

# DESIGN REVIEW BOARD

January 14, 2013

**Case Number**

DRB2013-01

**Applicant**

CFT Developments, LLC

**Property Owner**

HD Development of  
Maryland, Inc.

**Representative**

Lupe Sandoval—CRM  
Architects and Planners,  
Inc.

**Property Location**

1500 Market Place Drive,  
Northeast corner of  
Home Depot Parking Lot

**Requested Action**

Design Review of a new  
commercial restaurant

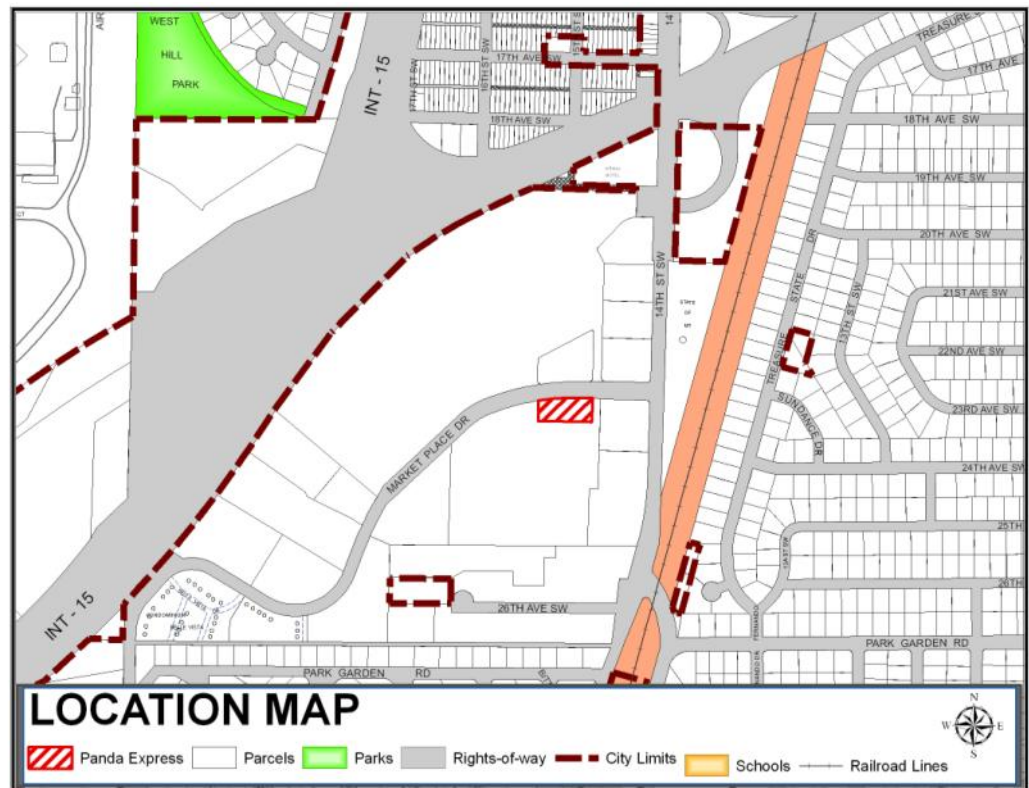
**Recommendation**

Approve design with con-  
ditions

**Project Planner**

Jana Cooper

## PANDA EXPRESS RESTAURANT 1500 MARKET PLACE DRIVE



### Project Description

The applicant is proposing construction of a new restaurant in the northeast corner of the existing Home Depot parking lot, located at 1500 Marketplace Drive. The condition of the existing Home Depot Center's site is maintained with parking and manicured landscaping. The new 2,210 s.f. Panda Express Restaurant will complement the shopping center by utilizing a design and materials consistent with the existing buildings.

### Background

- Legal Description: Lot 1-A, Block 2, Great Falls Market Place Subdivision, Section 15, T20N, R3E, P.M.M., Cascade County Montana
- Property Area:  $\pm$  31,317 s.f.
- Property Zoning: C-2 General Commercial

## Project Overview

### **New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings**

The applicant intends to build a new restaurant, Panda Express, in the existing Home Depot parking lot located in the Market Place Development. The primary vehicular entrances to the proposed restaurant are from two common driveways east and west of the subject property. The eastern access is an existing access and utility easement and the western access will be granted through an access agreement between the property owners.

The primary façade is the western façade, oriented toward the parking lot. The Land Development Code (LDC) recommends that the primary entrance be focused toward the public street. In this case, a secondary façade faces Market Place Drive, where design elements and façade treatments create a visually appealing street facade. The drive-through wraps around the building along the southern, eastern and northern facades. The drive-through window is located on the east façade. The LDC recommends that a drive-through should not be located on the northern portion of a site. Staff encourages the applicant to work with the City Engineer to ensure that there is positive drainage in the drive-through area to discourage the formation of ice. The northwest corner of the building is accented by a floor to ceiling glass wall with a mural of a panda installed on the interior face of the glass. The north and west facades also incorporate a bamboo accent element made of painted aluminum pipes. A rendering of a typical restaurant has been included in this report. The architectural features of the building are consistent and are carried throughout all sides of the building. The design includes EPIS as the primary building material with glass, building accent tile, aluminum composite and stone veneer used to contrast and accent portions of the building.

