

# DESIGN REVIEW BOARD

June 10, 2013

**Case Number**

DRB2013-11

**Representative**

Marty Byrnes, CTA  
Architects Engineers

**Property Owners/  
Applicants**

Taco Bell, CLC Restau-  
rants  
Embark Federal Credit  
Union

**Property Location**

1901 10th Ave S  
1915 10th Ave S  
Neighborhood Council  
#9

**Requested Action**

Design Review of a new  
restaurant and financial  
institution

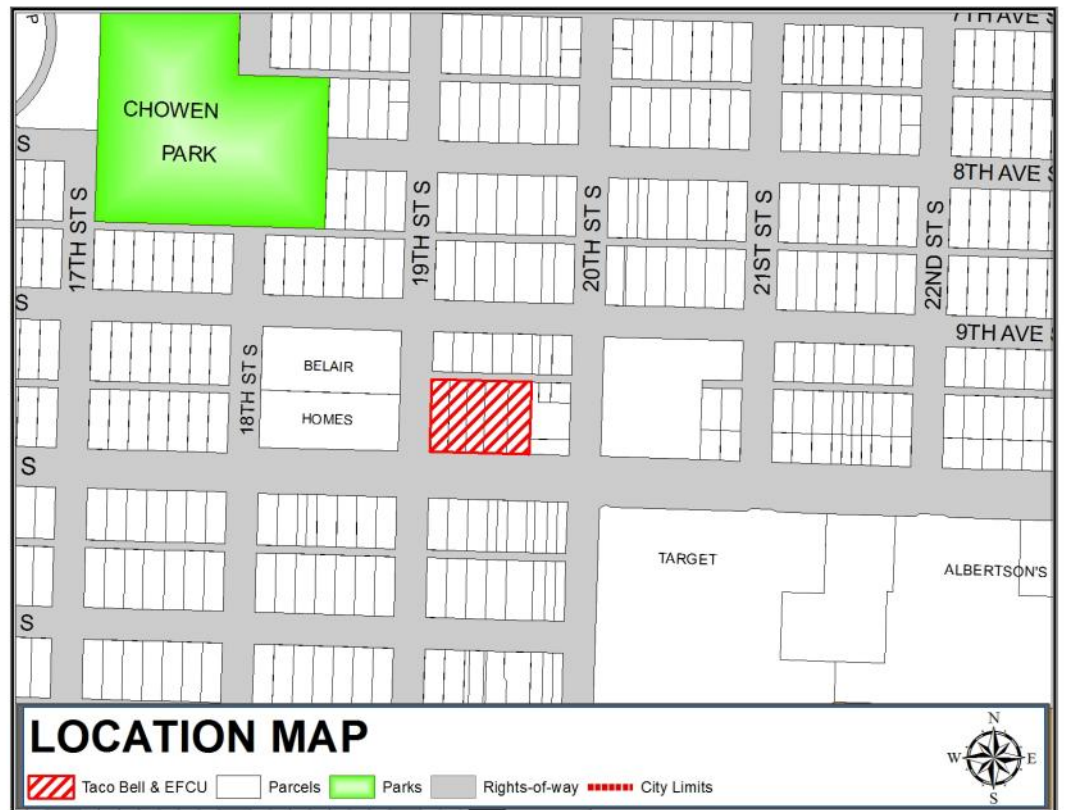
**Recommendation**

Approve design with con-  
ditions

**Project Planner**

Jana Cooper, RLA

TACO BELL/EMBARK FEDERAL CREDIT UNION  
1901 & 1915 10TH AVENUE SOUTH



**Project Description**

The proposed project consists of a new restaurant, Taco Bell, to be located at 1901 10th Avenue South and a new financial institution, Embark Federal Credit Union (EFCU), to be located at 1915 10th Avenue South.

**Background**

- Legal Description: Lots 8-12, Block 775, Morris-Ekert Addition
- Property Area: Taco Bell Site: ± 24,494 s.f. EFCU Site: ± 20,890 s.f.
- Property Zoning: C-2 General Commercial

## Project Overview

Two structures were built on the two subject properties in the 1950's which have been used for a number of businesses since that time. There is an existing structure on 1901 10th Avenue South that will be demolished to accommodate the proposed Taco Bell restaurant; the most recent use of these building was for a casino and pawn shop (Nickel Mania/Pawn Mania). The structure associated with 1915 10th Avenue South was most recently used as Lucky Duck Casino and ultimately was demolished in 2012.

