, 2012NAME: Dairy QueenADDRESS: 2901 10th Avenue South PHONE: 454-2111AGENT/REPRESENTATIVE: Hessler Architects (DEL TROST)ADDRESS: #12 6th Street South PHONE: 727-2757SITE ADDRESS: 2901 10th Avenue SouthSquare Footage of Building Site: 27,925 sfSquare Footage of Structure(s): 2,440 sfDesign Review Board Meeting Date: August 13, 2012


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

Legal DescriptionLot(s): 1, 2 & west 75' of 3Block(s): 3Subdivision: Second Supplement Of Pappin Heights

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

Use Intended: RestaurantPACKET (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: 10th Ave S Building Frontage: 31.0' Property Frontage: 250.05'Street: 29th St. S Building Frontage: 77.4' Property Frontage: 126.8'

# 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 \_\_\_\_\_  
Date July 20, 2012

I, Dave Stelling, owner of said property authorize  
Hessler Architects to act as my agent in this application.

Owner's Signature: \_\_\_\_\_

**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 2<sup>nd</sup> and 4<sup>th</sup> 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.

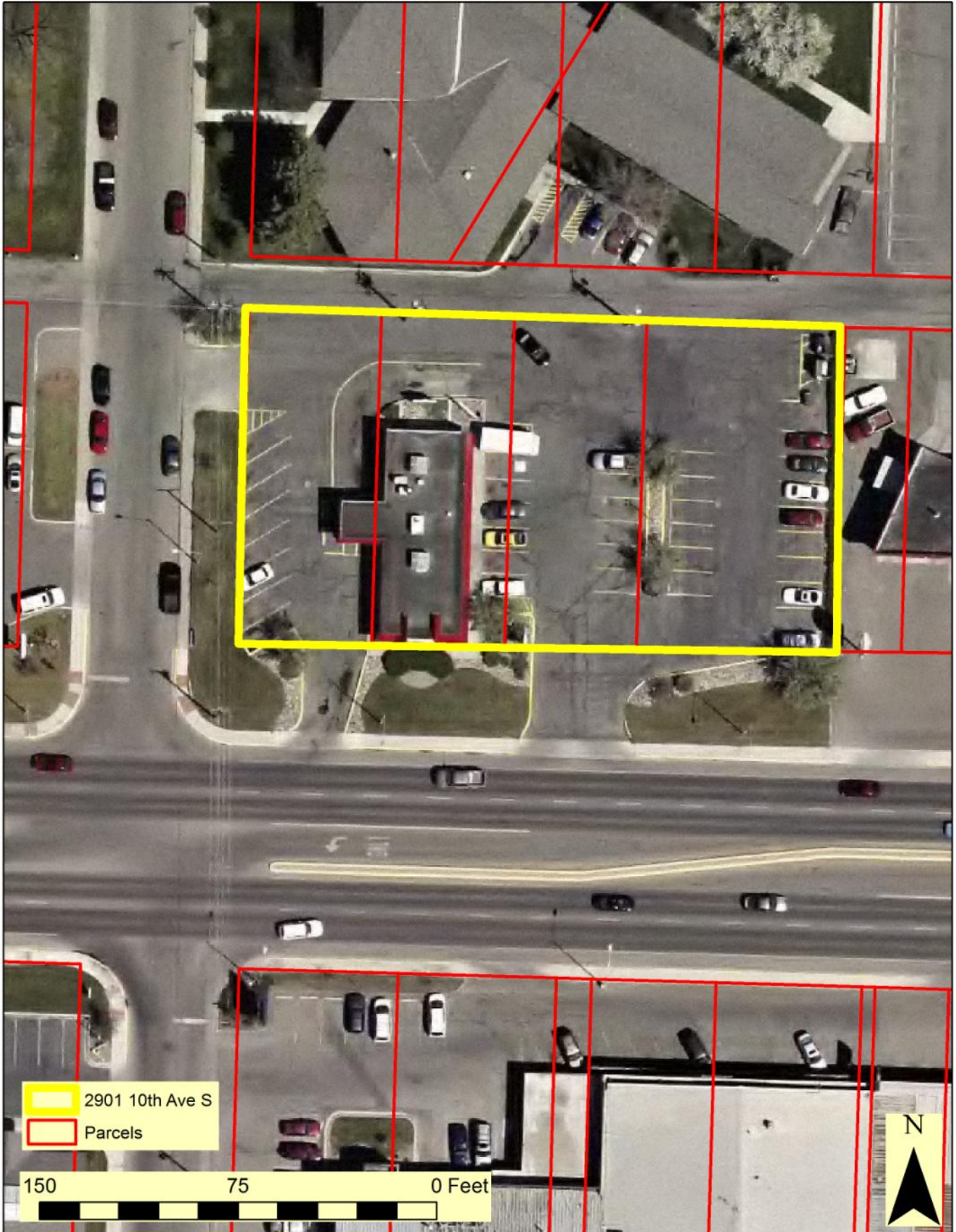
**Development Supervisor Responsibility**