The design includes a patio area which seats 20 and may be used as weather permits. The patio is surrounded by six small planter boxes and covered by a large outdoor umbrella. Staff was concerned that the umbrella may be a hazard in the strong Great Falls winds, but has been told by the applicant that they intend to provide a footing on the umbrella that will meet wind load capacity of the area.

The applicant is commended for providing a CMU trash enclosure, painted to match the building, in the northwest corner of the site. Given the prominent location of the enclosure along Market Place Drive, Staff encourages the applicant to place additional landscaping in this area to help buffer the enclosure from the street. The ground based mechanical equipment, on the south portion of the building, will be painted to match the building. In addition, a transformer located in the landscaped bed south of the building will be buffered by additional landscaping to help screen the equipment. Roof top mechanical equipment will be screened by the parapet wall.

The design team will provide a color palette at the Design Review Board meeting.

### **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 design team has provided a site plan showing the conceptual parking layout. They are proposing 38 parking stalls, two of which will be ADA accessible. The required parking for the project is 31 spaces.

The applicant has provided an outdoor lighting plan which appears to meet the intent of the Land Development Code.

The applicant is proposing to leave the existing landscaping in the boulevard of Market Place Drive and on the east property line adjacent to the access drive. LDC 17.44.3.030 C requires that vehicular use areas be mounded a minimum of 6 inches above the height of the vehicular use area. The plans that were submitted as a part of this application do not have spot elevations noted on the plans for the existing grade, but it would appear this provision is being met. The existing sidewalk will remain adjacent to Market Place Drive. New landscaping is proposed in the parking lot and around the new building. Title 17.44.3.030(F), Foundation planting requirements, requires that 20% of each façade has foundation planting. Planter boxes are shown on the rendered plan, but there is no planting in this area noted on the landscape plan. Staff recommends the applicant install additional landscaping in the existing streetscape, east of the proposed building. The planting in this area will help to buffer the building and drive-through lane from the access driveway and will meet the intent of the code requirement to install foundation planting. Staff encourages the applicant to apply for a Design Waiver for the foundation planting area. The remainder of the proposed landscaping meets the requirements of the Land Development Code.

The applicant is not proposing any freestanding or monument signage, but will have signage located on the building as well as directional signage and a menu board for the drive-through. The proposed signage for the restaurant will be reviewed under a separate application.

The turning radius into the drive-through approaching from the east access road is a very tight radius and does not appear to meet AASHTO recommended minimum interior turning radius dimension. This situation may cause conflicts between traffic exiting the drive-through and traffic seeking to enter the drive-through. Staff is working with the applicant to look at this configuration to determine if there are possible improvements that can be made to facilitate traffic movements. Finally, Staff encourages the applicant to coordinate the re-installation of the Stop sign that is missing from the east access driveway and Market Place Drive.

### Summary

The construction of the new commercial restaurant is compatible with nearby properties, neighborhood character, and natural features. The redevelopment of the subject property from a parking lot to the proposed restaurant promotes street activity and provides a new business opportunity in Great Falls. Staff supports approval of this application.

### Suggested Motion

#### 1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Panda Express Restaurant, as shown in the conceptual development plans contained within this report and provided by the project property Owner’s Agent, subject to the follows conditions:

- ◆ 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.
- ◆ 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.
- ◆ The Design Review Board recommends that the applicant consider adding landscaping around the dumpster enclosure to provide a visual buffer between the enclosure and vehicular use areas.
- ◆ The applicant shall meet the provisions of Title 17.44.3.030 I (Foundation Planting Requirements) or file for a Design Waiver where the intent of the Code can be met by installing landscaping in alternate areas.
- ◆ The Design Review Board recommends that the applicant work with the shopping center owner to address the replacement of the Stop sign at the corner of the East Access Drive and Market Place Drive.
- ◆ The Design Review Board recommends the applicant work with the shopping center owner to develop an access agreement for the western access to the site.
- ◆ The Design Review Board recommends the applicant review the drive-through entrance configuration to determine if there are possible improvements that can be made to facilitate traffic movements.
- ◆ The Design Review Board approval is subject to the applicant applying for and receiving approval for an amended plat of the subject property which creates the subject lot.

#### 2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineer  
 Patty Cadwell, Neighborhood and Youth Council Coordinator  
 Todd Seymanski, City Forester  
 Michael Cadell, CFT Developments, LLC, Michael.Cadell@PandaRG.com  
 Lupe Sandoval, CRM Architects & Planners, lupes@crmarchitects.com

## EXHIBIT A - APPLICATION

CITY OF GREAT FALLS  
 PLANNING & COMMUNITY DEVELOPMENT DEPT.  
 P.O. Box 5021, GREAT FALLS, MT, 59403-5021  
 406.456.8430 • WWW.GREATFALLSMT.NET

Submittal Date: \_\_\_\_\_  
 Application Number \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

Panda Express Restaurant

Name of Project / Proposed Use:

CFT Developments, LLC

Owner Name:

1683 Walnut Grove Avenue Rosemead, CA 91770

Mailing Address:

(626) 799.9898

Michael.Cadell@PandaRG.com

Phone:

Email:

Lupe Sandoval- CRM Architects & Planners, Inc.

