

DESIGN REVIEW BOARD

April 23, 2012

Case Number

DRB2012-09

Applicant

Calvary Chapel of Great Falls

Property Owners Agent

Nelson Architects
Mary Klette

Property Location

101 44th Street South
Neighborhood Council #4

Requested Action

Design Review of 60' X 38' Classroom Addition

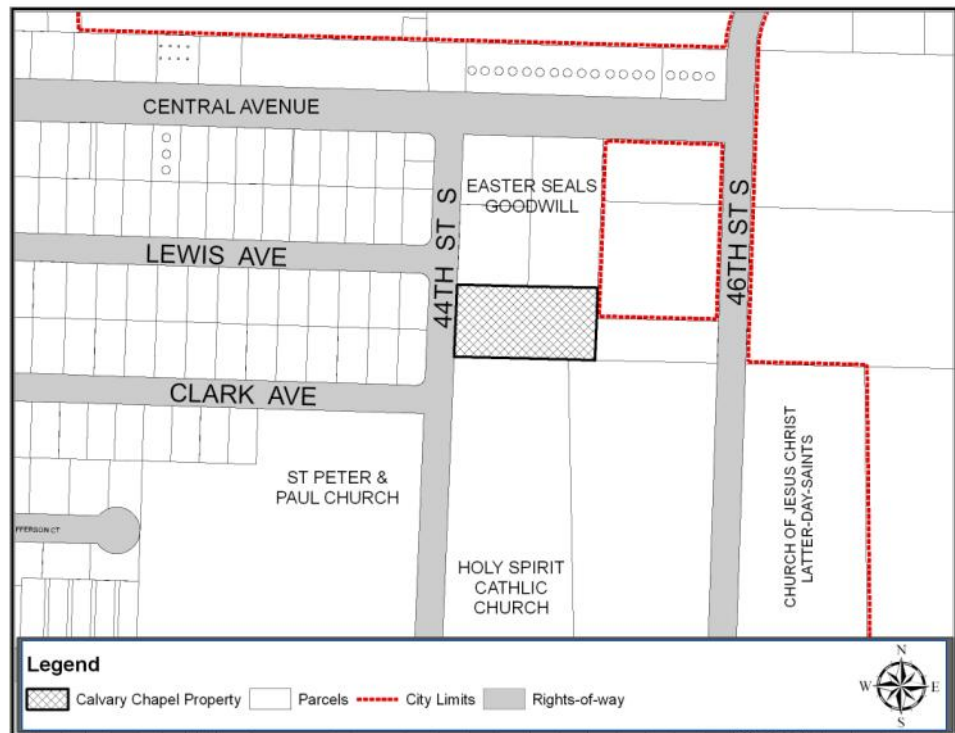
Recommendation

Approve design with conditions

Project Planner

Charlie Sheets

CALVARY CHAPEL OF GREAT FALLS, 101 44TH STREET SOUTH



Project Description

The applicant is proposing construction of a 2280 S. F. (60' X 38'), two level, classroom/multipurpose room addition and open outdoor space. The addition is off the northeast corner of the existing worship facility. The lower level classrooms open straight onto the open outdoor space, approximately 8' below current grade.

Background

- Legal Description: Lot 12B, Beebe Tracts
- Parcel Area: ± 46,752 S.F. (± 154'-0" X 303'-0")
- Property Zoning: R-3 Single-family Residential District
- Street Frontage: ± 154'-0" along 44th Street South

Project Overview

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

The applicant intends to expand their existing worship facility with a two level addition for classrooms. The lower level of the addition will open up on the north side with an outdoor space. The upper level will match the floor elevation of the worship facility. The architecture style and exterior finishes are compatible and consistent with the existing worship facility. The roof design is a standard hip, matching the existing. The exterior walls will be horizontal lap siding, matching the existing. The windows are awning type and again match the existing. The concrete foundation of the addition will be covered with cultured stone veneer. This same veneer will be added to the exposed concrete foundation of the existing building. Retaining walls project out from the addition to create the open outdoor space. The retaining walls will be poured concrete. Color additive will be mixed in to match the cultured stone veneer. The design team proposes four-foot wide landscape beds following the retaining wall out from the building. The orientation of the main entrance and sidewalks will not change.

