

DESIGN REVIEW BOARD

October 8, 2012

Case Number

DRB2012-19

Owner/Applicant

Glenn Oakes

Applicant Representative

Gray Companies, Inc
Bill Hayden

Property Location

315 NW Bypass
Neighborhood Council
#3

Requested Action

Design Review for an exterior renovation to an existing franchise restaurant

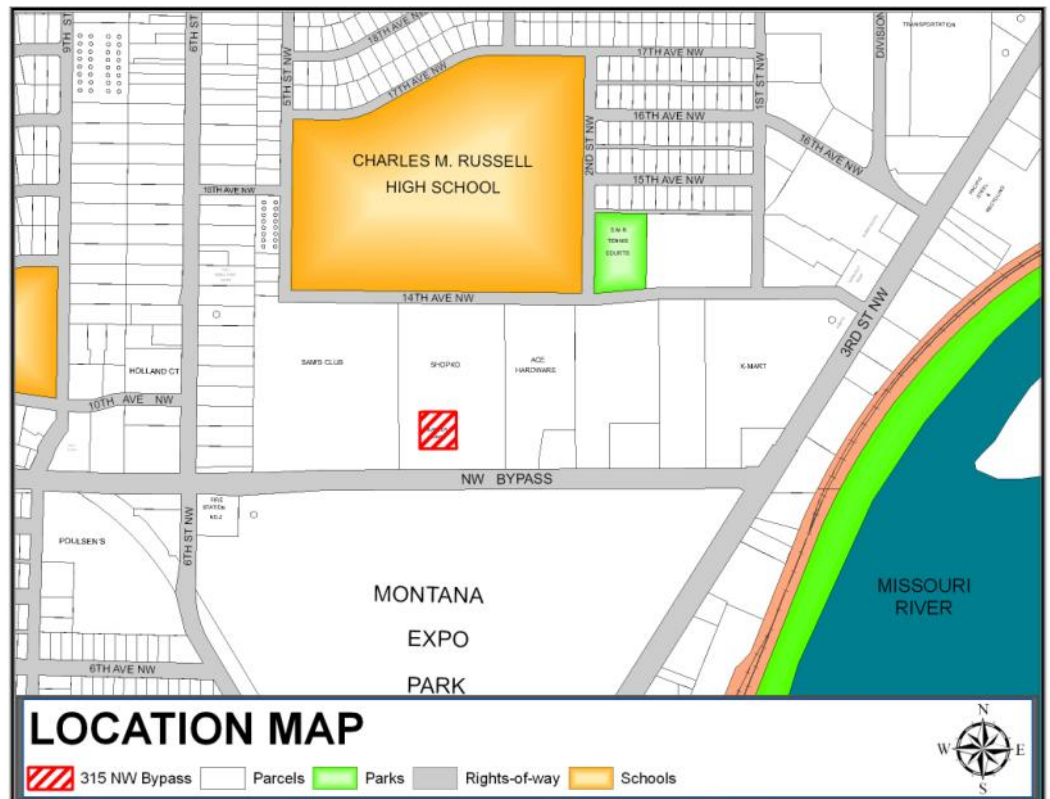
Recommendation

Approve the submitted design with conditions

Project Planner

Jana Cooper

BURGER KING - 315 NW BYPASS



Project Description

The applicant is proposing an exterior renovation of an existing franchise restaurant located on Northwest Bypass, addressed as 315 NW Bypass.

Background

- Legal Description: Lot 1D, Block 1, Westwood 2nd Addition, Section 2, Township 20 North, Range 3 East, Cascade County, Montana.
- Parcel Area: 33,125 s.f.
- Property Zoning: C-2 General Commercial

Project Overview

Per City records, Burger King was originally constructed on this site in 2000. A minor subdivision creating the lot on which Burger King is located was processed through the City of Great Falls in 1999.

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 finishes on the existing Burger King building. The applicant has submitted building plans and elevations that indicate a mix of brick, stucco and metal material finishes to be used on the new façade. Only written color information was provided, but the applicant stated that the renovations will be consistent with the national franchise standards. The applicant also stated that an image of a similar Burger King 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 and east elevations.

