

DESIGN REVIEW BOARD

April 22, 2013

Case Number

DRB2013-3

Applicant

Tim Murphy

Property Owner

Smith George Trust

Property Location

908 14th Street South
Neighborhood Council #9

Requested Action

Design Review of a new casino

Recommendation

Approve design with conditions

Project Planner

Jana Cooper, RLA

908 14TH STREET SOUTH—NEW CASINO



Project Description

The applicant intends to establish a new casino. The existing building is $\pm 4,045$ s.f., of which approximately half will be used for the new casino. There is an existing casino - Crystal Casino - located in the north half of the building and addressed as 906 14th Street South. The space proposed for the new casino has contained several businesses in the past, including Vacuum City and Lincare, Inc. The property is located at the southeast corner of 14th Street South and 9th Street South, the building is located on the northwest corner of the site. The remainder of the site is used for vehicular circulation.

Background

- Legal Description: Lot 6 & 7, Block 781, Great Falls 16th Addition, Section 7, T20N, R3 E, P.M.M., Cascade County, Montana
- Parcel Area: 15,000 sq. ft.
- Property Zoning: C-2 General Commercial
- Street Frontages: 150 feet along 14th St S, 100 feet along 9th Ave S

Project Overview

Conformance with Title 17

The property is zoned C-2 General Commercial district, and a Casino Type 1 is permitted as a primary use when specific development standards are met. The applicant is proposing a Casino Type 1 because Casino Type 2 is limited to the C-4, I-1 and I-2 zoning districts and not permitted in the C-2 zoning district.

The proposed gaming and relocation of a full liquor license triggers the special standard provisions of the Land Development Code, 17.20.6.140. The Code states that casinos shall be reviewed by the Design Review Board for compliance with standards and guidelines for establishing a new casino.

17.20.6.140 - Casino, Type I.

A. Purpose. This section is intended to allow the location of new casinos or the relocation of existing casinos in certain zoning districts provided they meet more stringent development and appearance standards than Type II casinos. (Ord. 2950, 2007)

B. Classification. A casino shall be identified by definition in Chapter 8 of this Title.

C. Proximity to residentially zoned properties. There is no minimum distance requirement from residential uses or between casinos.

D. Proximity to other specified uses.

- 1. Casinos shall not locate within six hundred (600) feet of an education facility (K through post-secondary), worship facility, park or playground. The distance shall be measured by direct line, without regard to intervening structures or streets, between closest property boundaries; and,*
- 2. Casinos shall not locate on premises operating a sexually oriented business.*

E. Design Review Board approval. The Design Review Board shall review and approve the exterior building design and finishes; and landscaping, signage, lighting and parking plan for any new or relocated casino, or an expansion or exterior renovation of an existing casino. (Ord. 2950, 2007)

F. Special landscaping. Casinos must comply with all applicable landscaping requirements in Chapter 44 Landscaping. Additional or special landscaping requirements for Type I casinos include the following:

- 1. Minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas and foundation planting areas, shall be twenty (20) percent of the gross property area to be developed.*
- 2. Fifty (50) percent of said landscaping shall be located between the front lot line and the building.*

G. Special signage. The following signage requirements shall apply:

- 1. No freestanding signs shall be allowed.*
- 2. Wall signs shall not exceed seven and one-half (7.5) percent of the building wall area per frontage.*
- 3. No exterior or interior signage indicating any form of gaming shall be allowed to face an adjacent residential use.*

As submitted, the proposed project is in conformance with the majority of the above stated requirements of Title 17, Land Development Code. The conceptual plans meet the requirements for: purpose, classification, proximity to residential properties, and the proposed casino is not within 600 feet of education facilities, worship facilities, parks and playgrounds. The applicant is not proposing to operate a sexually oriented business at this location.

The applicant is not proposing any additions or alterations to the existing stucco structure. The building has two existing entrances on the east elevation of the building. These entries open directly onto the one-way, angled parking lot.

Over the north entrance is a wall fixture light. There is one street light on 14th Street South and one on 9th Avenue South located in the boulevard. These fixtures cast light on the driveway as well as the parking lot. The applicant has not provided any new lighting plans and this remodel does not trigger requirements of the Outdoor Lighting portion of the Land development Code.