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. The existing parking lot, including accessible parking stalls, are shared with Easter Seals, located directly north of the Church property line. The shared parking agreement between Easter Seals-Goodwill and Calvary Chapel is in the form of letters between the two parties. Per City Code, staff is recommending a formal agreement be drafted and approved by the Director of Planning and Community Development. The new agreement is required to be recorded with County Clerk and Recorder. Should circumstances change, the worship facility could establish new parking on their vacant property east of the proposed classrooms. Public sidewalks already exist along 44th Street South. Internal sidewalks provide access from the parking area to the worship facility. Staff has reviewed the preliminary landscape plan around the addition and finds it meets the requirements of Title 17, Chapter 44, Landscaping. Calvary Chapel is compliant with City Code for the monument sign along 44th Street South.

Summary

The expansion of the worship facility to include classrooms 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 expansion continues the architectural style of the building, introduces an outdoor open space, and continues the function of the building. Staff supports approval of this application.

EXHIBIT A - APPLICATION

DESIGN REVIEW BOARD
APPLICATIONDATE: 04/05/2012NAME: Calvary Chapel of Great FallsADDRESS: 101 44th Street South PHONE: 455-6890AGENT/REPRESENTATIVE: Nelson ArchitectsADDRESS: 621 2nd Ave. North PHONE: 727-3286SITE ADDRESS: 101 44th Street SouthSquare Footage of Building Site: 77,250 SF
Square Footage of Structure(s): 4,380 SFDesign Review Board Meeting Date: April 23, 2012

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

Legal DescriptionLot(s): 12

Block(s): _____

Subdivision: Beebe Tracts - BeeOr Township: 20 Range: 4E Section: 9Use Intended: Religious Organization - A-3 AssemblyPACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items)

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

Building and Property Frontage:

Street: 44th St. S. Building Frontage: 82'-0" Property Frontage: 154'-8"