Representative Name:

5921 Folsom Boulevard Sacramento, CA 95819

Mailing Address:

(916) 451-1500

LupeS@crmarchitects.com

Phone:

Email:

## PROJECT LOCATION:

1500 Market Place Drive, Great Falls Mt.- to be a freestanding restaurant and part of existing Home Depot Center.

Site Address:

31,317 S.F.

2,210 S.F.

Sq. Ft. of Property:

Sq. Ft. of Structure:

## LEGAL DESCRIPTION

Part of Lot 1 Block 2

Section 15, (SW 1/4)

Township 20 North

Range 3 East, Principal Meridian Mt

Mark/Lot:

Section:

Township/Block

Range/Addition

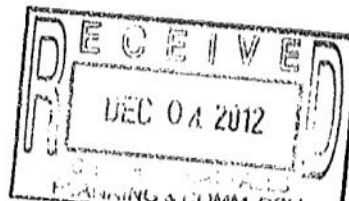
I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

Property Owner's Signature: *Peggy Toing Chong, Manager*

Date: 11/1/12

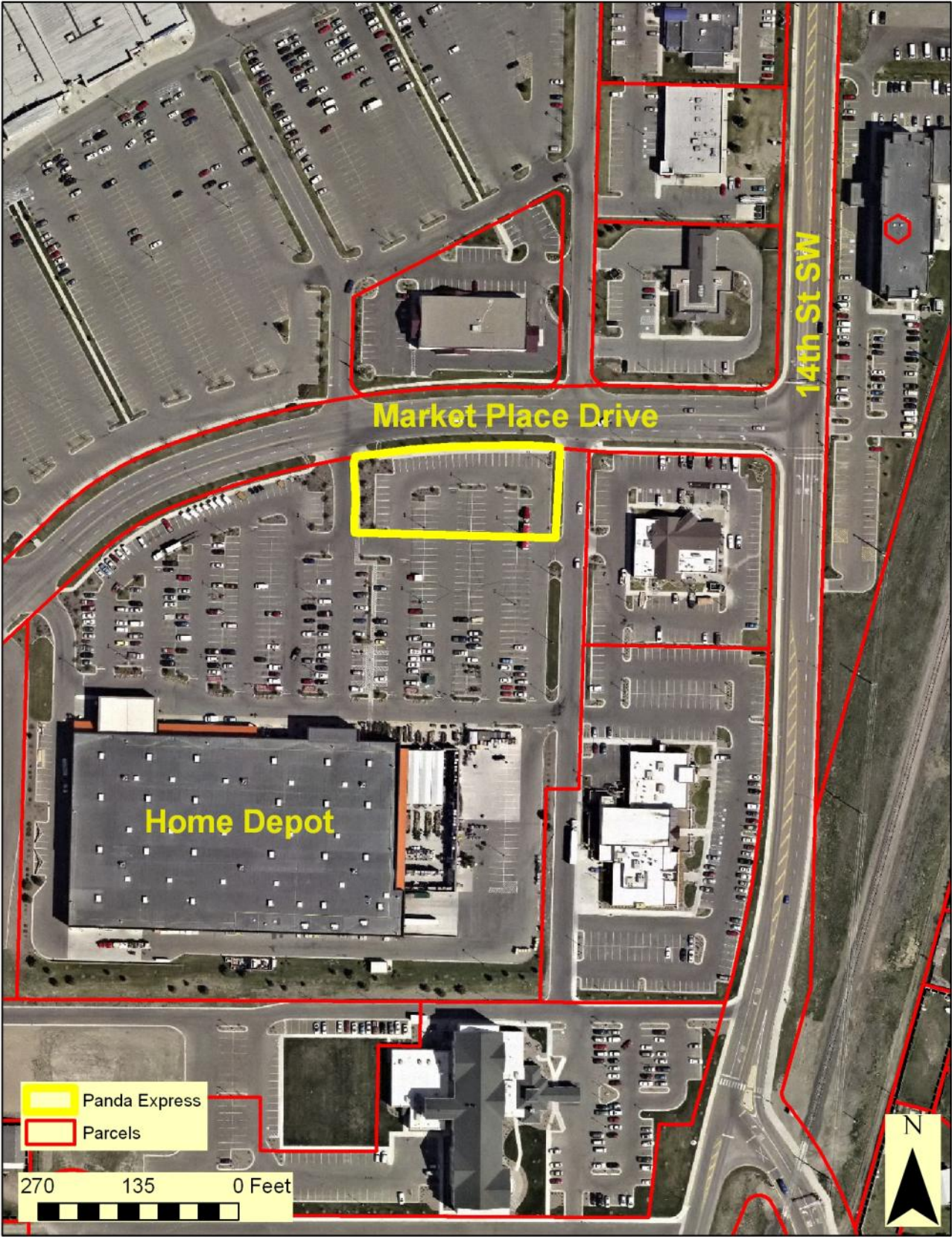
Representative's Signature: *[Signature]*