The parking requirement for Casinos are 1 per 2.5 seats plus 1 per employee per shift. The existing casino has 20 seats and one employee per shift. The proposed casino will have the same number of seats and employees. There

are 18 required parking spaces for the two casinos. The proposed parking plan provides 19 parking stalls, including one handicap van accessible stall and aisle; and therefore meets the parking requirements.

City Sanitation Service is provided on the south side of the building.

The landscape requirements associated with a Casino, Type 1, specify 3,000 sq. ft. of on-site landscaping for a site of this size. The applicant is proposing approximately 500 sq. ft. of new on-site landscaping. The limited size and existing development on the site makes providing the required amount of landscaping infeasible. Therefore, staff is proposing the applicant apply for a Design Waiver to the landscape requirements and meet the intent of the landscape requirements by providing additional landscaping in the existing boulevards of 14th Street South and 9th Avenue South. Additionally, Staff recommends the applicant modify the proposed landscape plan to include continuous landscaping in the boulevard of 14th Street South. The enhanced boulevard planting meets the intent of the Code by providing additional landscaping to, and provide a buffer between, the casino use and the public realm.

The new casino will meet the Special Signage requirements (see 17.20.6.140 (G) on page 2). The existing casino (Crystal Casino), located in the northern half of the existing building, will remove the existing pole sign in order to bring the site into conformance with the Code.

Summary

The redevelopment of the subject property is a positive step in filling a vacant building and updating/enhancing boulevard planting along a major traffic route in Great Falls. The proposed changes improve the visual quality of the property. Staff recommends the DRB approve the application subject to the following conditions of approval:

1. Add one-way directional pavement marking arrows to the drive aisle to the east of the building.
2. Remove the casino portion of the freestanding pole sign.
3. Move the curb stops adjacent to the building back 5-feet to provide the required ADA 36-inch clear zone.
4. Meet the sign standards for all new signage on the building.
5. Paint the accessible route from the accessible van parking stall to the entrance.
6. Provide required interior landscaping or apply for a Design Waiver to meet the intent of the landscaping requirement, 17.20.6.140 F, by providing enhanced boulevard landscaping.

Based on the conditions of approval listed above, staff finds the spirit of Chapter 20 Land Use is met and supports the application and proposed plan. The proposal will be compatible with and support nearby commercial and resi-



Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of 908 14th Street South, Casino Type I, as shown in the conceptual development plans contained within this report and provided by the Owner, subject to conditions A-H as outlined in the staff report:

- 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. Add directional signage limiting the driveway to one-way traffic from 9th Avenue South to the parking in the rear; include striping in the parking lot.
- D. Remove the casino portion of the freestanding pole sign.
- E. Move the curb stops adjacent to the building back 5-feet to provide the required ADA 36-inch clear zone.
- F. Meet the sign standards for all new signage on the building.
- G. Paint the accessible route from the accessible van parking stall to the entrance.
- H. Provide required interior landscaping or apply for a Design Waiver to meet the intent of the landscaping requirement, 17.20.6.140 F, by providing enhanced boulevard landscaping.

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

CC City Engineering, Dave Dobbs
Todd Seymanski, City Forester
Patty Cadwell, Neighborhood and Youth Council Coordinator
Tim Murphy, tmmurphy55@yahoo.com

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: 4.5.13
Application Number: DRB2013-3

DESIGN REVIEW BOARD APPLICATION

Name of Project / Proposed Use:

Tim MURPHY - SMITH GEORGE TRUST

Owner Name:

PO Box 2972

Mailing Address:

406-899-1100

Phone:

TMMURPHY55@YAHOO.COM

Email:

Tim MURPHY

Representative Name:

Mailing Address:

Phone:

Email:

PROJECT LOCATION:

906/908 14th ST.S

Site Address:

15,000

Sq. Ft. of Property:

± 4,000

Sq. Ft. of Structure:

LEGAL DESCRIPTION

6 & 7

Mark/Lot:

7 TRONRSE

Section:

781

Township/Block

6F 16th

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:

Date:

4/3/2013

Representative's Signature:

Date:

EXHIBIT B - AERIAL MAP



EXHIBIT D - SITE PHOTOS