Street: _____ Building Frontage: _____ Property Frontage: _____

EXHIBIT B - AERIAL PHOTO

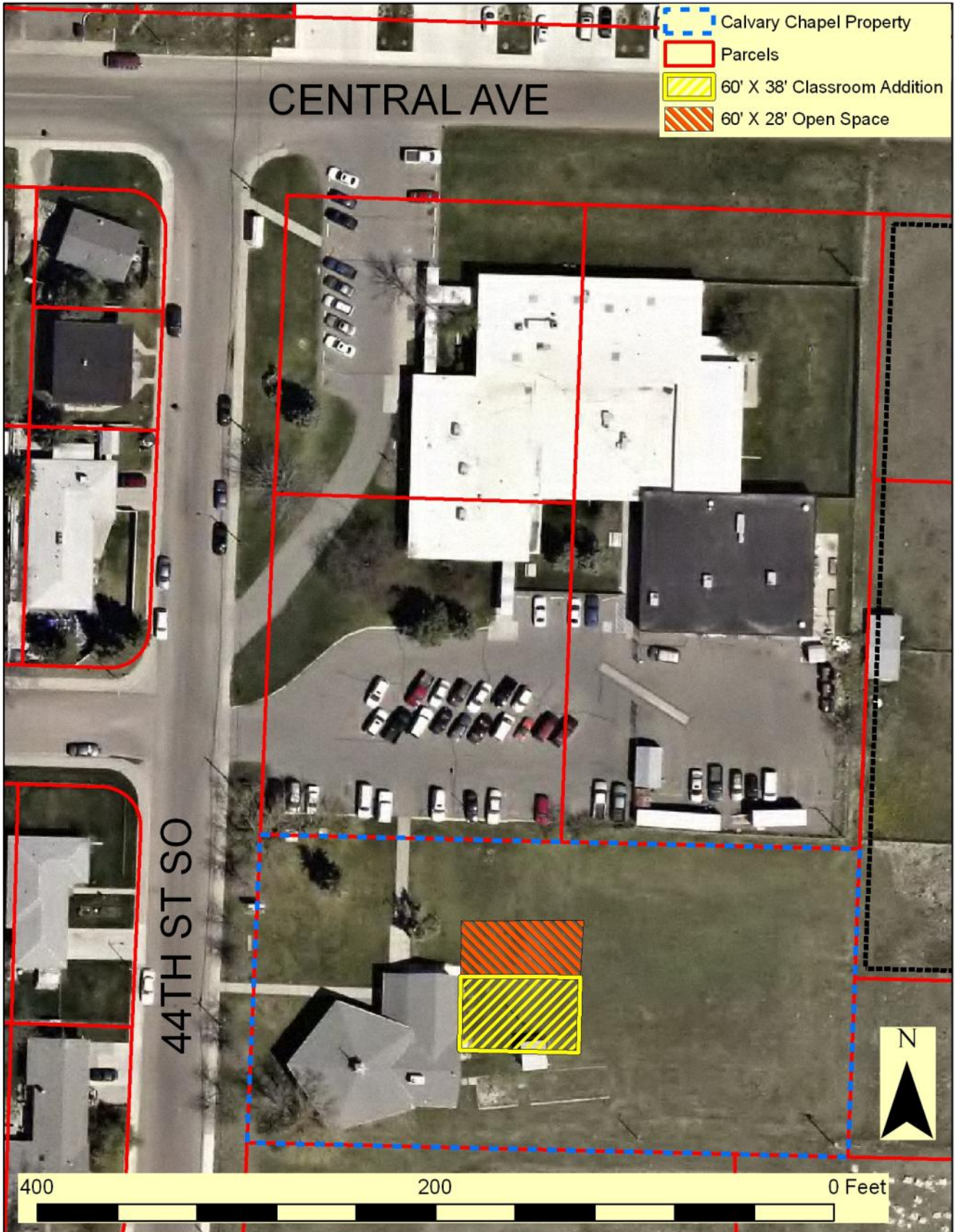


EXHIBIT C - ARCHITECT ANALYSIS



621 2nd Avenue North • Great Falls, MT 59401 • 406-727-3286 Office • 406-770-3088 Fax • info@nelsonarchitects.com • nelsonarchitects.com

Calvary Chapel – 101 44th Street South, Great Falls, MT Parking Calculations

Minimum Off-Street Parking Requirements

- ✓ Church – 1 per 5 seats or 1 per 50 square feet of assemblage, whichever is greater.
Assemblage Area – 1,757 sf = 36 off-street parking spaces: 55 provided

Shared Parking

There may be instances where two (2) or more land uses could share the same parking facilities as shown in Exhibit 36-3. The Director of Planning and Community Development may, upon application, authorize joint use of parking facilities required by said uses, provided that:

- ✓ The applicant shows that there is no substantial conflict or overlap in the principal operating hours of the building or use for which the joint use of parking facilities is proposed; and,
 - From Exhibit 36-3: Easter Seals is an office building which falls under the category of Land Uses with typical Weekday peaks.
Calvary Chapel is a religious institution which falls under Land Uses with typical Weekend peaks.
 - See attached letter.
- ✓ The parking facility for which joint use is proposed shall be located within 400 feet of the building or use required to provide parking; and
 - The parking lot is located approximately 80 feet from the building.
- ✓ The parties concerned in the joint use of off-street parking facilities shall evidence their agreement for such joint use by a legal instrument approved by the City Attorney as to form and content. Such instrument, when approved shall be recorded in the office of the County Clerk and Recorder and copy filed with the Planning and Community Development Department; and,
 - See attached letter.
- ✓ Directional signage is provided where appropriate; and
- ✓ Pedestrian links are direct, clear, and safe; and
- ✓ Parking lots are located within the same zoning district as the use they serve

Accessible Parking and Passenger Loading

- ✓ Total Number of Required Parking Spaces – 26 to 50 = 2 Additional Accessible Spaces

Dream • Design • Build

EXHIBIT D - LETTER FROM PASTOR

Pastor Mike Whitney
PO Box 2792
Great Falls MT. 59403

CALVARY CHAPEL of GREAT FALLS

April 11, 2012

To Whom It May Concern:

Calvary Chapel of Great Falls is a religious institution with peak hours on weekends. Services are held on Sundays, and occasionally nights on holidays such as Easter and Christmas.