Date: 12/03/12



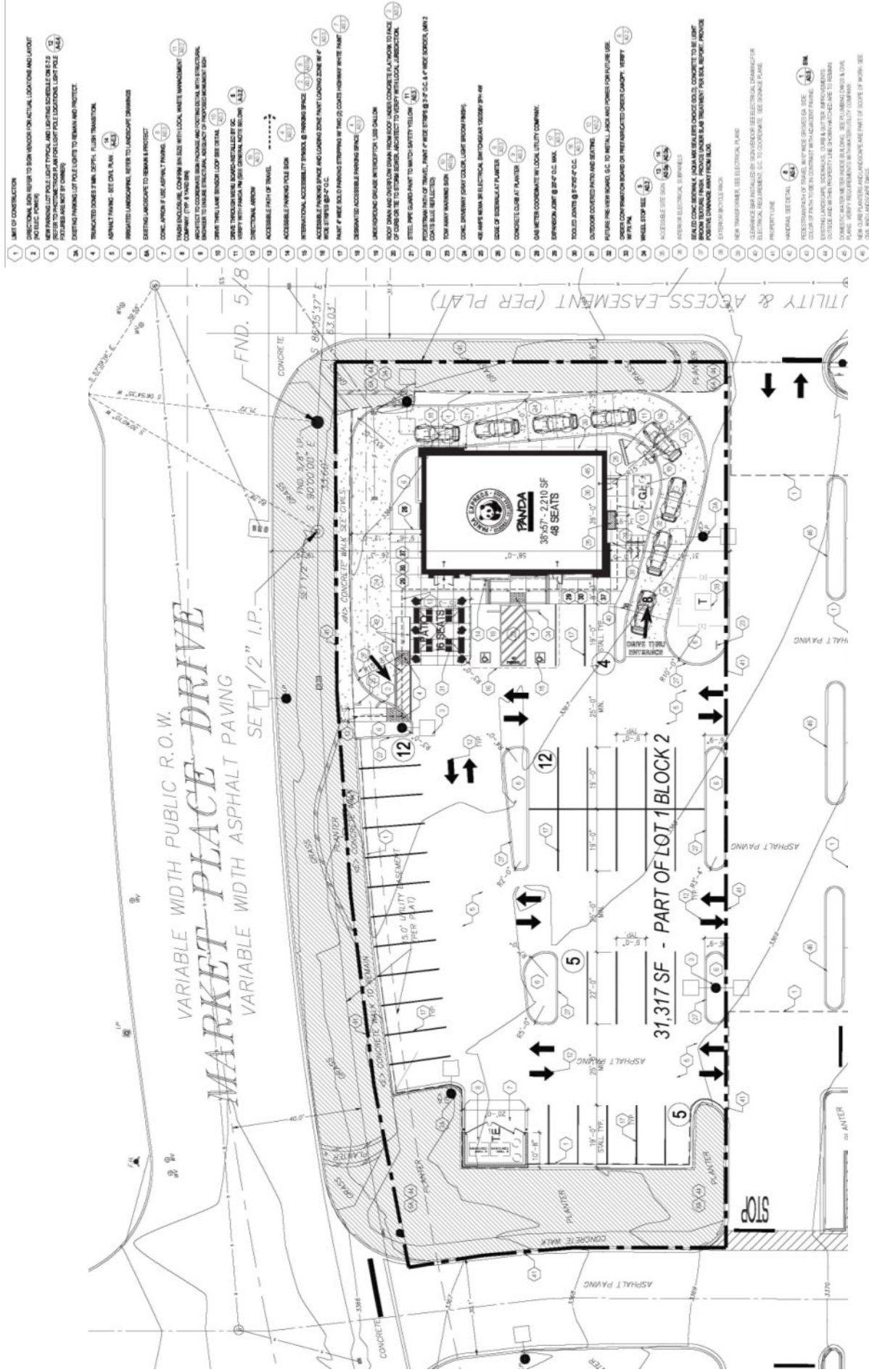


# EXHIBIT B - AERIAL PHOTO





# EXHIBIT C - PANDA EXPRESS SITE PLAN



# EXHIBIT D - PANDA EXPRESS LANDSCAPE PLAN



PANDA RESTAURANT GROUP INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.756.9699

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Express Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

[illegible]

**REMARKS:** CCM AutoLocks & Clutch Lock

PANDA PROJECT #:	SB-13-03640
ARCH PROJECT #:	CRM 1228.1
DATE:	11/19/12

**ROD SCACALOSI**  
**LANDSCAPE ARCHITECT**  
717-260-8992  
rscac@roscacalosi.net  
rscacalosi.com

STUDY

"MARKET PLACE DRIVE  
HOME DEPOT CENTER"

