

DESIGN REVIEW BOARD

April 8, 2013

Case Number

DRB2013-5

Owner/Applicant

Blue Ribbon of Montana,
LLC
Elizabeth Bruskotter

Property Location

325 Smelter Ave NE
Neighborhood Council
#3

Requested Action

Design Review for an
exterior renovation to an
existing commercial
building

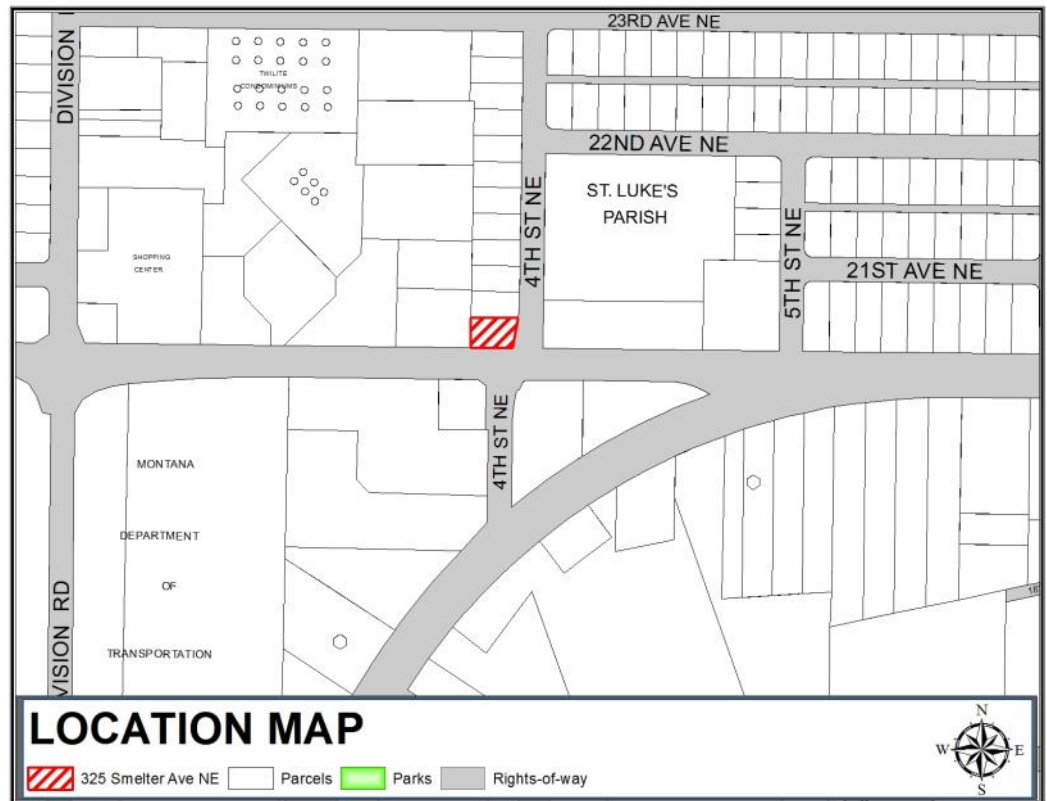
Recommendation

Approve the submitted
design with conditions

Project Planner

Jana Cooper, RLA

BLUE RIBBON OF MONTANA, LLC
325 SMELTER AVE NE



Project Description

The applicant is proposing an interior, exterior and site renovation of an existing commercial building located on the northwest corner of Smelter Avenue Northeast and 4th Street Northeast addressed as 325 Smelter Avenue Northeast.

Background

- Legal Description: Lot 3, Block 1, North Riverview Terrace Third Addition
- Parcel Area: ±8,300 s.f.
- Property Zoning: C-2 General Commercial
- Building Size: ±1,175 s.f., footprint

Project Overview

The subject property has been researched using the City's property file. There is no information in the file on when the structure was built. The building has been used for a variety of uses for a number of years, most recently as an auto repair shop. The City has received numerous complaints related to the state of the building and site in recent years and staff is favorable of the property being renovated and in beneficial use.

Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.

The proposed exterior renovations include replacement of garage doors with a window, installation of a new secure front double door, creation of a back door, patching the exterior and painting, paving the parking lot and access drives and additional concrete at the entrance to the building.

The building will be painted in blue and yellow and will have a stripe around the top with text denoting the type of merchandise being sold. The applicant stated that a color scheme for the building will be brought to the Design Review Board meeting. Exhibit 28-1 requires, "Compatibility of exterior materials and finishes with surrounding buildings. Exterior materials should be compatible with those of surrounding buildings." Staff recommends the Design Review Board review the applicant's color scheme for the building and make suggestions to ensure an attractive and compatible building. Staff is in favor of a unique color scheme for the building and suggest using colors in the same family as those proposed, but in hues that are slightly subdued from the colors provided in the application.

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 or new vehicular use areas. The proposed project does not trigger the landscaping requirements of the Commercial Buildings portion of the LDC. There is currently no landscaping on the property and there is not an approved existing landscape plan for the site. Staff has recommended the applicant consider landscaping around the parking lot and building to enhance the character of the site. The applicant has stated that they have plans to update the landscaping on the site once it is financially feasible to do so, the applicant wants an attractive lot and feels additional landscaping could increase their business.

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

The proposed use of the property will require the applicant provide a minimum of five parking spaces, one of which shall be accessible. The applicant is proposing six parking spaces and therefore meets the requirement of the code. Additionally, per code, the applicant shall be required to pave, stripe and sign the parking lot and drive aisles.

The proposed project complies with the other guidelines for design review of exterior renovations contained within Exhibit 28-1. The proposed renovation improves the exterior of the building and positively addresses the character of the site and surrounding buildings. The exterior renovation of the subject property will enhance an existing building that has been in disrepair for a number of years.

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 exterior renovation of the 325 Smelter Avenue Northeast, 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 consider color recommendations made by the Design Review Board at the meeting held on April 8, 2013.
- D. The applicant shall pave the parking area including drive aisles per City Code.

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
Elizabeth Bruskotter, 200 Russell Ranch Ln, Great Falls, MT 59405

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

Name of Project / Proposed Use:

Blue Ribbon of Montana LLC

Owner Name:

Elizabeth & Mark Bruskotter

Mailing Address:

200 Russell Ranch Ln, Great Falls, MT 59405

Phone:

Email:

406 736-5231 406-788-4138cl mtgifts@bresman.net

Representative Name:

same

Mailing Address:

Phone:

Email:

PROJECT LOCATION:

325 Smelter Ave NE, Great Falls, MT

Site Address:

9,000

1,100

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

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.

Elizabeth Bruskotter
Property Owner's Signature:

3-11-13

Date:

Representative's Signature:

Date:

EXHIBIT B - APPLICANT NARRATIVE

Blue Ribbon of Montana LLC
Elizabeth Bruskotter
200 Russell Ranch Lane
Great Falls, MT 59405



March 11, 2013

Dear Design Review Board & Jana Cooper,

Attached is our Design Review Board Application. We have requested a remodel construction permit for 325 Smelter Ave NE. A lot of work is needed for us to reopen at this location in an effort at reducing our monthly space expenses.

We have provided drawings to Charlie Sheets and some of our immediate work is on the exterior:

- replace garage doors with window
- install a secure front double door
- create a back door
- patch the exterior and paint
- put up the signs like our old space
- make parking spaces with asphalt, bumpers, & lines
- concrete needed for entry to door

After we are open, we'll probably look to hire someone that can assist me with both store sales & landscaping. At that time we can make details and provide a plan of our plantings. We want to have an attractive lot; it will increase our business and is part of the reason we choose this location. It is going to take time to create it.

As part of the Great Falls community, I appreciate your efforts at getting casinos, bars and chain stores to do a better job in our city. After looking over the last year minutes and receiving comments from other small business owners, the regulations and perception of the process is really concerning to me.