The proposed classroom addition features classrooms that will be used for religious instruction, primarily on Sundays and occasionally on weekday evenings after 5:30pm.

Our primary meeting times and described uses do not conflict with Easter Seals hours of operation, with whom we share the parking lot. This parking lot arrangement also includes an agreement between Calvary Chapel and Easter Seals, should the need arise, that Easter Seals clients can enter the church building during Easter Seals' normal hours.

Calvary Chapel of Great Falls does not operate a Daycare on the property

Best Regards,

Pastor Mike Whitney

EXHIBIT E - EASTER SEALS PARKING LETTER



Easter Seals-Goodwill Northern Rocky Mountain, Inc.

*We create solutions that change lives for people with disabilities,
for the disadvantaged and for their families.*

- Adult Day Services
 - Great Falls, MT
- Autism Services
 - Billings, MT
 - Boise, ID
 - Bozeman, MT
 - Salt Lake City, UT
- Career Designs
 - Great Falls, MT
- Case Management Services
 - Great Falls, MT
 - Sheridan, WY
- Community Access
 - Great Falls, MT
 - Sheridan, WY
- Equipment Loan Program
 - Billings, MT
 - Boise, ID
 - Great Falls, MT
 - Helena, MT
- Goodwill Staffing Services
 - Boise, ID
 - Nampa, ID
- Goodwill Stores
 - Billings, MT
 - Boise, ID
 - Butte, MT
 - Great Falls, MT
 - Helena, MT
 - Meridian, ID
 - Missoula, MT
 - Nampa, ID
 - Pocatello, ID
- Highlands Hospice
 - Butte, MT
 - Deer Lodge, MT
- Home Care Services
 - Butte, MT
 - Conrad, MT
 - Great Falls, MT
- Medallion Medical Care
 - Great Falls, MT
- OutSources Unlimited
 - Great Falls, MT
- The MailRoom
 - Great Falls, MT
- Pediatric Therapy Services
 - Billings, MT
- Regional Service Center
 - Great Falls, MT
- Senior Community Service
 - Employment
 - State of Utah
- Supported Living
 - Great Falls, MT
 - Sheridan, WY
- Supported Employment
 - Great Falls, MT
 - Sheridan, WY
- WorkForce Development
 - Great Falls, MT
 - State of Utah (SCSEP)
- WorkForce Re-entry Services
 - Southern & Eastern Idaho
- Working Solutions

June 8, 2011

Mr. Mike Whitney
Pastor
Calvary Chapel of Great Falls
101 44th Street South
Great Falls, MT 59405

Re: Parking lot use

Dear Mr. Whitney:

Easter Seals-Goodwill Northern Rocky Mountain, Inc. (ESGW) hereby reaffirms that Calvary Chapel of Great Falls may use parking lots located on ESGW property at 4400 Central Avenue, Great Falls, MT during non-business hours.

Should our business hours or other changes in our business occur, this authorization may be reviewed. In that event, ESGW will discuss alternatives with Calvary Chapel.

