

# DESIGN REVIEW BOARD

June 10, 2013

**Case Number**

DRB2013-10

**Representative**

Jay Nash

**Property Owner/  
Applicant**

CDJ Real Property, LLC

**Property Location**

1015 24th Street South  
Neighborhood Council  
#5

**Requested Action**

Design Review of a new  
retail store

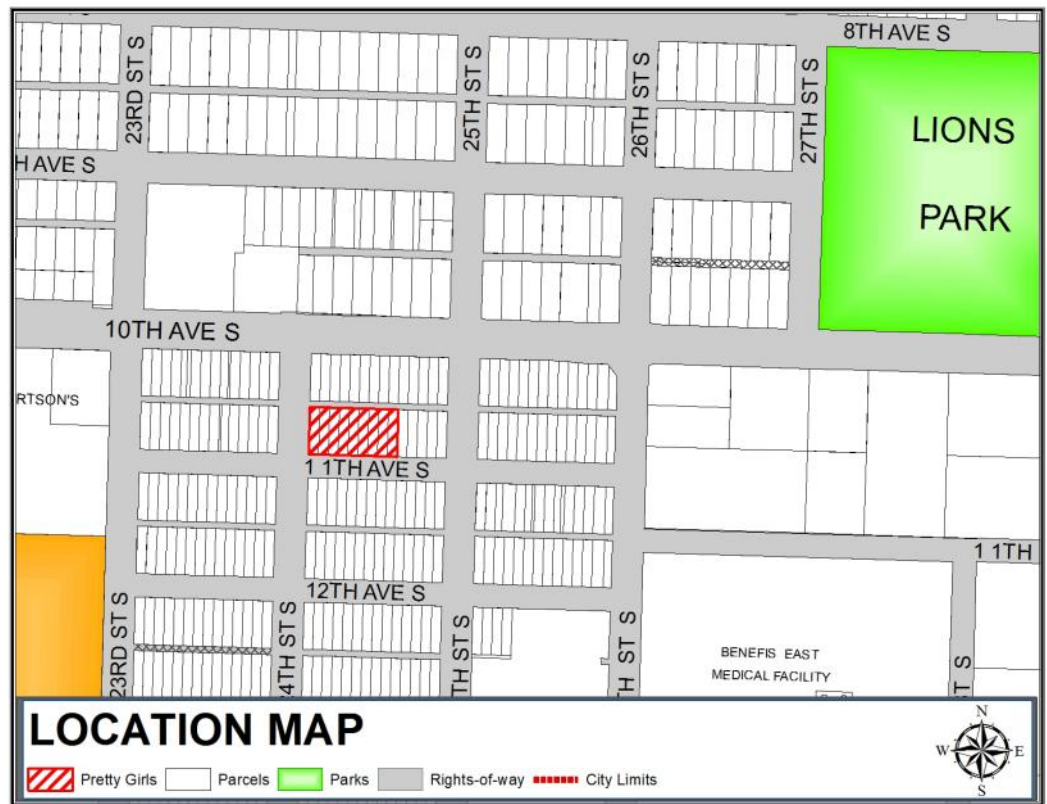
**Recommendation**

Approve design with con-  
ditions

**Project Planner**

Jana Cooper, RLA

PRETTY GIRLS  
1015 24TH STREET SOUTH



**Project Description**

The owner is proposing construction of a new retail store, located at 1015 24th Street South. There was an existing building on the site which caught on fire in 2012 and was eventually demolished. The new 7,200 s.f. Pretty Girls store will house retail operations.