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.

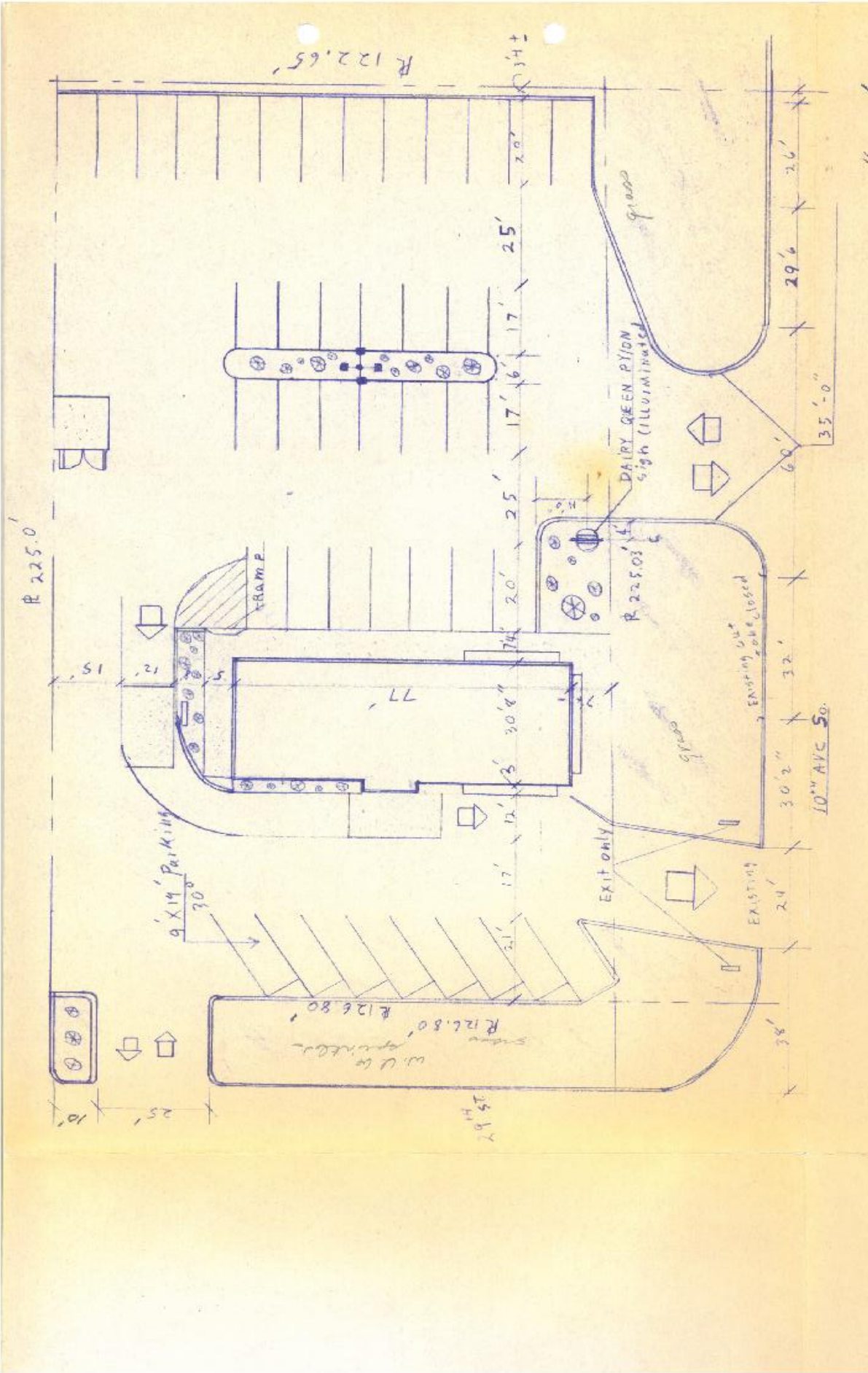
**FOR OFFICE USE ONLY**

Complete