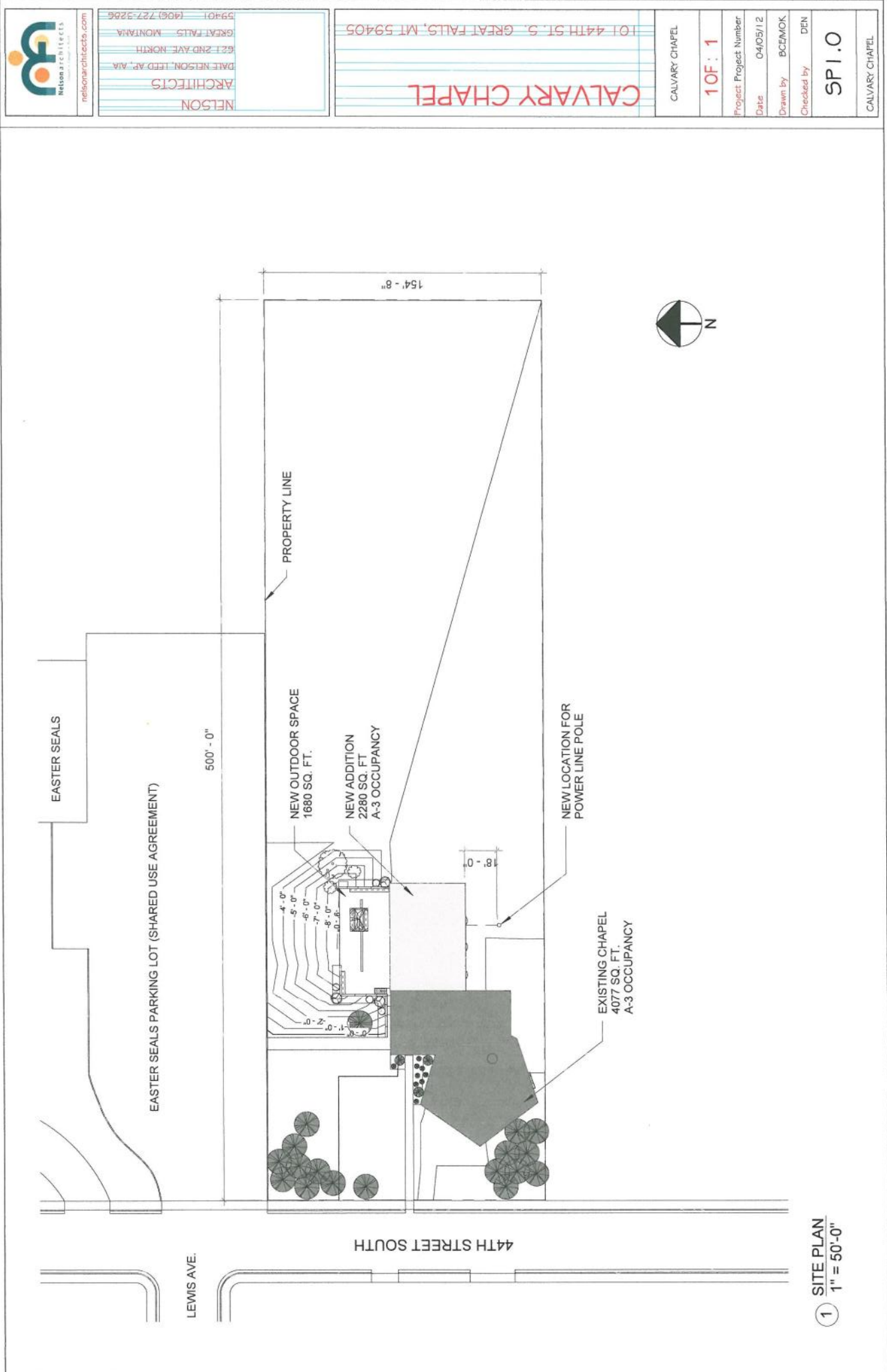
Best regards.