**Background**

- Legal Description: Lots 22-28, Block 2, Lincoln Heights Addition
- Property Area: ± 21,000 s.f.
- Property Zoning: C-2 General Commercial

## Project Overview

The City does not have a record of when the previous building on the subject property was built, but the proposed use of the property was established in 1996 and in operation until the fire in 2012. The owner now intends to construct a new building and re-establish the sexually-oriented business, Pretty Girls, that was located in the previous building. Sexually-oriented businesses are not permitted in the C-2 General commercial zoning district; however, because the business was established prior to the current Land Development Code (LDC), the use is considered a legal nonconforming use. Per the LDC a nonconforming nonresidential use may be continued so long as it remains otherwise lawful, subject to provision of the LDC. Additionally, if a nonconforming use ceases for any reason for more than twenty-four (24) months, any subsequent use shall conform with this title. Finally, a nonconforming structure that is removed, razed or damaged by fire or other cause shall be rebuilt in conformance with this title to the maximum extent feasible. If it is determined that it is not feasible for the structure to be rebuilt in conformance with this title, the structure may be rebuilt on the structure's original foundation or on a new foundation in the same location. Staff has determined the proposed use and design of the building meets the intent of Title 17, Chapter 64 Nonconformities of the LDC.

The proposed Pretty Girls sexually-oriented business consists of a 7,200 sq. ft. metal structure. The structure will consist of a dark brown vertical ribbed metal siding with a 3 foot 6 inch tan split-faced concrete block wainscot. The gable ends of the building will also be dark brown, but will have horizontal ribbed metal siding. The roof will consist of a tan metal roofing material. The east façade will be the primary entrance to the building with a simple entrance and six small windows toward the upper portion of the façade. The north, south and west elevations are consistent with the eastern elevation and consist of the dark brown metal siding and split-faced block wainscot.

### **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 notes and recommendations:

1. **Orientation of primary entry.** The building's primary entrance should face the public street rather than the interior or rear of the site.
  - ◆ Due to the nature of the proposed business Staff supports the proposed location of the primary entrance and finds that having the entrance orientated inward to the site will help visually buffer the business from the public realm. Additionally, site layout may reduce traffic congestion and on-street pedestrian conflict.
2. **Design of primary entry.** Primary entrances to buildings should be emphasized with a larger door or "framing" devices (e.g., deep overhangs, recesses, porches, arches, arcades, etc.) or other architectural treatment.
  - ◆ The proposed design does not include any emphasis to the primary entrance. Staff encourages the applicant to consider the addition of a "framing" device as noted above. Suggestions from the Board are welcome as to how to incorporate these design features.
3. **Minimum proportion of doors and windows.** At least 30 percent of the first floor façade facing a public street should consist of windows and doors. Windows should be distributed in a more or less even manner.
  - ◆ The LDC requires all building openings, entries and window to be located, covered, or screened in such a manner as to prevent the interiors of such premise from being view from the outside establishment. Staff does not encourage additional windows being added to the first floor façade facing a public street.
4. **Large building elevations.** When the front elevation of a building is more than 750 square feet in area, the elevation should be divided into distinct planes of 500 square feet or less. This division can occur using various means. The following design features can be used to meet this provision: (1) fascias; (2) canopies and awnings; (3) arcades; (4) functional porches at least 6 feet wide with a roof; (5) bay windows at least 3 feet wide and protruding at least 18 inches from the wall that extends from the top of building foundation to the eave; (6) vertical offsets at least 2 feet wide; and (7) other multidimensional design features.

- ◆ The front façade of the proposed building is larger than 750 square feet, proposed design does include wainscoting, but does not include divisions into distinct planes of 500 square feet or less. Staff encourages the applicant to consider the design features noted to create visual interest to the building. Suggestions from the Board are welcome as to how to incorporate these design features.
- 5. Outdoor Lighting. The applicant has not provided an outdoor lighting plan. If outdoor lighting is provided, it shall meet City Standards.
- 6. Landscaping. As previously stated, the proposed project is an existing legal nonconforming use and structure; therefore, the applicant is required to rebuild in conformance with the LDC to the maximum extent feasible. Staff has determined the applicant's landscape proposal meets the intent of the LDC (see attached landscape plan). Staff also recommends the applicant provide one additional boulevard tree along 11th Avenue South adjacent to the proposed building.

