

DESIGN REVIEW BOARD

June 10, 2013

Case Number

DRB2013-09

Representative

Woith Engineering

**Property Owner/
Applicant**

Jim Workman

Property Location

4727 2nd Ave N
Neighborhood Council
#4

Requested Action

Design Review of a new
mini-storage facility

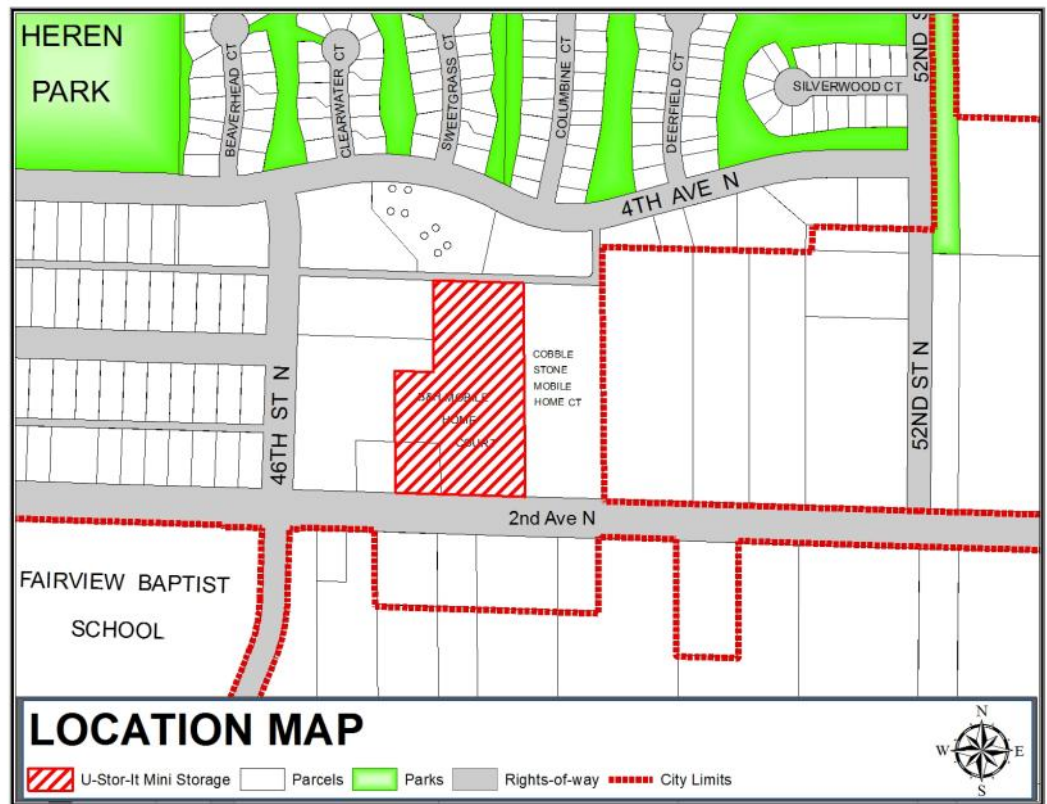
Recommendation

Approve design with con-
ditions

Project Planner

Jana Cooper, RLA

U STOR IT - MINI-STORAGE FACILITY 4727 2ND AVE N



Project Description

The owner is proposing construction of a new mini-storage facility, located at 4727 2nd Avenue North. The property is generally located north of 2nd Avenue North and east of 46th Street North.

Background

- Legal Description: Lot 3 Block 3, Heren Addition
- Property Area: ±3.6 acres
- Property Zoning: M-2 Mixed-use transitional

Project Overview

There was an existing mobile home park on the property which had long-standing violations with the City and was considered urban blight. It was purchased by the applicant in 2010, and the mobile homes were removed. In April, 2013 the City Commission approved a rezoning of the property from C-2 General Commercial to M-2 Mixed-Use transitional with a Conditional Use Permit for a mini-storage facility. A mini-storage facility is conditionally allowed in the M-2 zoning district subject to special standards (attached). The applicant has now submitted buildings plans to start construction on the proposed mini-storage facility.

There is an existing U-Stor-It mini-storage facility located in the County, east of the subject property, which is also owned by the applicant. The applicant now intends to expand the business onto the subject property. The proposed facility will be consistent in design and function as the existing facility. The management office for the proposed facility will be located on the adjacent existing facility. Photographs of the existing units are attached for reference.

