

DESIGN REVIEW BOARD

March 11, 2013

Case Number

DRB2013-4

Owner/Applicant

Corporation H LLC

Applicant Representative

Hessler Architects
Dell Trost

Property Location

1120 9th Street S
Neighborhood Council
#6

Requested Action

Design Review for an
exterior renovation to an
existing hotel

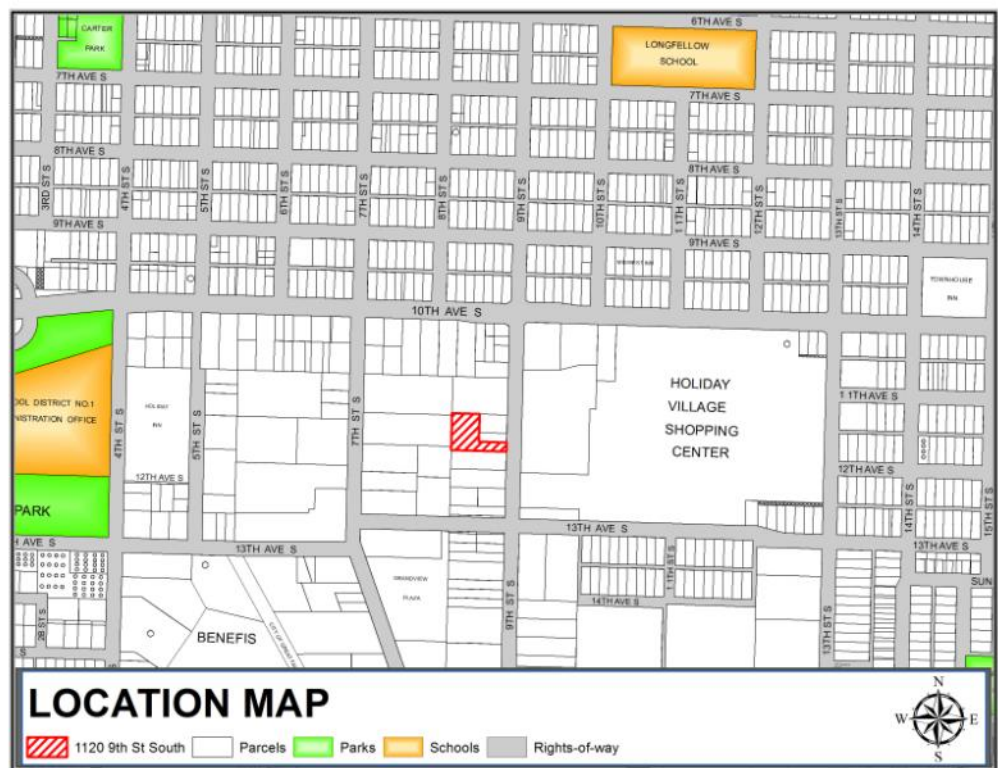
Recommendation

Approve the submitted
design with conditions

Project Planner

Wendy Thomas

COMFORT INN 1120 9TH STREET SOUTH



Project Description

The applicant is proposing an exterior renovation and 875 s.f. addition to an existing hotel located on the east side of 9th Street South.

Background

- Legal Description: Lot 10, Block 2, Great Falls 15th Addition
- Parcel Area: 37,500 s.f.
- Property Zoning: C-2 General Commercial
- Building Size: 10,500 s.f., footprint

Project Overview

A hotel was constructed on this site in 1992. As a part of the approval, a variance for on-site parking was granted in conjunction with approval of a cross parking/access agreement.

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 stated that the building will have an 825 s.f. addition to the south end of the building to accommodate a breakfast area for guests. In addition, the building will be re-roofed, painted and decorative columns and stone wainscoting will be added to the building. The applicant stated that a materials board will be brought to the Design Review Board meeting. The stone veneer is only being added to the east façade, with a slight wrap around on the north and south facades. The building will be painted in a neutral palate that will be consistent with the surrounding architecture.