### Conformance with Title 17

As previously stated, the proposed use and structure are legal nonconforming and meet the intent of the Land Development Code. The applicant has shown their intent to try to bring the property into conformance with relevant sections of the LDC, including but not limited to zoning, building height and lot coverage. The design team has provided a site plan showing the conceptual parking layout. They are proposing 30 parking stalls, two of which will be ADA accessible. The required parking for the project is 28 spaces.

The current configuration of the property includes nine lots. The applicant has noted that they will be filing an amended plat that consolidates the nine lots into one lot. Staff supports the amended plat because it will bring the property further into compliance with relevant building setback requirements.

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

### Summary

The construction of the new commercial building is compatible with nearby properties. The redevelopment of the subject property from a burnt down building to the a new commercial property will continue an existing business 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 of Pretty Girls, as shown in the conceptual development plans contained within this report and provided by the project 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 approved 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. **Design of primary entry.** The Board encourages the applicant to consider the addition of a “framing” device as noted above.
4. **Large building elevations.** The Board encourages the applicant to consider the design features that would include divisions into distinct planes of 500 square feet or less to create visual interest to the building.

5. Outdoor Lighting. The applicant has not provided an outdoor lighting plan. If outdoor lighting is provided, it shall meet City Standards.
6. Landscaping. The Board recommends the applicant provide one additional boulevard tree along 11th Avenue South adjacent to the proposed building.
7. The Board recommends the applicant file an amended plat to consolidate the nine lots into one lot in order to meeting relevant building setback requirements.

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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  
Jay Nash, 747 Eden Rd., Great Falls, 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: 5.22.13  
 Application Number \_\_\_\_\_

## DESIGN REVIEW BOARD APPLICATION

PRETTY GIRLS, RETAIL STORE

Name of Project / Proposed Use:

CDJ REAL PROPERTY, LLC

Owner Name:

1015 24<sup>TH</sup> ST. S., GREAT FALLS, MT

Mailing Address:

Phone:

Email:

JAY R. NASH

Representative Name:

747 EDEN RD., GREAT FALLS, 59405

Mailing Address:

Phone:

Email:

### PROJECT LOCATION:

1015 24<sup>TH</sup> ST. S., GREAT FALLS, MT

Site Address:

21,000 SF

Sq. Ft. of Property:

7,200 SF

Sq. Ft. of Structure:

### LEGAL DESCRIPTION

LOTS 22, 23, 24, 25, 26, 27 & 28, BLOCK 2, LINCOLN HEIGHTS

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.

Jay R. Nash  
 Property Owner's Signature:

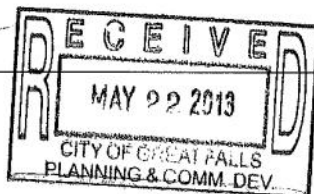
5.22.13

Date:

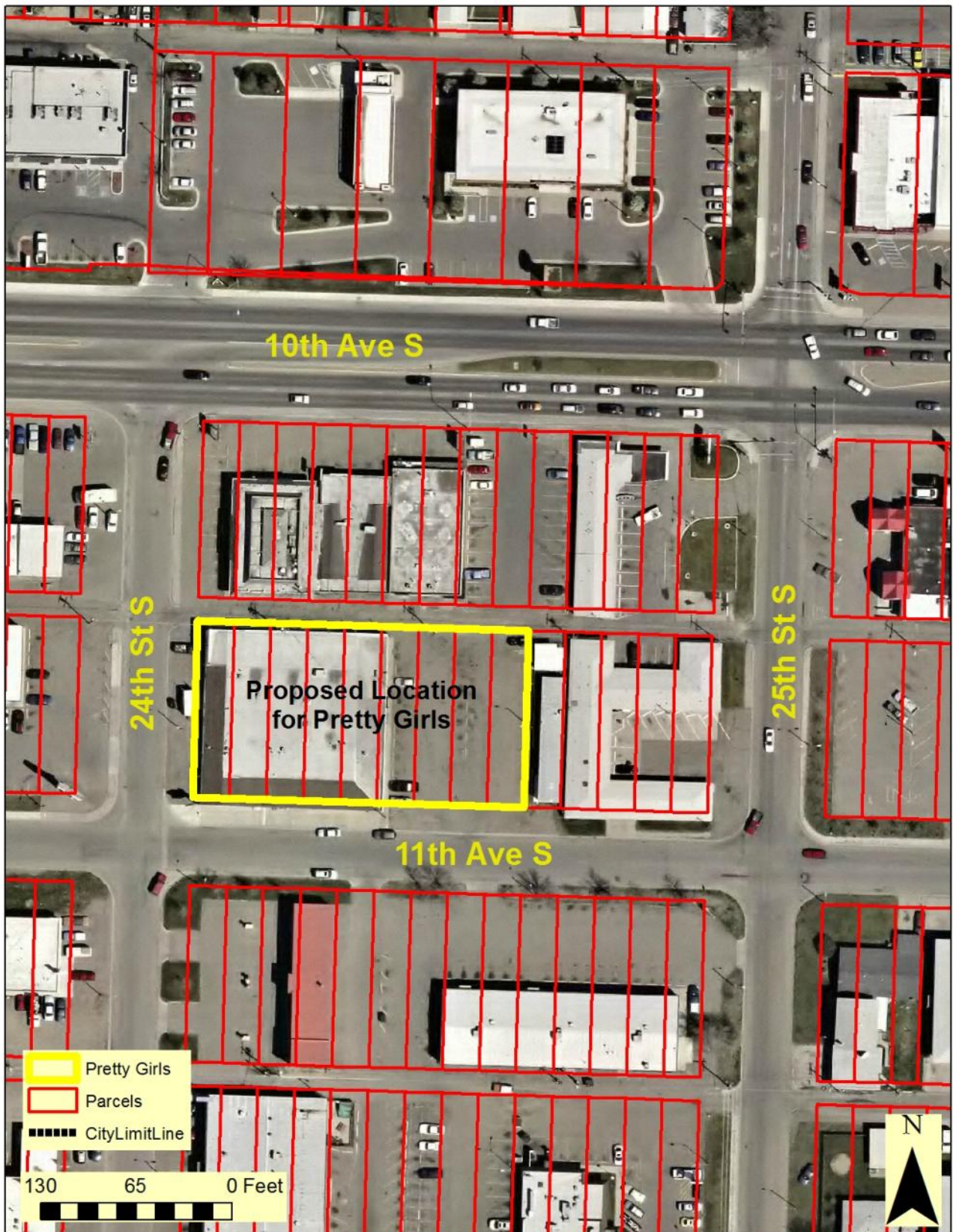
Jay R. Nash  
 Representative's Signature:

5.22.13

Date:



# EXHIBIT B - AERIAL PHOTO



# EXHIBIT C - PRETTY GIRLS SITE PLAN

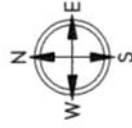
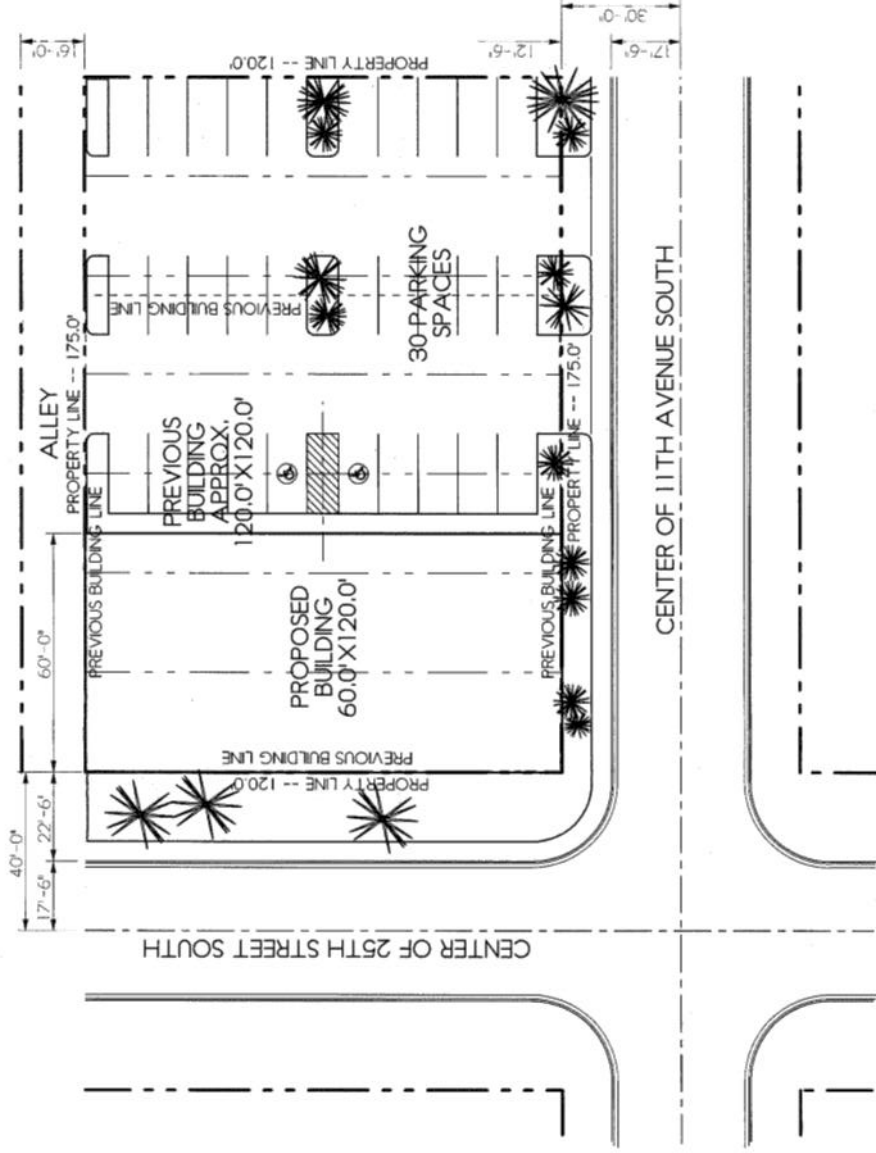
**STREET ADDRESS:**  
1015 24TH STREET SOUTH  
GREAT FALLS, MONTANA

**LEGAL DESCRIPTION:**  
LOTS 22, 23, 24, 25, 26, 27 & 28  
BLOCK 2, LINCOLN HEIGHTS

**ZONING:**  
C-2 ZONE  
FRONT 0.0'  
SIDES 10.0'  
REAR 10% DEPTH  
SETBACKS SHALL BE THAT  
OF THE PREVIOUS BUILDING  
LOTS SHALL BE TIED WITH  
AN AMENDED PLAT

**COVERAGE:**  
21,000 SF LOT AREA  
7,200 SF BUILDING AREA  
7,200 SF IS 34.3% OF LOT AREA  
WHICH IS LESS THAN 70%  
THEREFORE OK