The proposed mini-storage facility will consist of eight east-west rows of mini-storage buildings which will house 305 units of varying sizes. The units will be accessed by 25-35 foot drive aisles that will be paved with asphalt or concrete. The storage buildings are proposed to be constructed from split-faced concrete masonry units in a tan color. The roof will have a 4:12 pitch and with dark brown shingles; the gable ends will consist of a tan vertical ribbed siding. The mini-storage units will have a gated access located on the southeastern portion of the site off of 2nd Avenue North. The entire facility will be fenced with a six-chain link fence with three strand barbed wire on the top.

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

The proposed project meets the intent of the standards of Exhibit 28-1. Staff makes the following recommendations:

1. Outdoor Lighting. The applicant has not provided an outdoor lighting plan, if outdoor lighting is provided, it shall meet City Standards.
2. Landscaping. The Land Development Code (LDC) requires $\pm 23,384.55$ sq. ft. of landscape area for this size of site. The applicant is providing 30,061 including the storm water retention area. Additionally, the LDC requires 59 trees and 410 shrubs. In this case, staff finds that it is unreasonable due to the size, nature and use of the property to enforce the rate of plantings as required in the LDC. Staff recommends the applicant apply for a Design Waiver for the landscape requirements of the LDC and meet the intent of the code by providing the following:
 - Provide 1 tree per 35 linear feet in the boulevard/planting area adjacent to 2nd Avenue North (10 trees) plus 1 tree at the western end of southerly row of mini-storage units.
 - Provide 7 shrubs per 35 linear feet in the boulevard/planting area adjacent to 2nd Avenue North (66 shrubs) OR 7 shrubs per 400 sq. ft. of planting area in the bed shown on the proposed site plan (staff to verify number ± 60 shrubs).
 - Provide a hedge of lilac/caragana/evergreen or similar plantings (must grow minimum 6 ft. tall) spaced 10 feet on center adjacent to a residential use or zoning district at north northwest portion of site (38 shrubs).
 - Provide tree plantings along the east and southern boundaries of the retention pond and along the western property line adjacent to the residential district at 1 per 35 linear feet (11 trees).
 - Staff recommends providing trees along the western boundary of the property spaced at 50 feet on center. This will enhance the character of the property and reduce some of the heat island effect of having the majority of the site covered with an impervious surface (recommend 10 trees).
 - Staff recommends the detention area be planted with turf/native grasses or other treatment and be maintained to prevent the growth of weeds.

3. Signage: Sign information for the project has not been provided at this time, but all signage would be subject to review by the Planning and Community Development Department.

Conformance with Title 17

The proposed project meets the intent of the relevant requirements of Title 17 Land Development Code including but not limited to zoning, building height and lot coverage. The project is in general conformance with the Special Standards of the LDC 17.20.6.130. The applicant has made a request to not vinyl coat the chain link fence, which is required per the Special Standards. The request was made due to the extra expense of the vinyl coating, the applicant stated they didn't think it would improve the site significantly and the existing fencing on the portion of their facility in the county is not vinyl coated, they would like the whole facility to have a consistent design. Changes of conditions of approval for a Conditional Use Permit may only be made by the Director of Planning and Community Development or the City Commission. In this case, Staff would like to get a recommendation from the Design Review Board regarding the vinyl coating on the chain link to take into consideration in the decision making process. There is no parking provided on the site. As mentioned the facility will be managed from the existing office located to the east of the property. Parking is provided at the office.

Summary

The construction of the new mini-storage facility is compatible with nearby properties. Required landscaping will buffer nearby residential uses and enhance neighborhood character. The redevelopment of the subject property from a deteriorating mobile home park to the proposed mini-storage will provide a new business opportunity in Great Falls. Staff supports approval of this application.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the proposed U-Stor-It Mini-Storage Facility, as shown in the conceptual development plans contained within this report and provided by the applicant, subject to the follows conditions:

1. 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.
2. 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.
3. Outdoor Lighting. Any outdoor lighting shall meet City Standards.
4. Landscaping: Provide the required landscaping per the Land Development Code or apply for a Design Waiver for the landscape requirements of the LDC and meet the intent of the code by providing the following:
 - Provide 1 tree per 35 linear feet in the boulevard/planting area adjacent to 2nd Avenue North (10 trees) plus 1 tree at western end of southerly row of mini-storage units.
 - Provide 7 shrubs per 35 linear feet in the boulevard/planting area adjacent to 2nd Avenue North (66 shrubs) OR 7 shrubs per 400 sq ft of planting area in the bed shown on the proposed site plan (staff to verify number ±60 shrubs).
 - Provide a hedge of lilac/caragana or similar plantings (must grow minimum 6-10 ft. tall) spaced 10 feet on center adjacent to a residential use or zoning district at north northwest portion of site (38 shrubs).