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. The landscaping on the property does not currently meet the requirements of the LDC. In fact, the landscaping installed as a part of the original development has not been maintained and much of it has died and been removed. Staff has reviewed the approved landscape plans for the site which show the location of extensive planting along the east façade as well as landscaping along the property lines, including areas adjacent to the parking and ingress/egress to 9th Street South. Given the developed nature of the site, Staff recommends the applicant apply for a Design Waiver for parking lot landscaping; however, the dead and missing planting material noted on the approved plans shall be required to be replaced prior to the issuance of a certificate of occupancy for the proposed addition. Replacing the missing landscaping will significantly improve the site and meet the standard for approval of a waiver 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 proposing the addition to accommodate a new breakfast service area. The modification will not result in the need for additional parking. The applicant is not showing any new mechanical equipment on the elevations or the site plan; however the applicant has not confirmed if additional equipment will be needed or installed.

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 features added to the primary street façade (east) 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 9th Street South 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.

Staff wishes to take this opportunity to inform the applicant and the owner that the pole sign currently located on the site is a legal non-conforming sign. Per Title 17.64.040, Nonconforming signs, the sign may remain in place until December 15, 2015, after which time the sign will need to be replaced by a sign that meets the requirements of the sign code.

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 the Comfort Inn located at 1120 9th Street 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 shall install the missing landscaping throughout the site, per the approved landscape plans, per Title 17.44.1.030 (B).
- D. The Design Review Board recommends the applicant apply for a Design Waiver, per Title 17.16.20.010, to request the vehicular use areas landscaping requirements per Title 17.44.3.030 (A) and (B) not be required to be installed if they exceed the requirements of the previously approved landscape plan for the site.

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

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

Submittal Date: _____
 Application Number _____

DESIGN REVIEW BOARD APPLICATION

Comfort Inn Addition

Name of Project / Proposed Use:

Corporation H

Owner Name:

1120 9th Street South, Great Falls, MT 59405

Mailing Address:

406-870-1529

Phone:

mrte.joe@gmail.com

Email:

Hessler Architects

Representative Name:

#12 6th Street South, Great Falls, MT 59401

Mailing Address:

406-727-2757

Phone:

hesslerarchitects@att.net

Email:

PROJECT LOCATION:

1120 9th Street South, Great Falls, MT 59405

Site Address:

37,500 sf

Sq. Ft. of Property:

Motel: 10,020 sf Addition: 875 sf

Sq. Ft. of Structure:

LEGAL DESCRIPTION

10	10	2	Fifteenth Addition
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.

Chanda Horner

Property Owner's Signature:

2/22/13

Date:

W. R. Q.

Representative's Signature:

2/22/13

Date:

EXHIBIT B - AERIAL AND STREET VIEW

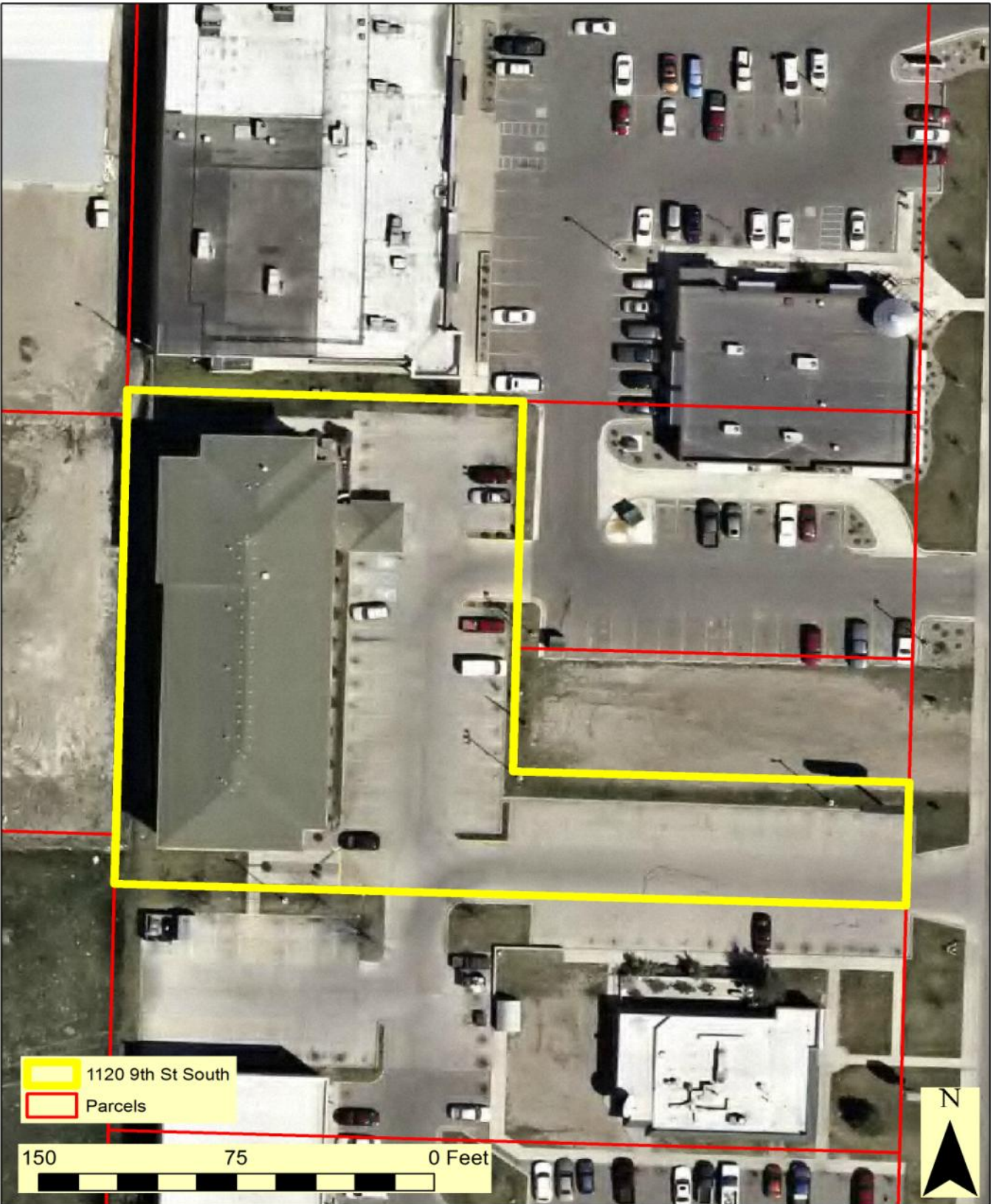
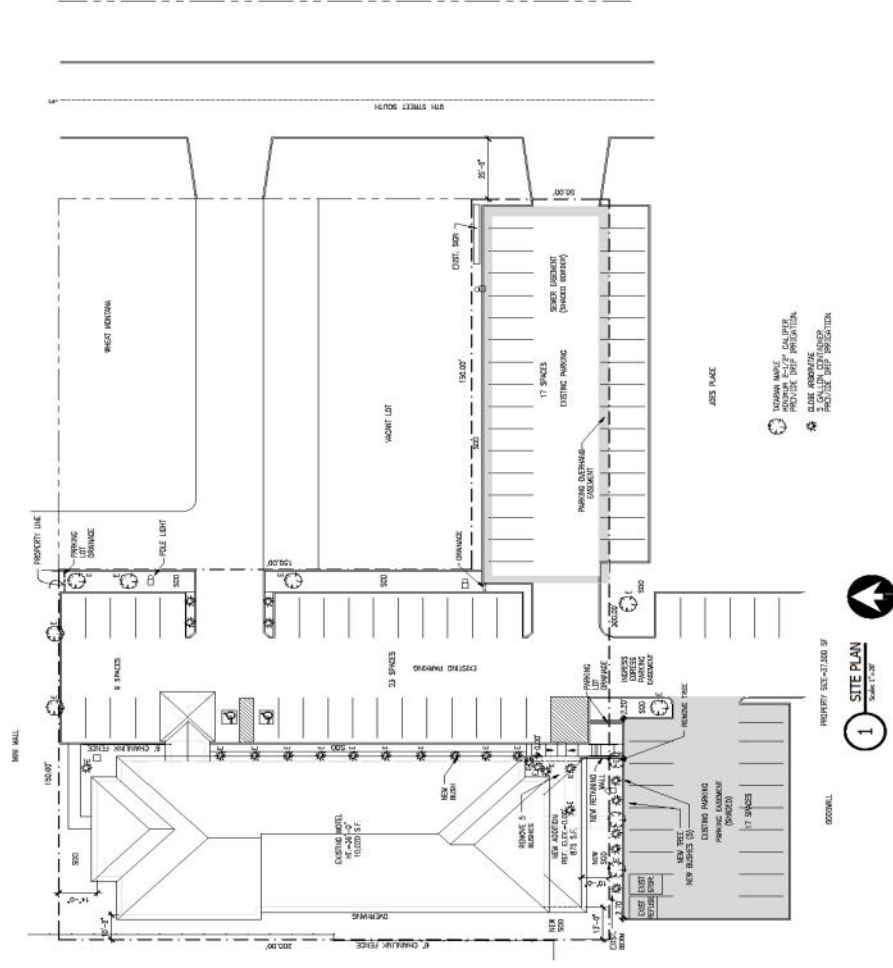