**SITE WORK:**  
SURFACE DRAINAGE REQUIRED  
LANDSCAPING REQUIRED



**SITE PLAN**

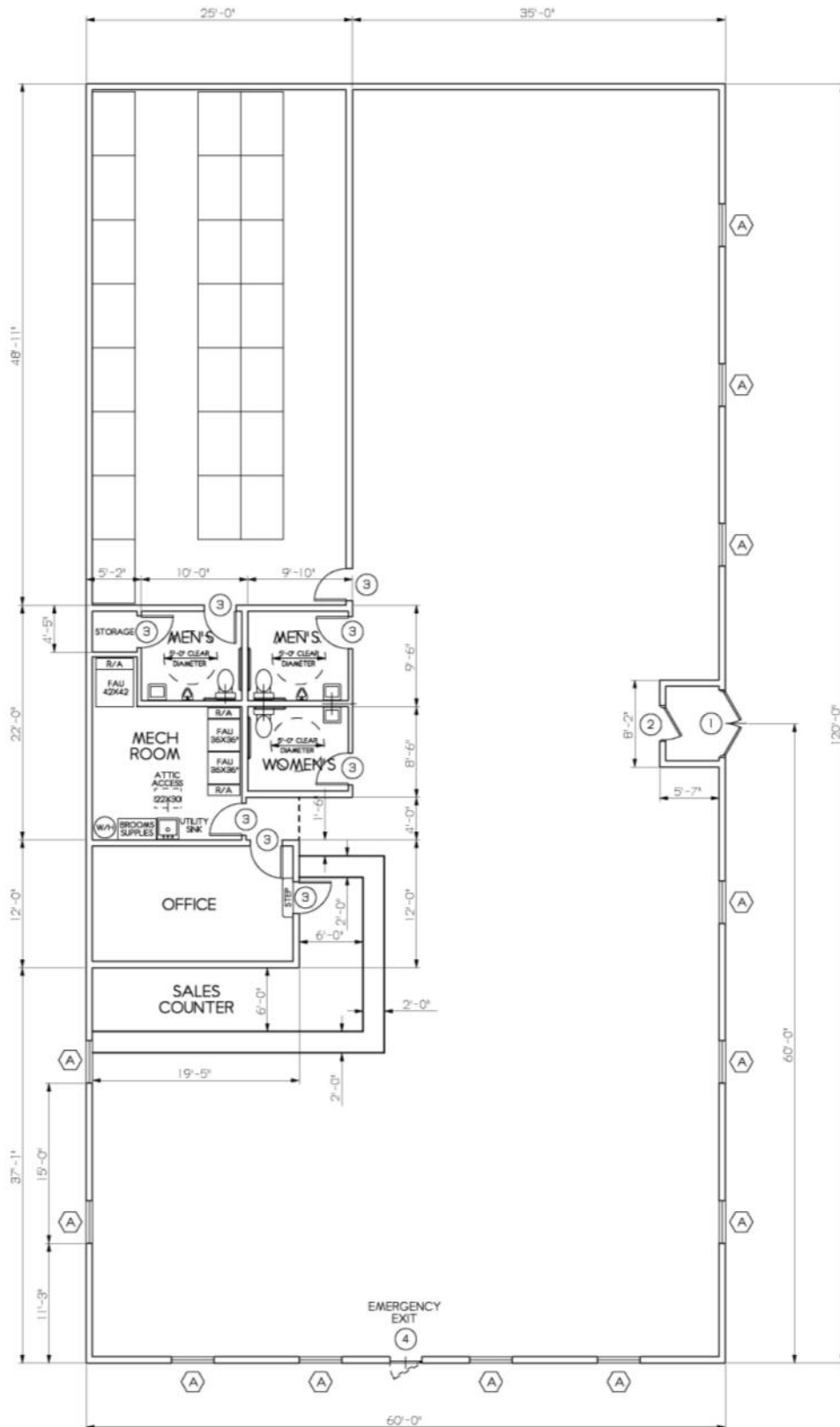
SCALE: 1" = 30.0'

**SCOPE OF WORK:**

1. BUILD PROPOSED BUILDING AS INDICATED ABOVE ON THE SITE PLAN.
2. INSTALL PARKING AND LANDSCAPING AS INDICATED ABOVE ON THE SITE PLAN.

<b>HARANT</b> HEATING - COOLING - REMEDIATION INSULATION AND COMFORT 129 WEST STREET, BLACKFOOT, MT 59414 PHONE (406) 582-2744 FAX (406) 582-2744		<b>C. PRESTON BURROW</b> GREAT FALLS, MONTANA 59403 PHONE (406) 582-6117		DATE _____ DATE _____ DATE _____ DATE _____	
<b>PRETTY GIRLS</b> 1015 24TH STREET SOUTH, GREAT FALLS, MONTANA		DATE _____ DATE _____ DATE _____ DATE _____		SHEET 1 OF 8 1 SITE PLAN 03-03-13 COPYRIGHT © 2013, C. PRESTON BURROW	