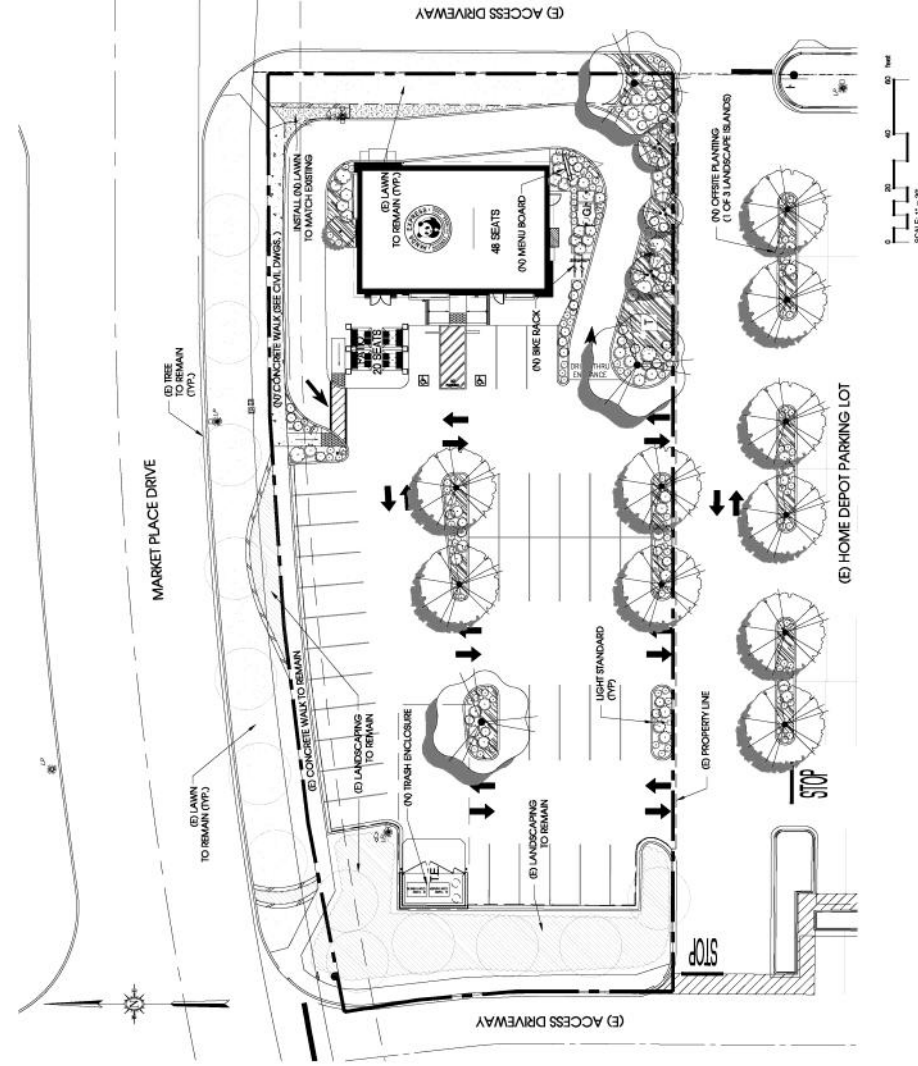
1500 MARKET PLACE DRIVE  
GREAT FALLS, MT 59404

Penttilä, M. Hägglund &amp; Forsyth

L-1

PRELIMINARY LANDSCAPE PLAN

PLANNING SUBMITTAL



## PLANT SCHEDULE

STY	ROTORAL NAME / COMMON NAME	CONT
3	<i>Acer tartaricum</i> Pottien Perfect / Pottien Perfect Tartarian Maple	15 gal
3	<i>Gleditsia inaequalis</i> Impocote TM / Impocote Honeylocust	15 gal
10	<i>Tilia cordata</i> Greenapple / Greenapple Ulfablad Linden	15 gal
STY	ROTORAL NAME / COMMON NAME	CONT
48	<i>Berberis thunbergii</i> Concord / Japanese Barberry	5 gal
9	<i>Cornusnegundo</i> Luddias / Shiny Cornusnegundo	5 gal
129	<i>Potentilla fruticosa</i> Mango Tango / Shrubby Chokecherry	5 gal
40	<i>Spiraea x bumaldii</i> Darts Red / Darts Red Spiraea	5 gal
1	<i>Syringa x hybridissima</i> Proctorhoris / Proctorhoris Lilac	5 gal
8	<i>Syringa x radiata</i> TM / Fairy Duet	5 gal
STY	ROTORAL NAME / COMMON NAME	CONT
206	<i>Juniperus horizontalis</i> Wilcox / Blue Rug Juniper	1 gale 507 cc
277 #	Turf / Lawn to match existing	soil