I have indicated what we can do and I think it is an improvement. We are anxious to get working and look forward to receiving the remodel permit soon. Thank you for considering our application.

Sincerely,
Elizabeth Bruskotter

A handwritten signature in black ink, appearing to read "Elizabeth Bruskotter".

EXHIBIT C - AERIAL AND STREET VIEW

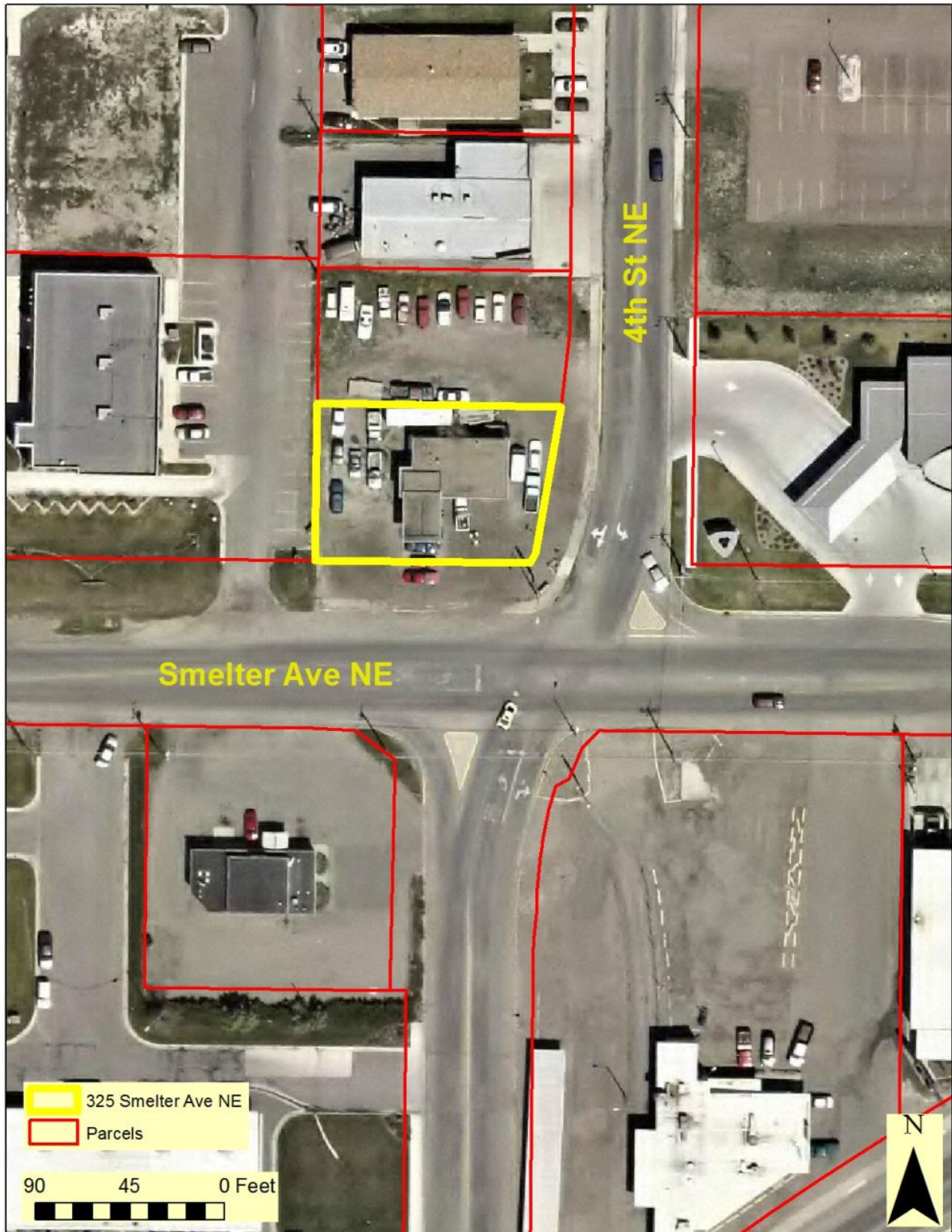
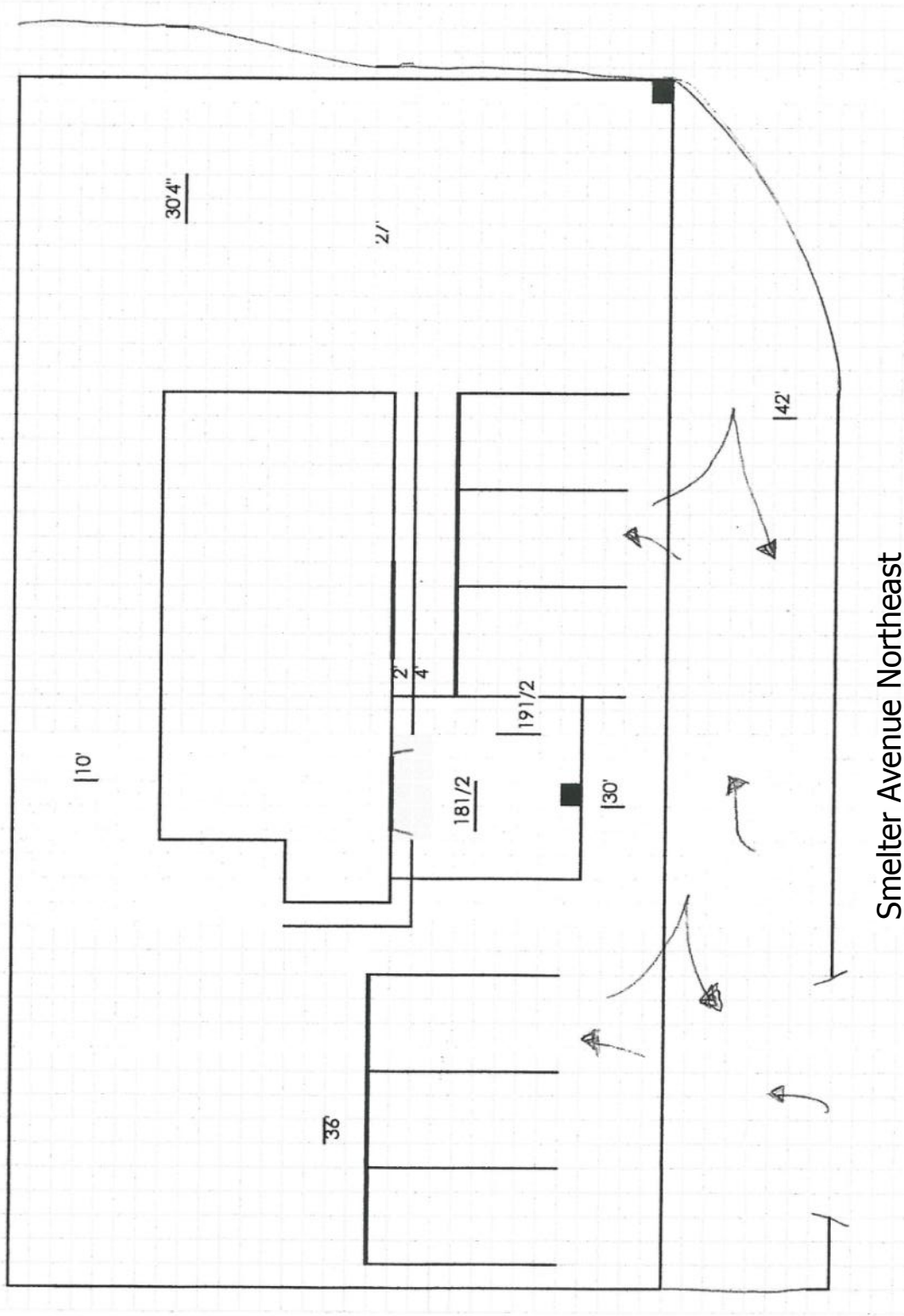