Application Date: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

# EXHIBIT B - AERIAL AND STREET VIEW

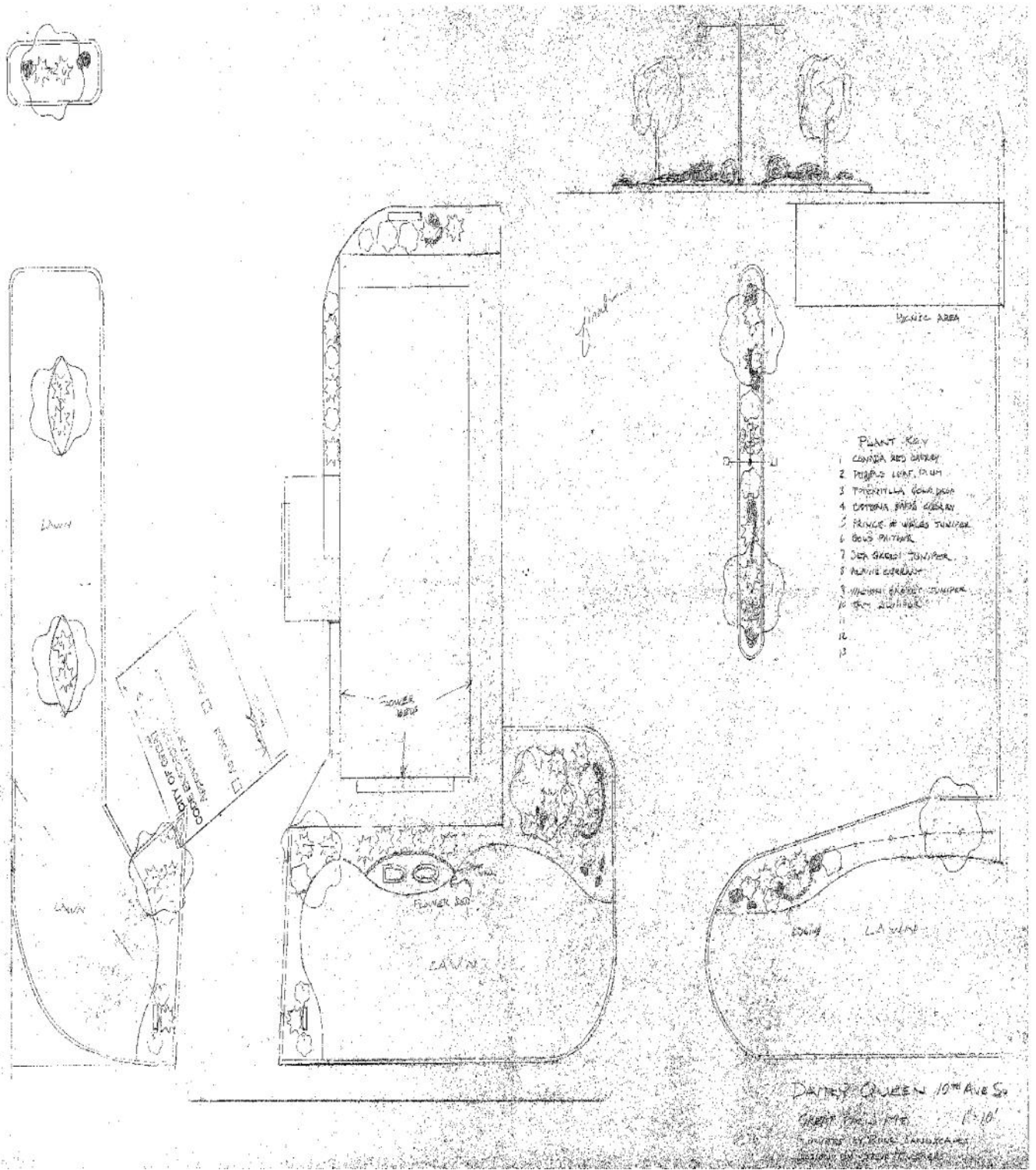