- Provide tree plantings along the east and southern boundaries of the retention pond and along the western property line adjacent to the residential district at 1 per 35 linear feet (11 trees).
 - Recommend providing trees along the western boundary of the property spaced at 50 feet on center. This will enhance the character of the property and reduce some of the heat island effect of having the majority of the site covered with an impervious surface (recommend 10 trees).
5. The Board recommends the detention area be planted with turf/native grasses or other treatment and be maintained to prevent the growth of weeds.
 6. Signage: All signage shall be subject to review by the Planning and Community Development Department.

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
Spencer Woith, spencerwoith@woithengineering.com
Jim Workman, kworkin@yahoo.com

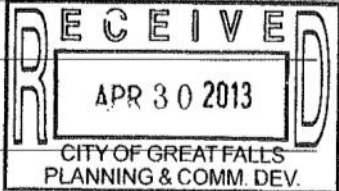
EXHIBIT A - APPLICATION

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: 4.30.13
 Application Number DRS-2013-7

DESIGN REVIEW BOARD APPLICATION

U-Store-It / Mini Storage
 Name of Project / Proposed Use:



Jim Workman
 Owner Name:

P.O. Box 773 Great Falls, MT 59403
 Mailing Address:

406-799-1555
 Phone:

Kworkin@yahoo.com
 Email:

Waith Engineering
 Representative Name:

1725 41st S Great Falls, MT 59406
 Mailing Address:

406-761-1955
 Phone:

Spencer.waith@waithengineering.com
 Email:

PROJECT LOCATION:

4727 2nd Ave N Great Falls, MT 59405
 Site Address:

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

<u>003</u>	<u>09</u>	<u>003</u>	<u>Heren Addn</u>
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:

Date:

Representative's Signature:

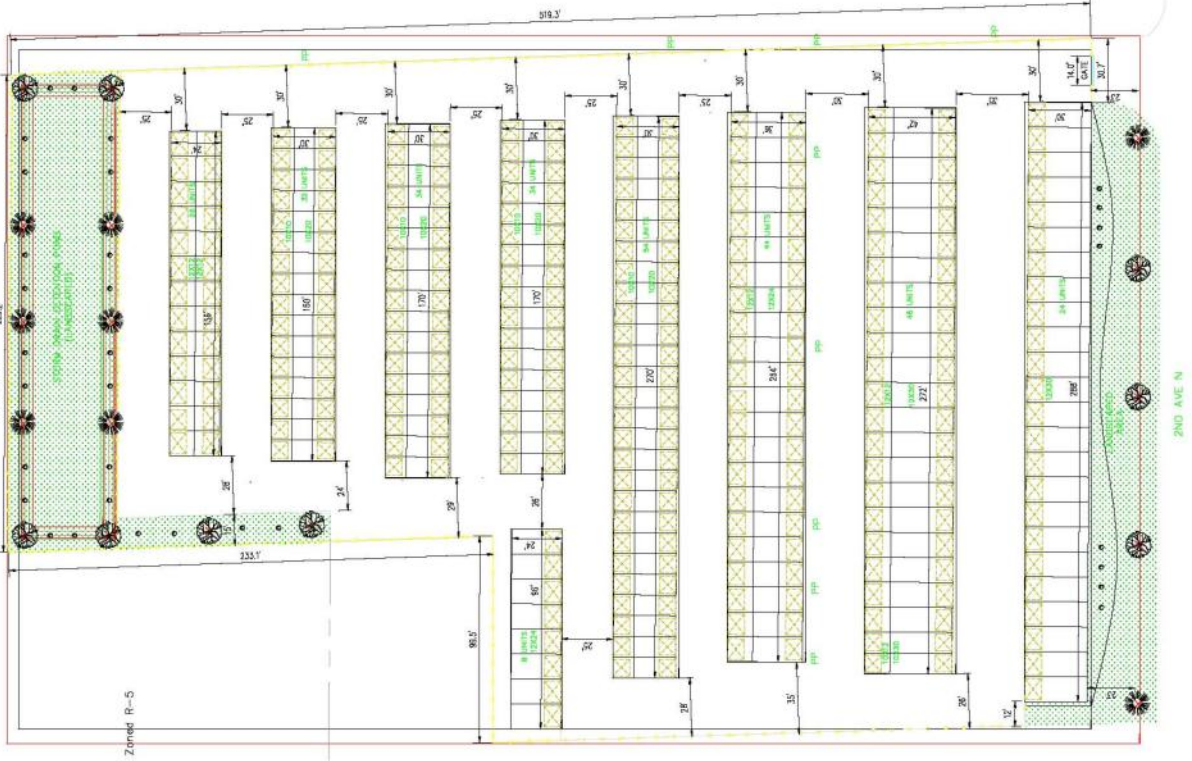
Date:

EXHIBIT B - AERIAL PHOTO



EXHIBIT C - MINI-STORAGE LANDSCAPE & SITE PLAN

Public Right-of-Way
w/ property zoned RUD to
the north 233.2



PROPERTY INFORMATION
 owner: JKW ENTERPRISES, INC.
 address: 4727 2ND AVE NORTH
 GREAT FALLS, MT 59405
 zoning: C-2 (EXISTING)
 M-2 (proposed)
 legal description:
 herean addition
 section 09, township 20n, range 04e,
 Block 003, lot 003 & lot 005

STORAGE UNIT COUNT

- 12'X30' - 47 UNITS
- 12'X24' - 30 UNITS
- 12'X12' - 69 UNITS
- 10'X30' - 2 UNIT
- 10'X20' - 78 UNITS
- 10'X12' - 2 UNITS
- 10'X10' - 77 UNITS
- TOTAL - 305 UNITS

AREAS

TOTAL AREA: 155,897 SF =
 3.58 ACRES
 LANDSCAPED AREA: 30,081 SF (19%)
 PAVED AREA: 69,792 SF =
 7,755 SY

ABBREVIATIONS

- OHP OVERHEAD POWER
- GAS BURIED GAS LINE
- WAT BURIED WATER MAIN
- PP POWER POLE

Zoned C-2
(Proposed M-2)

Zoned C-2

Zoned C-2

EXHIBIT D - PROPOSED BUILDINGS



Existing U-Stor-It units; proposed buildings to match existing



Existing U-Stor-It units and fencing; proposed buildings and fence to match existing

EXHIBIT E - SITE PHOTOS



View north across subject property



View east across subject property and down 2nd Avenue North

EXHIBIT F - SPECIAL STANDARDS

17.20.6.130 - Mini-storage facility.

- A. Minimum lot size. The lot on which a mini-storage facility is located shall be at least one (1) acre in size.
- B. Access. The access to a cubicle shall not open directly onto a public street or alley.
- C. Access. A mini-storage facility shall front on and have direct access to a roadway classified as a collector or a higher classification.
- D. Paving required. All driveways, interior aisles, and walkways shall be concrete or asphalt.
- E. Storage of prohibited substances. No cubicle shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials.
- F. Uses. Only uses which are specific to storage shall occur. No portion of the site may be used for fabrication or any similar use.
- G. Special standards and guidelines for mini-storage facilities in a commercial zoning district. When a mini-storage facility is allowed in a commercial zoning district it shall meet the following architectural design standards and guidelines (See Exhibit 20-6):
 1. Roof. The roof shall have a minimum pitch of 4 and 12 and be covered with sculptured asphalt, wood, or tile shingles.
 2. Door adjacent to a residential district. No door providing access to a rental cubicle shall be located on the outer perimeter of the building when abutting a residential district.
 3. Placement of doors on a single-loaded building. When a mini-storage facility is single-loaded (i.e., cubicle doors only on one (1) side), the cubicle doors shall not face the outer perimeter of the site.
 4. Exterior material. At least forty (40) percent of the wall surface facing toward the outer perimeter of the site shall be brick, decorative concrete block (e.g., ground face or split face), stucco, or a combination thereof.
 5. Fencing. Fences shall be placed on the interior of buffer areas, if required. Fences should be decorative, but at a minimum shall be vinyl coated chain link fence material with support posts three (3) inches or greater in diameter. Vinyl banding shall not be inserted into a chain link fence.

Exhibit 20-6. Key design features of a mini-storage facility project