EXHIBIT D - SITE/PARKING PLAN

4th Street Northeast

Blue Ribbon of Montana LLC
325 Smelter *est 9100 sq ft*
13-Feb



Smelter Avenue Northeast

EXHIBIT E-1 - EXISTING/PROPOSED ELEVATIONS

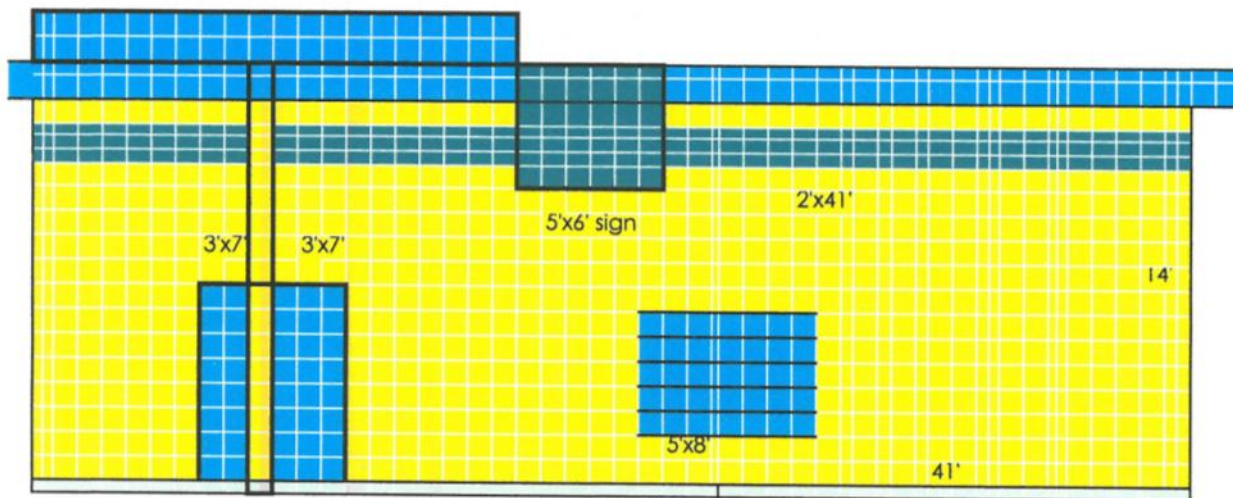


EXISTING SOUTH ELEVATION

Blue Ribbon of Montana LLC

325 Smelter

13-Feb



- = exterior paint light gold
- = exterior trim light blue
- = signs from prior store front

PROPOSED SOUTH ELEVATION

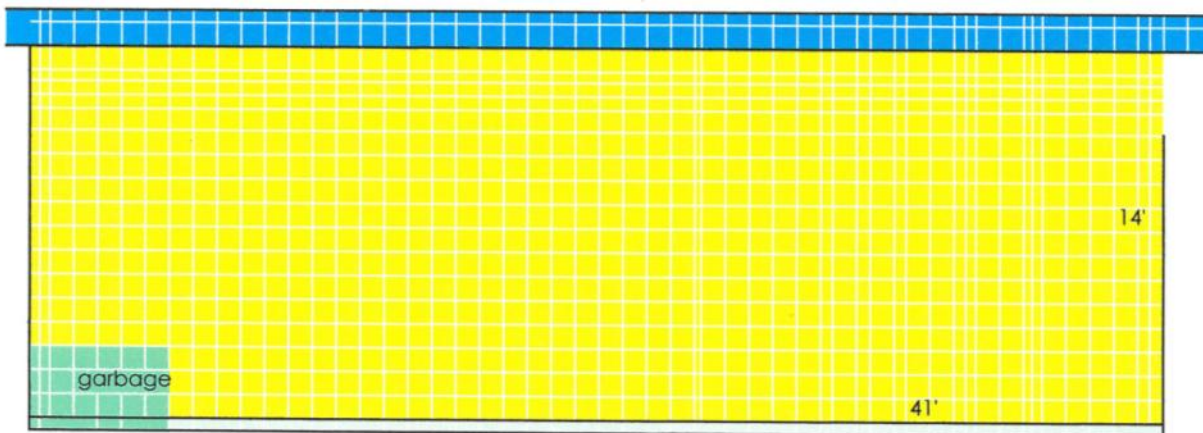
EXHIBIT E-2 - EXISTING/PROPOSED ELEVATIONS