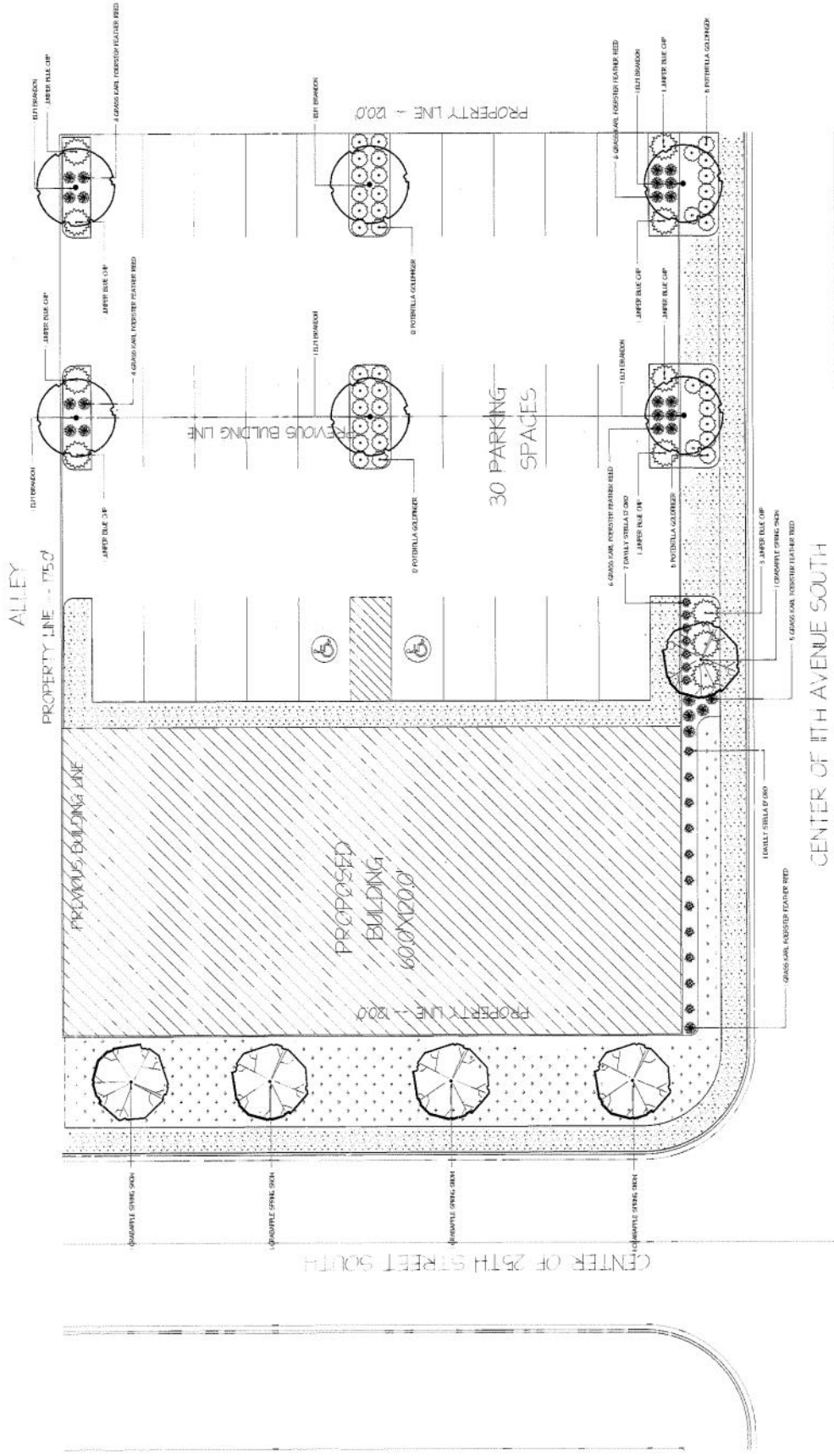
# EXHIBIT D - FLOOR PLAN





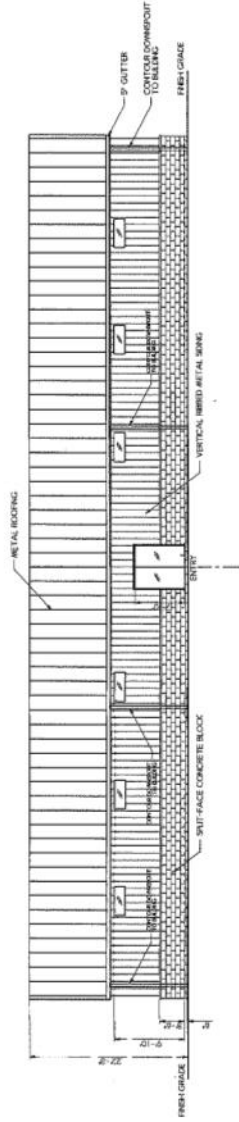
# EXHIBIT E - PRETTY GIRLS LANDSCAPE PLAN

PREVIOUS BUILDING APPROX. 120' X 120'

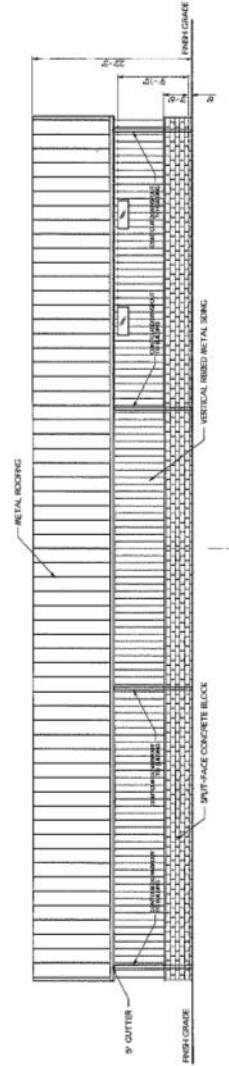


# EXHIBIT F - BUILDING ELEVATIONS

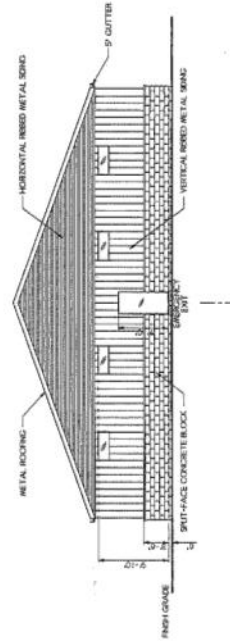
03-03-13 ELEVATIONS OWNER/BUILDER'S APPROVAL DATE STRUCTURAL ENGINEER'S DATE BUILDING DEPARTMENT APPROVAL DATE		3 3 OF 9
PREPARED BY <b>C. PRESTON BURROW</b> GREAT FALLS, MONTANA 59403 PHONE (406) 888-6117		
HARRANT HEATING - COOLING - REMODELING RESIDENTIAL AND COMMERCIAL 125 20TH STREET, BLACK EAGLE MT 59414 MARK HARRANT 406-799-2744		
1015 24TH STREET SOUTH, GREAT FALLS, MONTANA <b>PRETTY GIRLS</b>		



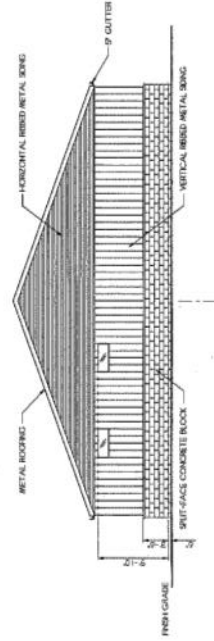
EAST ELEVATION  
SCALE 1/8" = 1'-0"



WEST ELEVATION  
SCALE 1/8" = 1'-0"



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

## EXHIBIT G - SITE PHOTOS



View northeast of subject property



View east across subject property

## EXHIBIT G - SITE PHOTOS



View west across subject property



View southwest across subject property