EXHIBIT C - SITE/PARKING PLAN



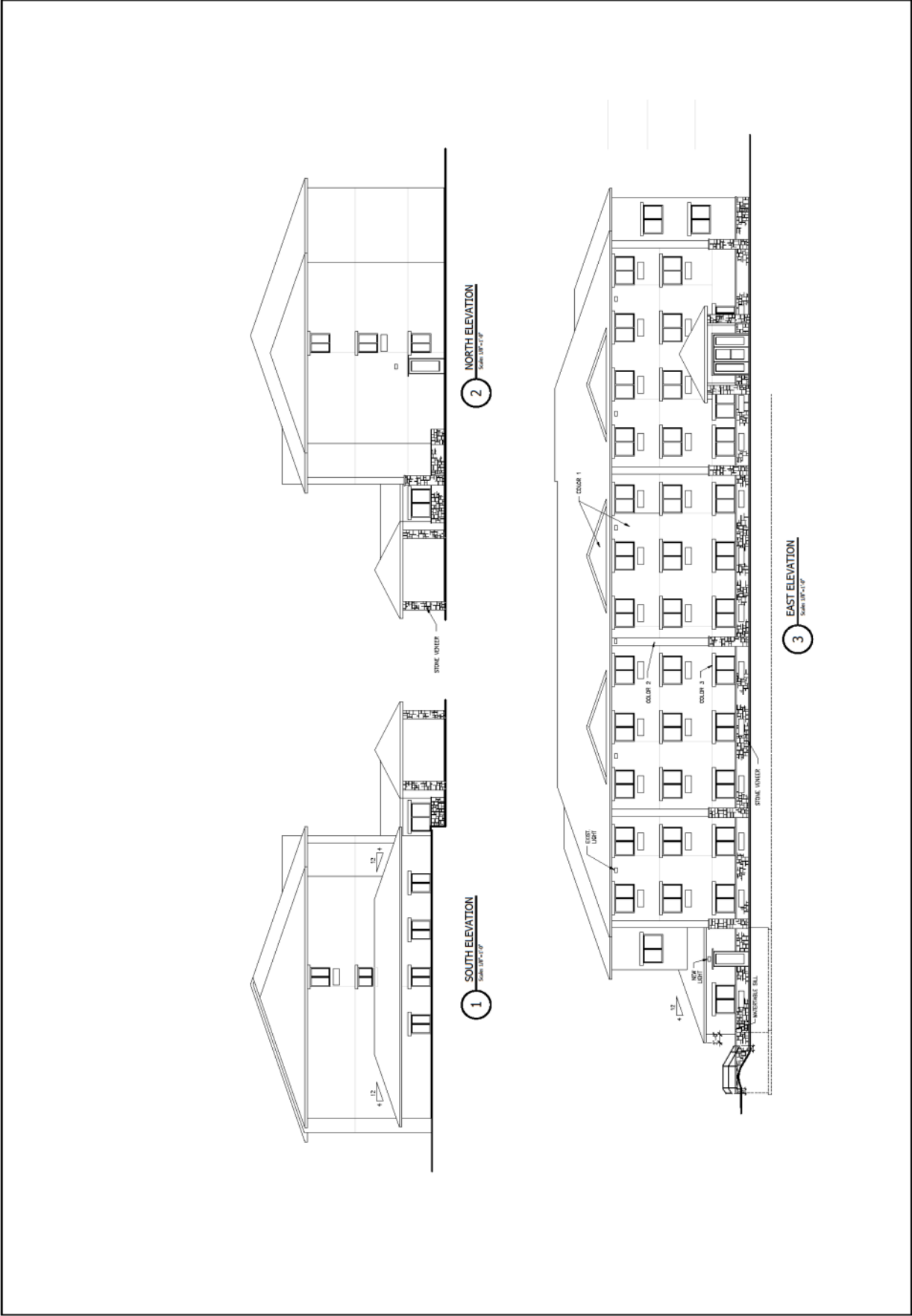


EXHIBIT E - APPROVED LANDSCAPE PLAN

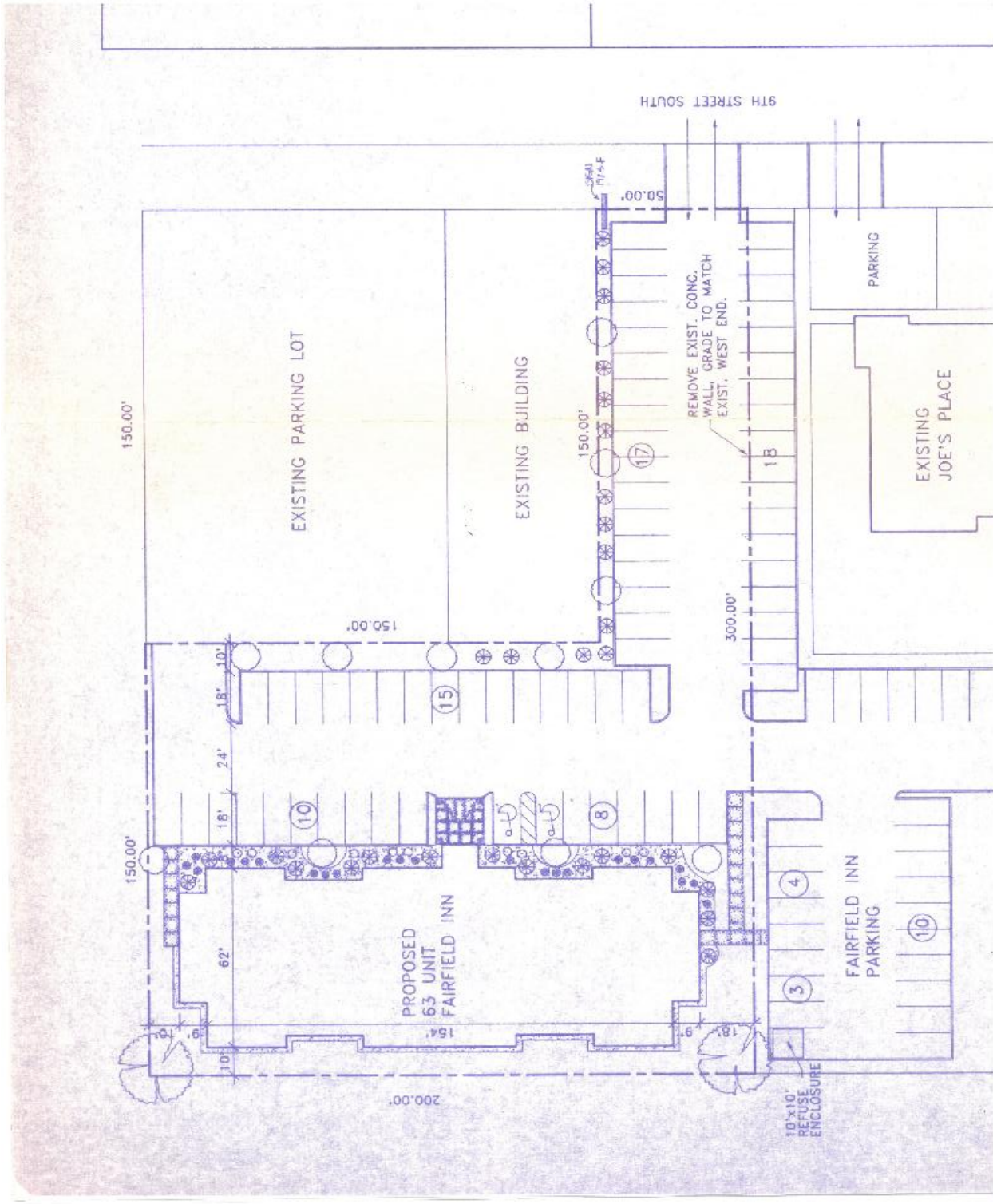


EXHIBIT F-1 - SITE PHOTOS



SOUTH ELEVATION



EAST ELEVATION

EXHIBIT F-2 - SITE PHOTOS



EAST AND SOUTH ELEVATIONS



WEST ELEVATION