## GENERAL NOTES

1. All landscape planting areas shall receive a uniform 2"-3" layer of mulch top dressing.

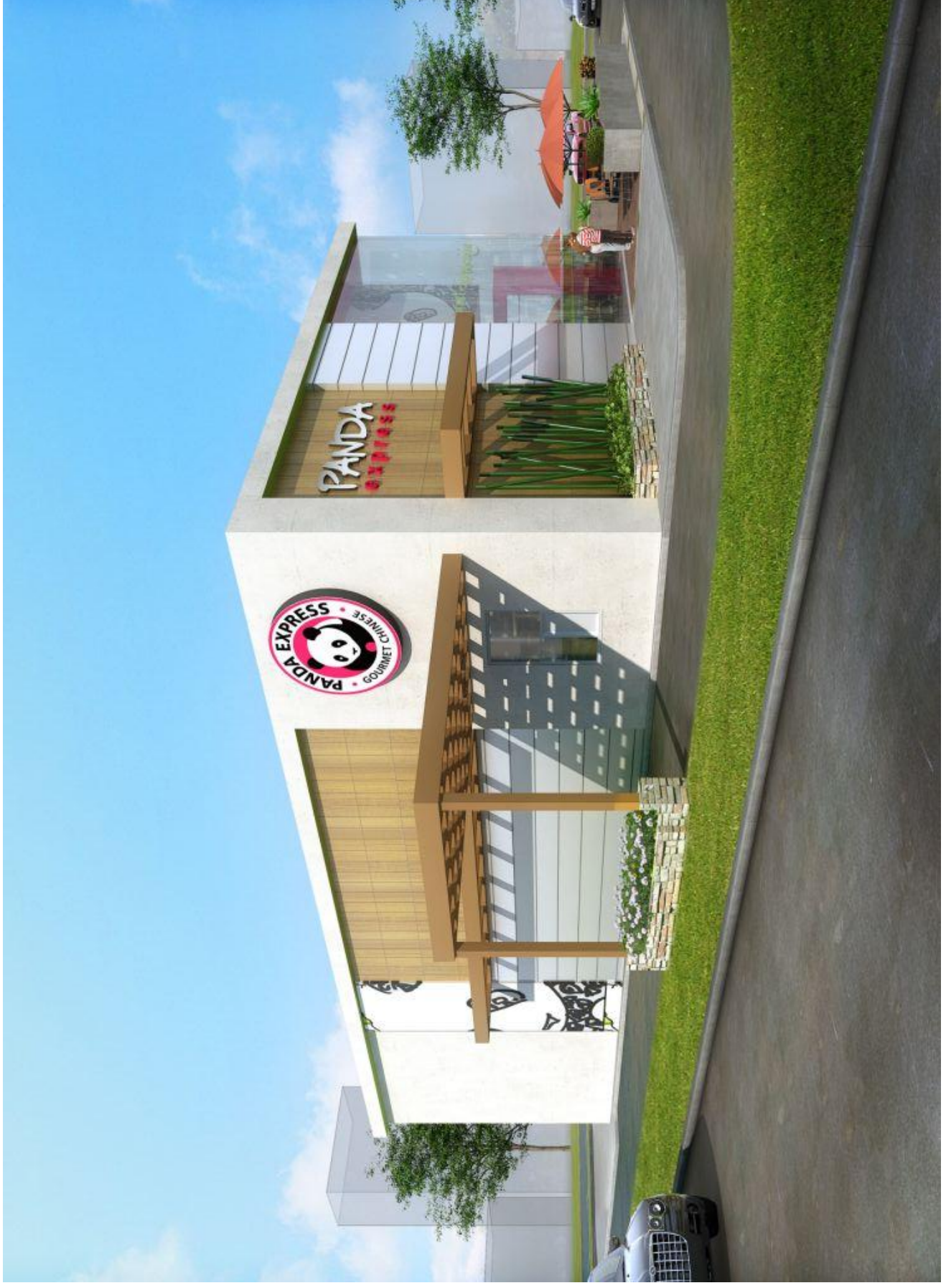


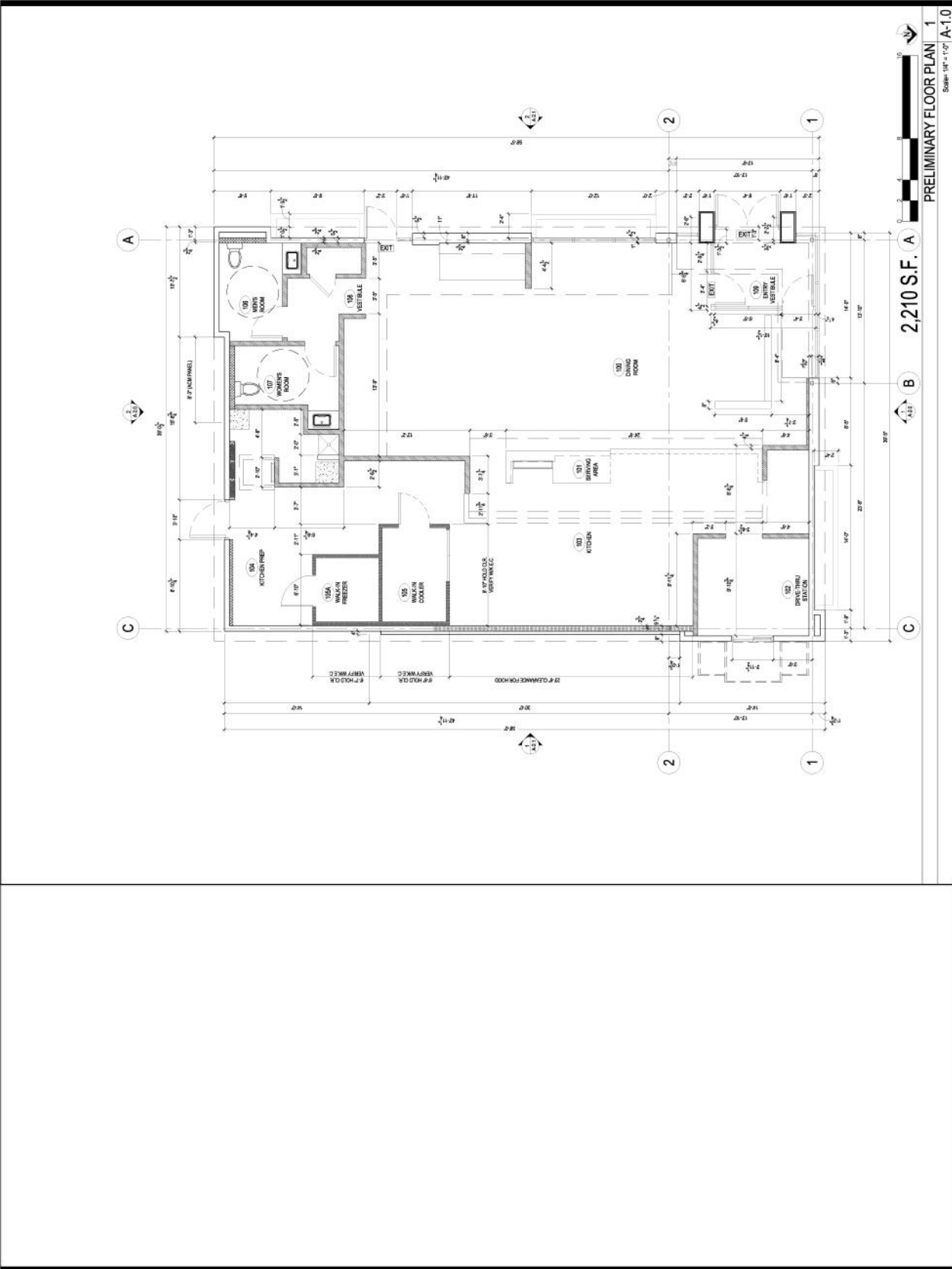
# EXHIBIT E - PANDA EXPRESS BUILDING RENDERING





# EXHIBIT F - PANDA EXPRESS BUILDING RENDERING





PANDA RESTAURANT GROUP INC.  
1803 Wind Grove Ave.  
Folsom, CA 95630  
Telephone: 916 709 0066  
Fax: 916 709 0066

All items, designs, and materials are the property of Panda Express Inc. and are not to be used for any other purpose without the written permission of Panda Express Inc.

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ISSUE DATE:

DESIGNED BY: CRM Architects & Planners, Inc.

PANDA PROJECT # 88-13-0040

ARCH PROJECT # CRM 12811

CRM Architects & Planners, Inc.

3901 Folsom Blvd., - Sacramento, Ca 95819  
phone: (916) 451-1500 - fax: (916) 451-1600

STAMP



"MARKET PLACE DRIVE HOME DEPOT CENTER"