Sincerely,

John Martin
Vice President

Boise Service Center • 1465 S. Vinnell Way • Boise, ID 83709-1659
(208) 378-9924 • FAX (208) 378-9965 • Toll Free (866) 848-0331

EXHIBIT F - VICINITY/SITE PLAN




 NELSON ARCHITECTS nelsonarchitects.com	59401 (406) 727-5206 GREAT FALLS, MONTANA 621 2ND AVE. NORTH DATE NELSON, LEFD AP, AIA ARCHITECTS NELSON	101 44TH ST. S. GREAT FALLS, MT 59405 CALVARY CHAPEL	CALVARY CHAPEL
	Project Number Date Drawn by Checked by	10F: 1 04/05/12 BCEMOK DEN	SPI.0 CALVARY CHAPEL

EXHIBIT G - LANDSCAPING PLAN

DECIDUOUS TREES

- LITTLE LEAF LINDEN, 25 FT
- PRAIRIE FIRE FLOWERING CRAB, 25 FT
- EXISTING MATURE TREE

DECIDUOUS SHRUBS

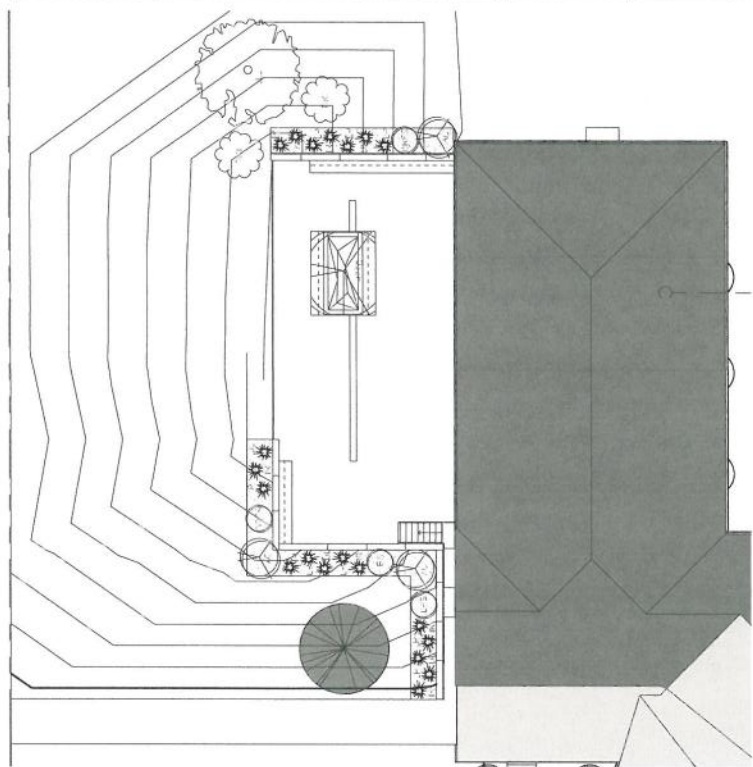
- DWARF KOREAN LILAC, 5 FT
- ALPINE CURRANT, 5 FT
- DWARF RED FLOWERING SPIREA, 3 FT
- LITTLE PRINCESS SPIREA, 3 FT
- DAYLILY, 2 FT
- LUPINE, 2 FT
- IRIS, 2 FT

SYMBOL & HATCH KEY

- GRASS
- HARDSCAPE
- ROCK BED

LANDSCAPING NOTES:

1. DRIP IRRIGATION TO BE PROVIDED FOR ROCK BEDS
2. TRENCH DRAIN LOCATED IN CONCRETE PLANTER FOR IRRIGATION
3. SPRAY IRRIGATION TO BE PROVIDED FOR GRASS AREAS
4. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN



1 LANDSCAPE PLAN
1" = 20'-0"

PLANT SCHEDULE/LEGEND

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
LLL	1	LITTLE LEAF LINDEN	TILIA CORDATA	30'-0"
PFPC	1	PRAIRIEFIRE FLOWERING CRABAPPLE	MALUS SP. PRAIRIEFIRE	20'-0"
	1	EXISTING MATURE TREE		
	3	TOTAL		
SHRUBS				
DKL	2	DWARF KOREAN LILAC	SYRINGA MEYERI	2 GAL.
AC	2	ALPINE CURRANT	RIBES ALPINUM	2 GAL.
DRFS	2	DWARF RED FLOWERING SPIREA	SPIREA BUMALDA 'ANTHONY WATERER'	2 GAL.
LPS	2	LITTLE PRINCESS SPIREA	SPIREA JAPONICA	2 GAL.
DL	5	DAYLILY	HEMEROCALLIS	2 GAL.
LP	8	LUPINE	LUPINUS	2 GAL.
IR	7	IRIS	IRIDACEAE	2 GAL.
	28	TOTAL		
PERENNIALS				
Per owner				