# EXHIBIT C - SITE/PARKING PLAN



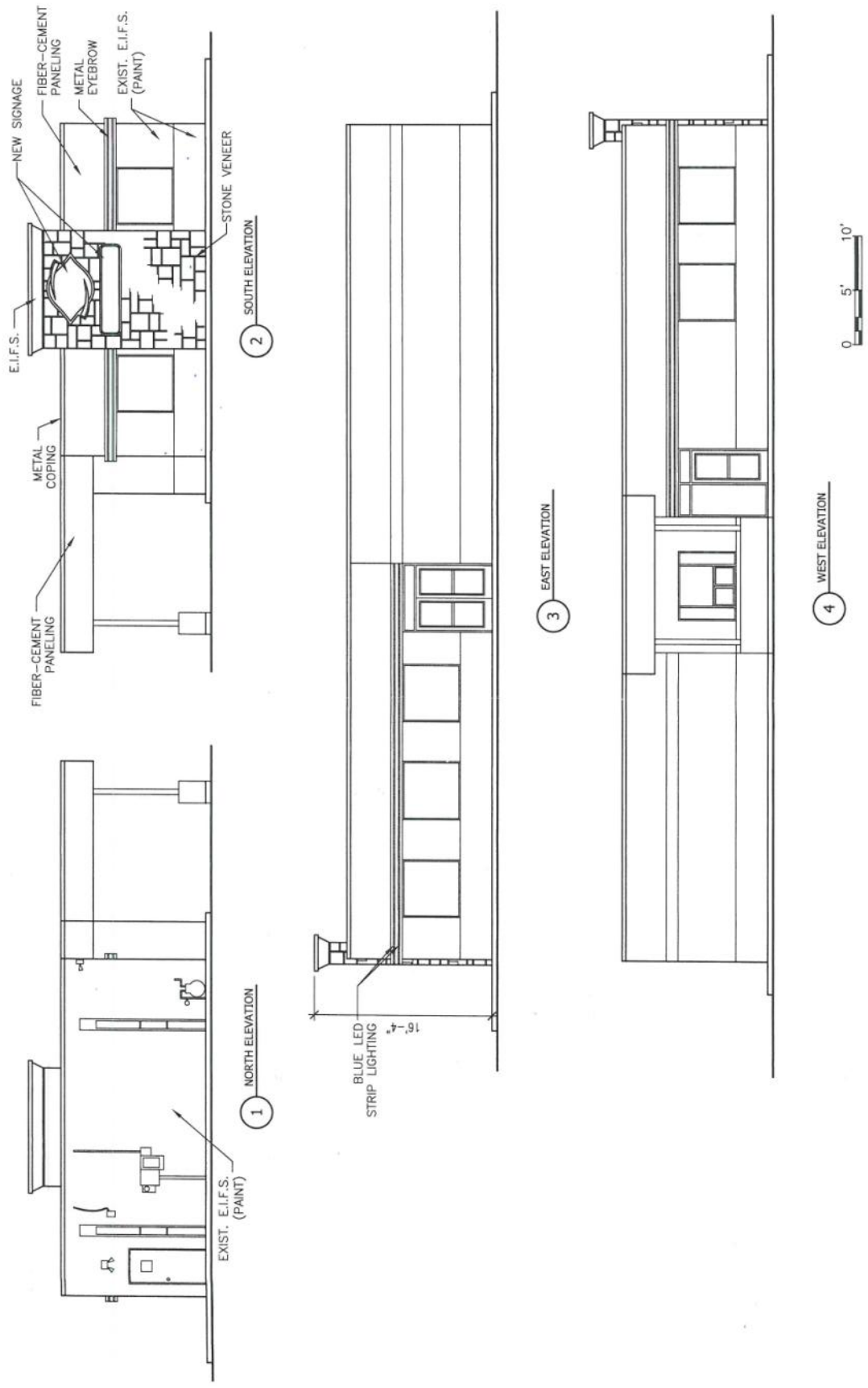
Dairy Queen  
 Site Plan  
 Great Falls, MA