The Taco Bell restaurant is proposed to be 3,600 sq. ft. and located on the northern portion of the property with parking adjacent to 10th Avenue South. The drive-through, located along the east and north side of the property, allows for adequate staking. The building facades will consist of a two-tone tan and brown E.F.I.S material. The south and east façades will be accentuated with a stone veneer wainscoting on the lower portion of the building which will wrap the around the building to a portion of the north and west façade. The veneer will continue up a portion of the north façade as an architectural feature. Portions of the top of the building facades will be detailed with intermittent, layered metal strips which add a three-dimensional quality to the structure. There is a purple accent band proposed around the top edge of the parapet wall. The parapet wall shall screen any mechanical equipment located on the roof. There are two driveways that access the property, one each off of 10th Avenue South and 19th Street South. There is no dumpster located on the Taco Bell property; there is a proposed dumpster with an enclosure provided on the EFCU site. The properties owners are proposing shared use of the dumpster.

The EFCU is proposed to be 2,400 sq. ft. and will be centrally located on the site. The parking will be located on the north and east sides of the site with the drive-through wrapping around the north and west sides of the building. The drive-through provides adequate stacking per code. The building facades will consist primarily of brick veneer and vertical metal siding in a brick and copper color. The primary entrance to the building is located off of the east façade and is accentuated with an oversized clock tower. The roof coverings will be composite asphalt shingles. There is a covered drive-through located on the western elevation of the building. There are two access points off of 10th Avenue South and one off of the alley located north of the site. As mentioned, the dumpster is shared for the two properties and is located in the northwest corner of the EFCU site.

### **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. **Relation of façade to front lot line.** At least 50 percent of the front façade of any building facing the street should be located as close to the front lot line as allowed by the underlying zoning district (Need to verify applicability to the zoning districts).
  - ◆ Neither Taco Bell or EFCU's buildings are placed at the setback line of the underlying zoning district. The front yard setback in C-2 is zero feet and in this case staff supports proposed locations of the buildings due to the topographic challenges of the site. Additionally, staff is in favor of the proposed landscaping provided along 10th Avenue South by the applicants. This landscaping will enhance the character of the 10th Avenue South corridor.
2. **Orientation of primary entry.** The building's primary entrance should face the public street rather than the interior or rear of the site.
  - ◆ EFCU's primary building entrance is located on the east side of the building. Staff supports the location of the entrance because it is accessible from the proposed visitor parking. Also, the design of the south façade includes gables and windows that add variety to the building face. Finally, additional foundation landscaping has been provided to enhance the view of the building from 10th Avenue South and the public realm.
3. **Outdoor Lighting.** Outdoor lighting shall be consistent with Chapter 40 of the Land Development Code (LDC) and as recommended by the Design Review Board.

The applicant has not provided an outdoor lighting plan. The renderings of the buildings show there will be outdoor lighting. All outdoor lighting shall meet City Standards.

4. **Landscaping.** Landscaping shall be provided consistent with Chapter 44 of the LDC and as recommended by the Design Review Board.
  - ◆ The proposed plans for Taco Bell and EFCU meet the general intent of the LDC; however, there are some minor inconsistencies in the plans. Staff recommends the applicants apply for a design waiver for any missing landscaping. Staff has noted the following regarding the landscaping:
    - Two missing boulevard trees - clear vision triangles prevent additional boulevard trees.
    - EFCU does not meet the foundation planting requirements - there is no foundation planting proposed on the east side of the building because the applicant is proposing ample landscaping along 10th Avenue South and the width of the site is limited. Staff supports a design waiver for the foundation planting.

### **Conformance with Title 17**

The proposed project generally 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 site plan provided for the Taco Bell restaurant is showing a 16-foot rear yard setback; the code requires an 18-foot rear yard setback. Staff has noted this to the applicant, and the design team has stated they will make modifications to meet the required setback.