1803 MARKET PLACE DRIVE  
FOLSOM, CA 95630

PX Budget & Fresh

A-1.0

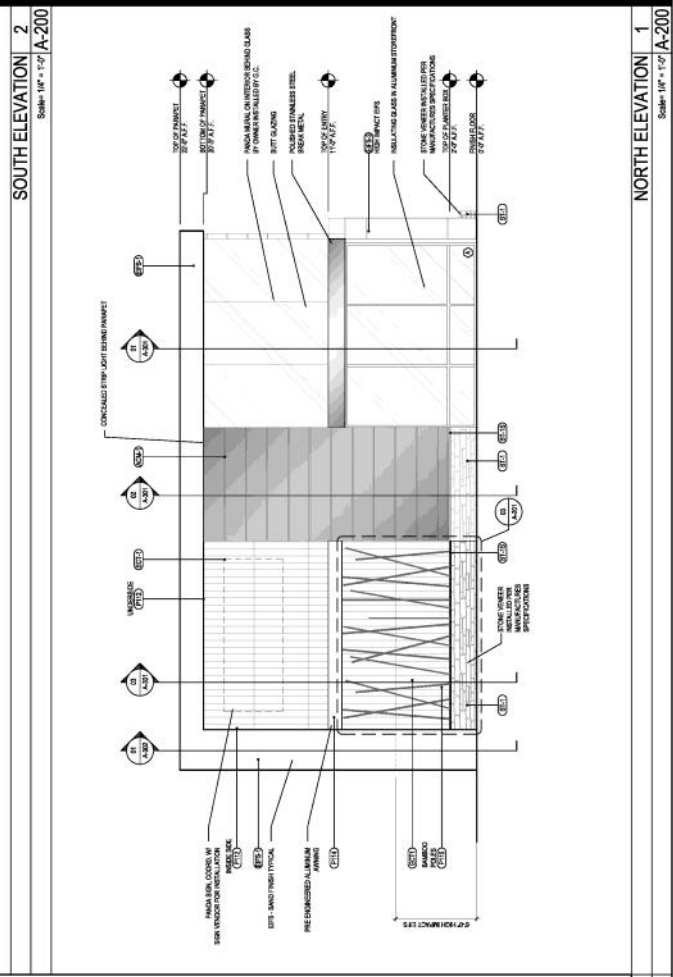
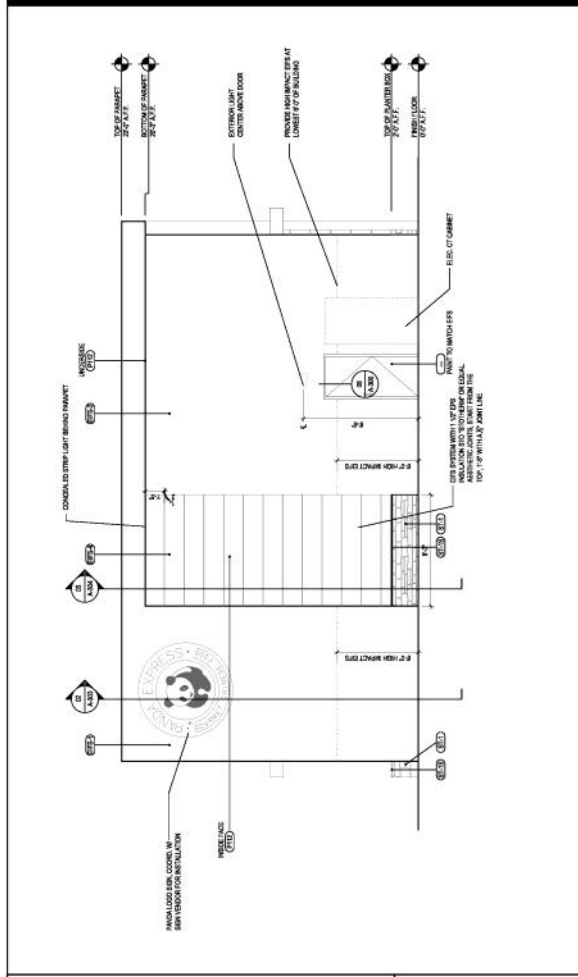
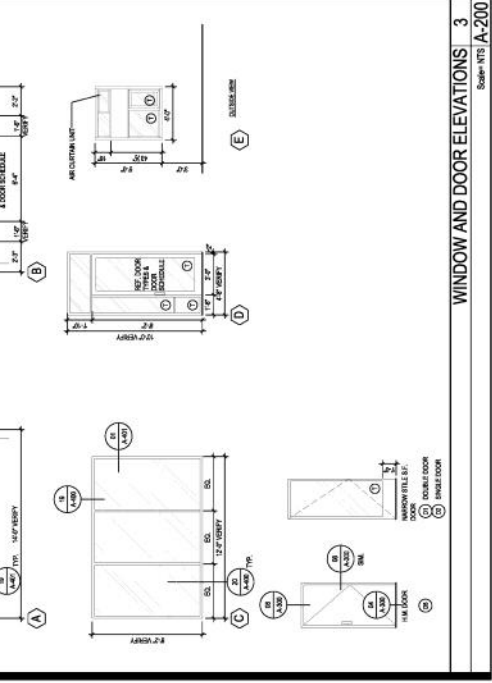
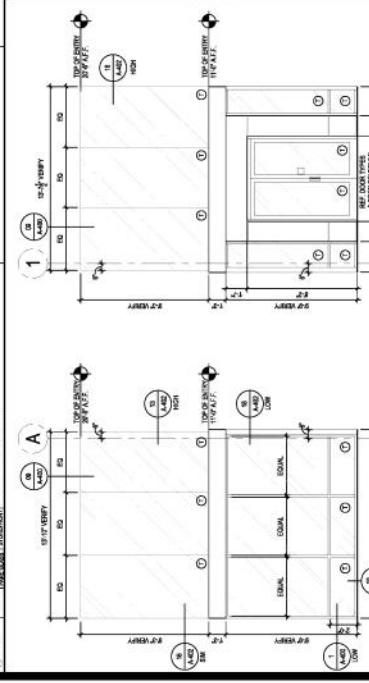
PRELIMINARY FLOOR PLAN

PLANNING SUBMITTAL DWGS



# EXHIBIT H - NORTH AND SOUTH ELEVATIONS

EXTERIOR FINISH SCHEDULE			WALLS/DOORS/CEILING
ITEM	DESCRIPTION	FINISH	NOTES
001	CONCRETE	SMOOTH	
002	BRICK	COMMON	
003	STUCCO	SMOOTH	
004	PLASTER	SMOOTH	
005	PAINT	FLAT	
006	PAINT	SEMI-GLOSS	
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PANDA RESTAURANT GROUP INC.  
1600 Walnut Grove Ave.  
Rosemead, California 91770  
Telephone: (626) 277-5000  
Fax: (626) 277-5000

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ISSUE DATE: \_\_\_\_\_

Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

CRM Architects & Planners Inc.  
3027 Palmer Blvd., Sacramento, CA 95819  
Phone: (916) 431-1500 Fax: (916) 431-1600



"MARKET PLACE DRIVE HOME DEPOT CENTER"

A-200  
EXTERIOR ELEVATIONS  
PLAN CHECK SUBMITTAL DWG





## EXHIBIT J - SITE PHOTOS



View South toward subject property with Home Depot beyond



View West down Market Place Drive toward subject property