SITE STATISTICS / REQUIREMENTS

GENERAL	REQUIRED	ACTUAL
GROSS PROPERTY AREA TO BE DEVELOPED		3,960 SF
GROSS BUILDING AREA		1,680 SF
GROSS PROPERTY AREA		77,334 SF
LANDSCAPING REQUIREMENTS (SITE INTERIOR)		
17% GROSS PROPERTY AREA TO BE DEVELOPED	674 SF	1,680 SF PROVIDED
TREE SHRUB REQUIREMENTS:		
1 TREE & 7 SHRUBS PER 400 SF OF REQUIRED LANDSCAPING	2 TREES	3 TREES PROVIDED
674 SF/400 SF = 1.6 OR 2)	14 SHRUBS	28 SHRUBS PROVIDED

NELSON ARCHITECTS
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CALVARY CHAPEL

101 44TH ST. S. GREAT FALLS, MT 59405
 CALVARY CHAPEL
 Project Number: 04/05/12
 Date: 04/05/12
 Drawn by: BCE/MOK
 Checked by: DEN
SPI.I
 CALVARY CHAPEL

EXHIBIT H - NORTH AND EAST ELEVATIONS

NORTHEAST PERSPECTIVE

SOUTHWEST PERSPECTIVE

NEW HIP ROOF 23' - 3 1/2"

EXISTING MASONRY RETAINING WALL

18' - 8 1/2"

11' - 0"

SIDING TO MATCH EXISTING

CULTURED STONE VENEER

NEW STONE CAP 0' - 0"

2' - 6"

2 Copy of NORTH ELEVATION
3/32" = 1'-0"

3 Copy of SOUTH ELEVATION
3/32" = 1'-0"

1 Copy of EAST ELEVATION
3/32" = 1'-0"

<p>nelsonarchitects.com 59401 (406) 727-3286</p>	<p>DATE: NELSON, LEED AP, AIA GREAT FALLS, MONTANA 59401</p>
	<p>ARCHITECTS</p>

<p>CALVARY CHAPEL</p>	
<p>101 44TH ST. S. GREAT FALLS, MT 59405</p>	
<p>CALVARY CHAPEL</p>	
<p>10F: 1</p>	
<p>Project: Project Number</p>	<p>04/05/12</p>
<p>Date</p>	<p>BCE/MOK</p>
<p>Drawn by</p>	<p>DEN</p>
<p>Checked by</p>	<p>A1.0</p>
<p>CALVARY CHAPEL</p>	

EXHIBIT I - PHOTOS

EXISTING



MATERIALS PALETTE

CULTURED STONE VENEER:



PRO-FIT ALPINE LEDGESTONE - CHARDONNAY

SIDING TO MATCH EXISTING:



DESERT TAN

NELSON ARCHITECTS
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 59401 (406) 727-3208
 nelsonarchitects.com

CALVARY CHAPEL
 101 44TH ST. S. GREAT FALLS, MT 59405

CALVARY CHAPEL
10F : 1
Project: Project Number
Date: 04/05/12
Drawn by: BCEMOK
Checked by: DEN
A.I.I
CALVARY CHAPEL

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Calvary Chapel of Great Falls, addressed as 101 44th Street South, as shown in the conceptual development plans contained within this report and provided by the project property 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. A shared parking agreement shall be drafted and approved by the Director of Planning and Community Development. This agreement shall be recorded with County Clerk and Recorder.

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
Calvary Chapel of Great Falls, Pastor Mike Whitney, P.O. Box 2792, Great Falls MT 59403
Nelson Architects, Mary Klette, 621 2nd Ave N, Great Falls MT 59401