EXISTING NORTH ELEVATION

Blue Ribbon of Montana LLC

325 Smelter
13-Feb



PROPOSED NORTH ELEVATION

EXHIBIT E-3 - EXISTING/PROPOSED ELEVATIONS

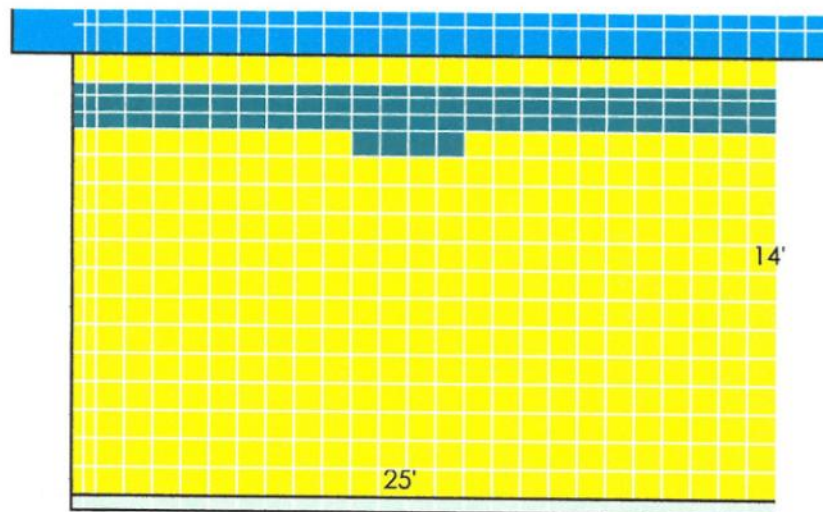


EXISTING EAST ELEVATION

Blue Ribbon of Montana LLC

325 Smelter

13-Feb



PROPOSED EAST ELEVATION

EXHIBIT E-4 - EXISTING/PROPOSED ELEVATIONS

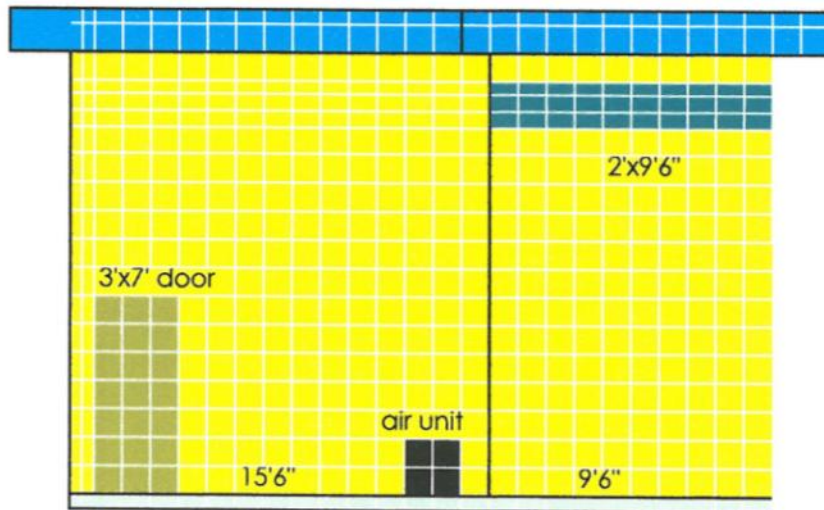


EXISTING WEST ELEVATION

Blue Ribbon of Montana LLC

325 Smelter

13-Feb



PROPOSED WEST ELEVATION