# EXHIBIT D - LANDSCAPE PLAN

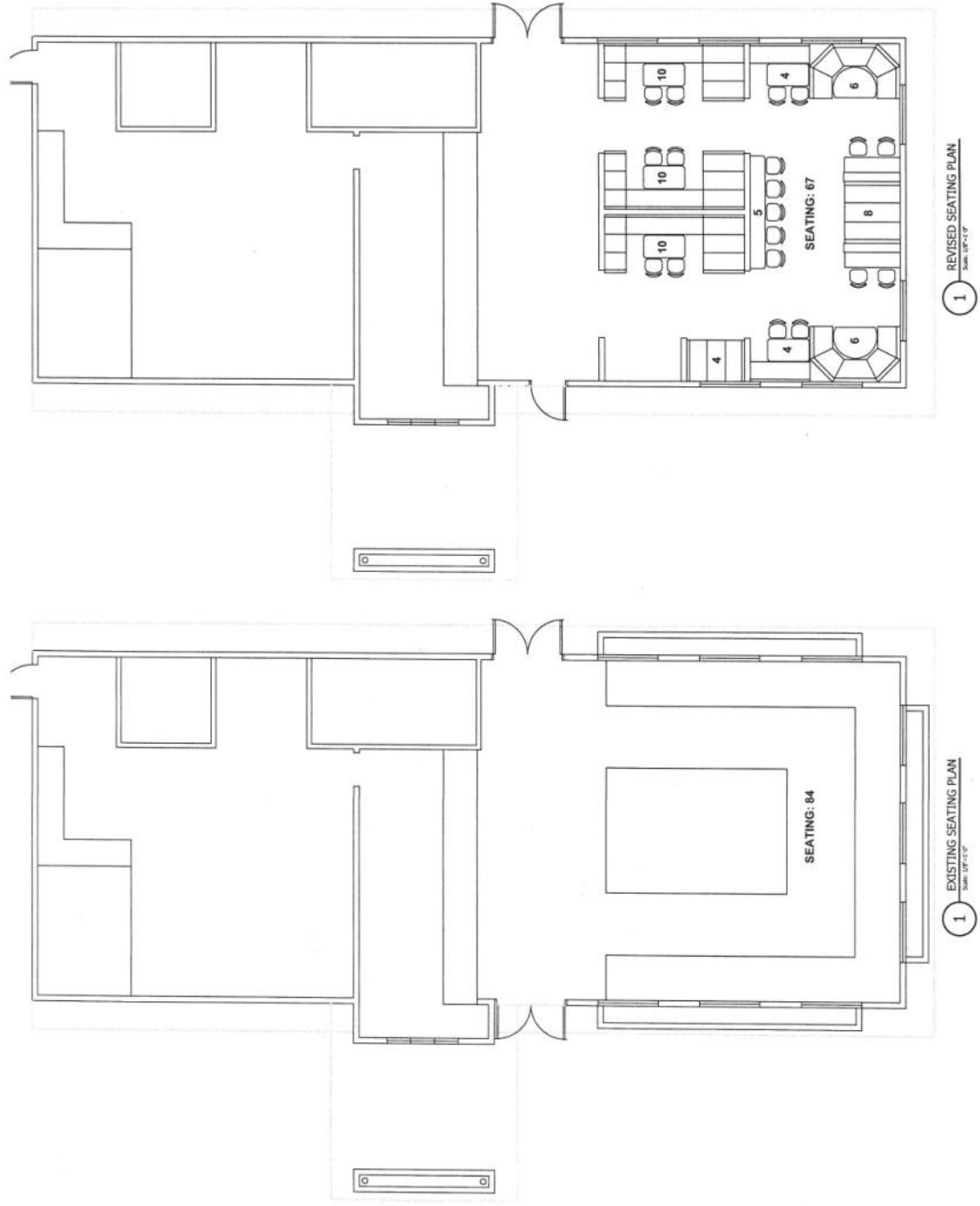




# EXHIBIT E-1 - ELEVATIONS



# EXHIBIT F - FLOOR PLANS



# EXHIBIT G-1 - SITE PHOTOS



SOUTH ELEVATION



EAST ELEVATION

## EXHIBIT G-2 - SITE PHOTOS



NORTH AND WEST ELEVATIONS



DUMPSTERS ON EAST PROPERTY LINE