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 less than 20,000 s.f., the exterior renovation of the building does not require updated landscaping improvements. However, Title 17, Chapter 44 of the Official Code of the City of Great Falls (OCCGF) does require landscape maintenance. Staff has reviewed the landscape plans approved by the Design Review Board in May, 2000 for the site. In addition, Staff has reviewed the existing landscaping at the subject property; per Chapter 44, the property owner shall maintain the landscaping plan as originally approved, replace plant materials that have died or have otherwise been damaged or removed and maintain all non-live landscaping materials. Upon review of the site there seems to be inconsistency between the existing landscaping and the approved plans. Staff recommends the applicant replace dead or missing landscaping per the originally approved landscape plans including the following:

1. Replacing 4 missing trees in the east parking lot planting islands;
2. Replacing 4 missing trees in the west planting bed adjacent to the drive-through. Staff suggests applying for a Design Waiver for the trees in this location and in lieu of the trees provide taller shrubs, hedge or ornamental grasses in the planting area to meet the intent of screening the drive-through;
3. Replacing approximately 10 missing shrubs in the east parking lot planting islands;
4. Replacing 6 missing shrubs in the east foundation planting bed; and,
5. Updating/replacing missing shrubs as necessary in north/south and west foundation planting beds.

The proposed exterior renovation does not trigger the requirements of Chapter 40 Outdoor Lighting. The applicant is proposing a Lektron corrugated MTL LED light band around the top perimeter of the new façade. This proposed lighting is consistent with the standards in OCCGF 17.40.606 (B).

The applicant is not reconfiguring the seating inside the restaurant or 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. There is an existing dumpster enclosure on site and as a part of the project, the applicant is proposing a new corrugated metal panel on a new gate for the enclosure.

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 NW Bypass corridor.

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 Burger King locate at 315 NW Bypass, 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 install the missing landscaping, per the approved landscape plans, per Title 17.44.1.030 (B). The applicant may apply for a Design Waiver, per Title 17.16.20.010, to request the trees in the west planter be replaced with taller shrubs, hedge or ornamental grasses to meet the intent of screening the drive-through.

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
 Bill Hayden, Gray Companies, Inc., 1701 Stuart St, Helena, MT 59601
 Glenn Oakes, 522 West Main St, Bozeman, MT 59715

EXHIBIT A - APPLICATION

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403 5021
406.455.8430 • WWW.GREATFALLS.MT.NET

Submission Date: 9.26.12
Application Number DRB2012-19

DESIGN REVIEW BOARD APPLICATION

BURGER KING / RESTAURANT
Name of Project / Proposed Use:

Glenn Oakes
Owner Name:

522 West Main St Bozeman, MT 59715
Mailing Address:

406 587-7251 Phone: GROAKES@AOL.com Email:

Same as Above
Representative Name:

Mailing Address:

Phone: Email:

PROJECT LOCATION:

315 Northwest Bypass
Site Address:

33, 123 Sq. Ft. of Property: 4042 Sq. Ft. of Structure:

LEGAL DESCRIPTION

LOT 1C Block 1 Westwood No. 2 ADDITION TO Great Falls, A Subdivision
In the 1/2 of Section 2, T. 20N. R. 3E., Pmm Cascade County, Montana
Mark/Lot: Section: Township/Block Range/Addition

I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

[Signature] Property Owner's Signature: 10/2/12 Date:

Representative's Signature: Date:

EXHIBIT B - AERIAL VIEW

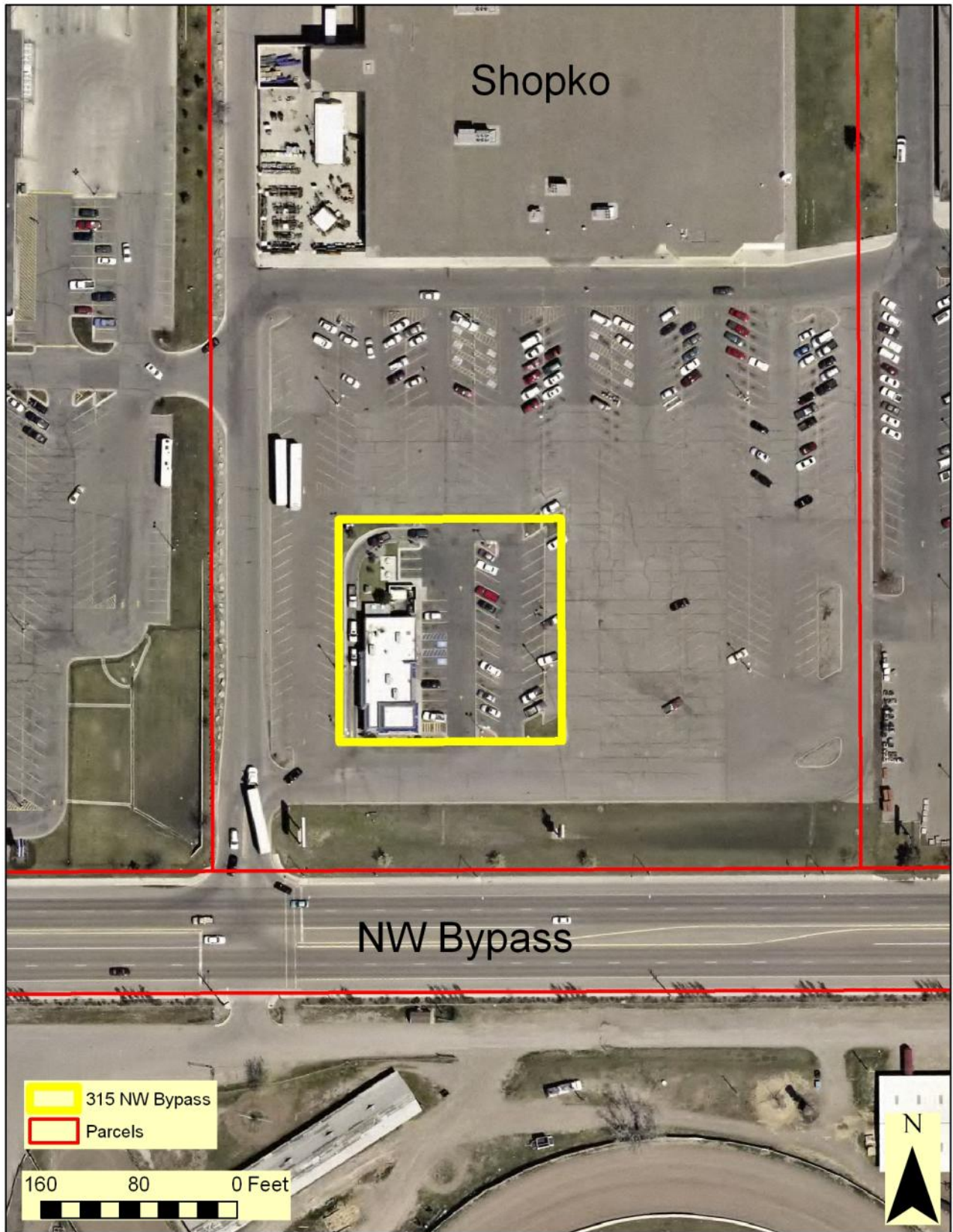


EXHIBIT C - EXISTING LANDSCAPE/PARKING PLAN

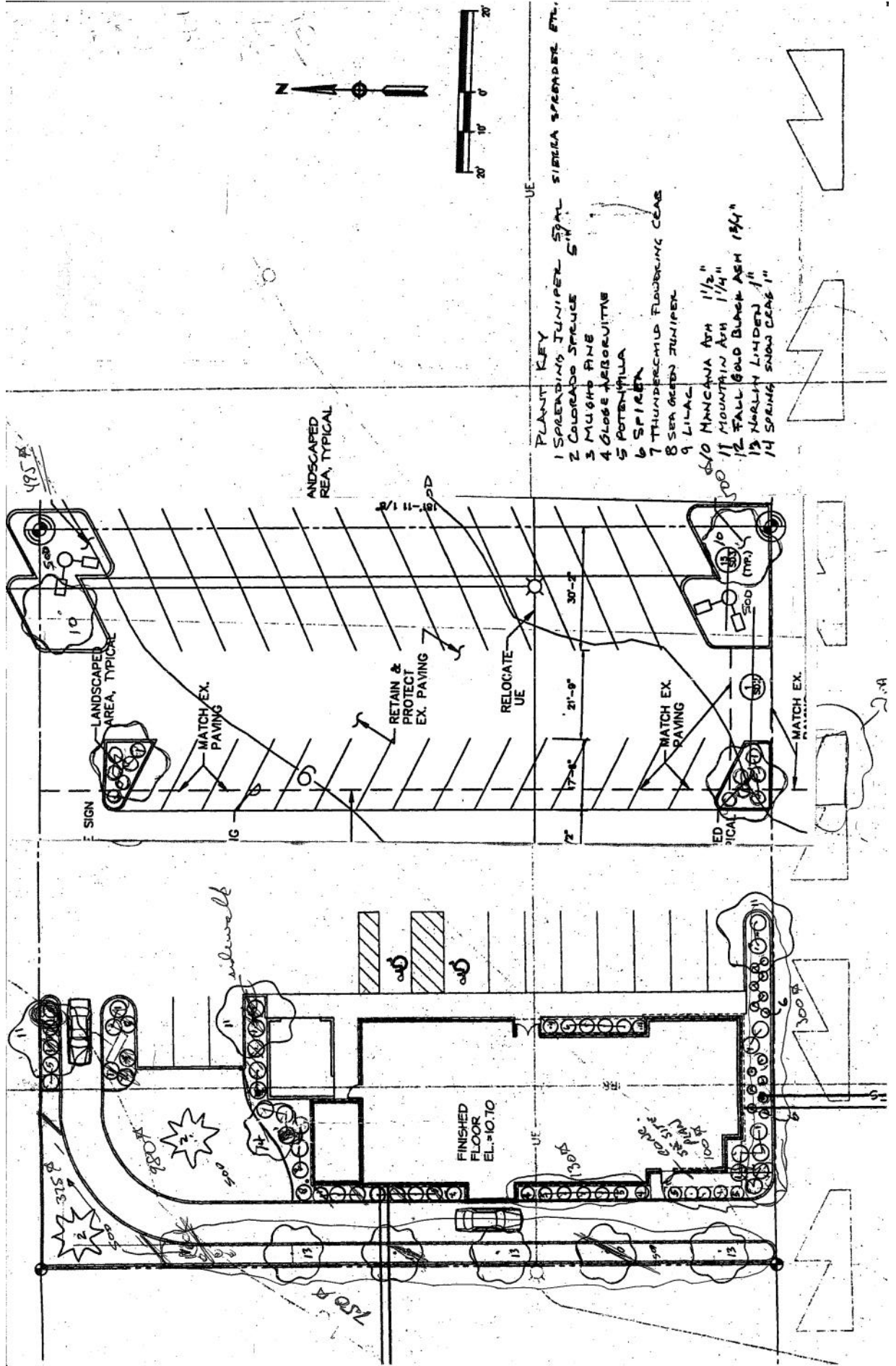


EXHIBIT E-1 - ELEVATIONS

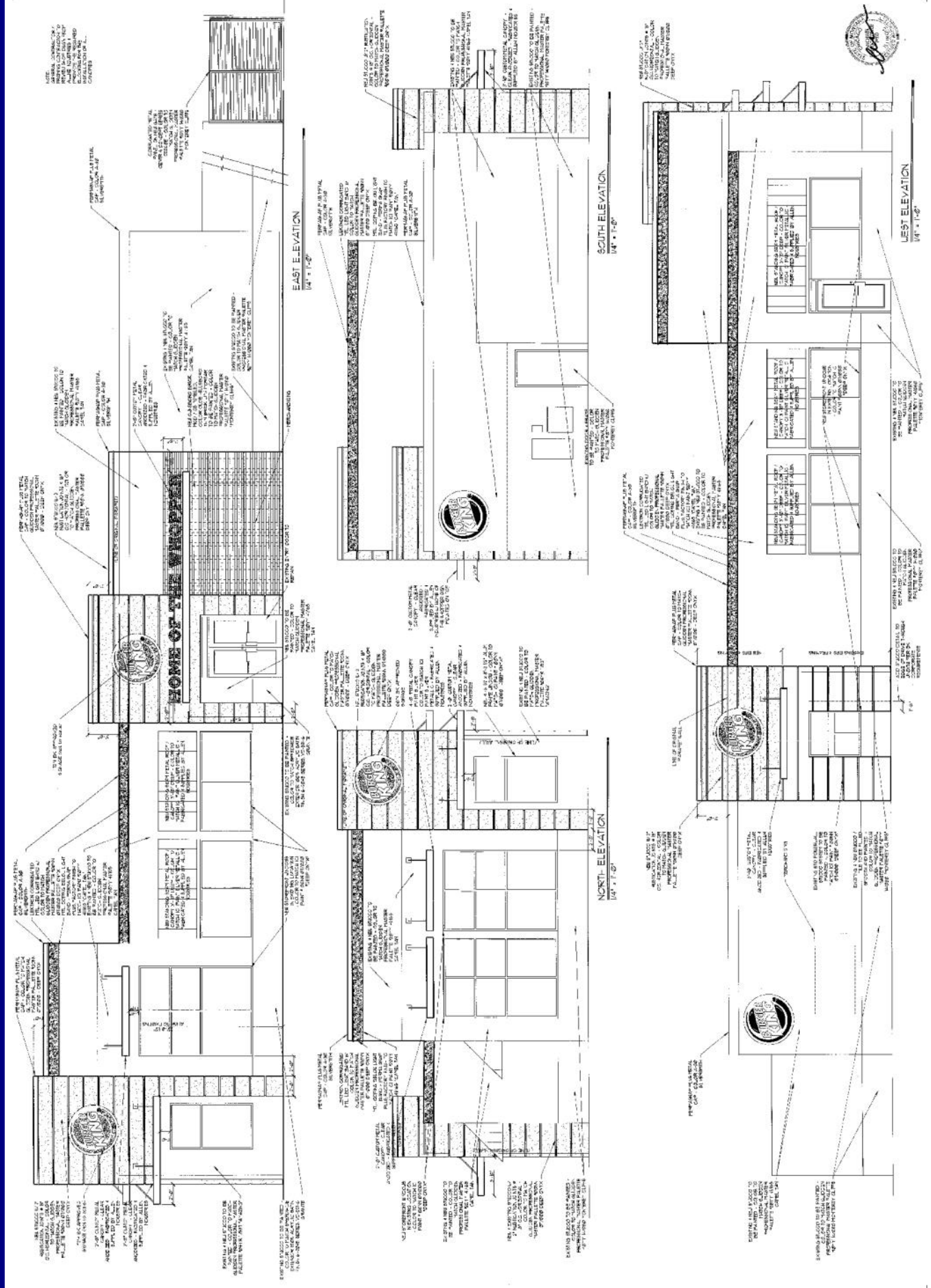


EXHIBIT G - FRANCHISE DEVELOPMENT SCHEME



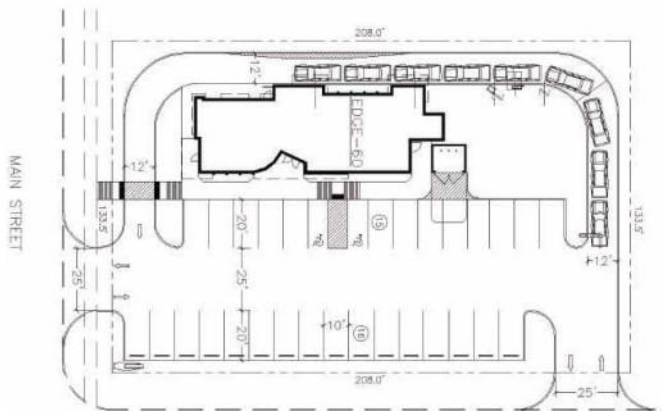
FREE STANDING



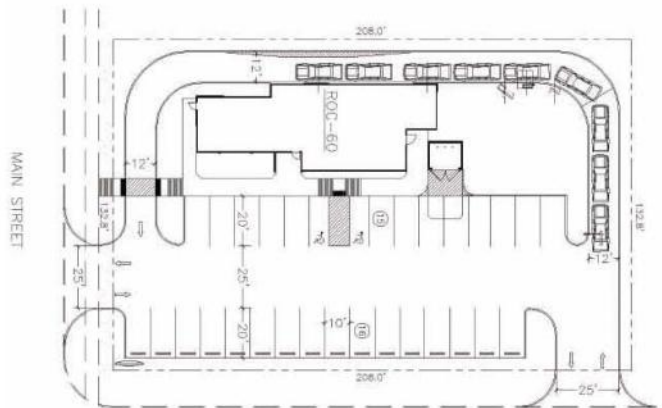
The BURGER KING® brand's signature prototype.

Scalable Prototype

- Variety of Layouts
- Multi-Exterior Enhancements



PRIME AVENUE



PRIME AVENUE

Site Criteria

- Lot size: min 20,400 sq. ft.
- Building area: 2,000 to 3,500 sq. ft.
- Parking 25 - 40 +
- Seating 40 - 80

Preferred Attributes

- Preferred A sites
- Signalized corner, mall/out parcels/freeway locations
- High visibility, full movement access, maximum signage
- Traffic: 25,000 plus ADT
- Population 30,000 plus within trade area



For More Information - BeYourOwnKing.com

EXHIBIT F-1 - SITE PHOTOS



SOUTH ELEVATION



EAST ELEVATION

EXHIBIT F-2 - SITE PHOTOS



NORTH ELEVATION



WEST ELEVATION