Per the LDC, the Taco Bell site is required to provide 25 parking stalls, one of which must be ADA accessible. The site plan as configured shows 22 stalls provided. The applicant is also providing bike parking which can reduce the requirements by up to 5%, which would allow three stalls to be removed; therefore the proposed parking plan meets the intent of LDC. The EFCU site is required to provide 8 off-street parking stalls. They have provided 14 stalls including one ADA accessible space and therefore meet the intent of the LDC.

The current configuration of the property includes five lots. Staff is requiring that an amended plat of the property be filed prior to Certificate of Occupancy being issued to consolidate the five lots into two lots in order to meet relevant building setback requirements.

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.

### **Summary**

The construction of a new restaurant and financial institution is a positive step in revitalizing a portion of the 10th Avenue South corridor. The owners of the two properties have collaborated to develop a functional site plan that has a “campus” feel. Staff is encouraged by these two properties owners being able to work together to develop a consistent and attractive site plan that works well for both of the properties. Staff strongly 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 Taco Bell and Embark Federal Credit Union, 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 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. Taco Bell shall move their building to meet the required setback of the C-2 zoning district.
4. Outdoor Lighting. The applicant has not provided an outdoor lighting plan. If outdoor lighting is provided, it shall meet City Standards.
5. Landscaping. The Design Review Board recommends the applicant apply for a Design Waiver, per Title 17.16.20.010, to request that the City waive the requirements of two boulevard trees and the required foundation planting on the EFCU site.
6. Amended plat of the property shall be filed prior to building permits being issued to consolidate the five lots into two lots 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  
Marty Byrnes, CTA, martyb@ctagroup.com  
Taco Bell, CLC Restaurants, klangel@clcrest.com  
Embark Federal Credit Union, 1500 River Drive North, Great Falls, MT 59405

# EXHIBIT A - TACO BELL APPLICATION

## DESIGN REVIEW BOARD APPLICATION

Date: 5-24-2013

Name: Taco Bell, CLC Restaurants

Address: 2700 Radio Way, Missoula, MT. Phone: [klangel@clcrest.com](mailto:klangel@clcrest.com)

Agent: CTA Architects - Engineers

Address: 219 2<sup>nd</sup> Ave. South, Great Falls, MT. Phone: 452-3321

Site Address: 1915 10<sup>th</sup> Ave. South, Great Falls, MT.  
Square Footage of Building Site: 24,494 SF  
Square Footage of Structure(s): 3,600 SF

DRB meeting Date: June 10th, 2013

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The following items must be submitted as part of the application:

Legal Description:

Lot(s): \_\_\_\_\_; Block(s): \_\_\_\_\_; Subdivision: \_\_\_\_\_

or Township: \_\_\_\_\_; Range: \_\_\_\_\_; Section: \_\_\_\_\_

Use Intended: \_\_\_\_\_

City Zoning Districts: Area: \_\_\_\_\_ Use: \_\_\_\_\_

PACKET (2 Copies Drawn to Scale to Sufficiently Demonstrate the Following Items:)

- a. Application
- b. Site Plan/Landscaping Plan/Parking Plan - 14" x 17" or smaller
- c. Elevation Drawings - 14" x 17" or smaller
- d. Topography Map - 14" x 17" or smaller
- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)

Building and Property Frontage:

Street: 10<sup>th</sup> Ave.; Building Frontage: 95'-0"; Property Frontage: 135 LF

Street: 19<sup>th</sup> Street; Building Frontage: 38'-0"; Property Frontage: 182 LF

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# EXHIBIT A - EFCU APPLICATION

## DESIGN REVIEW BOARD APPLICATION

Date: 5-24-2013

Name: Embark Federal Credit Union

Address: 1500 River Drive North, Great Falls, MT. Phone: 727-7300

Agent: CTA Architects - Engineers

Address: 219 2<sup>nd</sup> Ave. South, Great Falls, MT. Phone: 452-3321

Site Address: 1915 10<sup>th</sup> Ave. South, Great Falls, MT.  
Square Footage of Building Site: 20,890 SF  
Square Footage of Structure(s): 2400 SF

DRB meeting Date: June 10th, 2013

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The following items must be submitted as part of the application:

Legal Description:

Lot(s): \_\_\_\_\_; Block(s): \_\_\_\_\_; Subdivision: \_\_\_\_\_

or Township: \_\_\_\_\_; Range: \_\_\_\_\_; Section: \_\_\_\_\_

Use Intended: \_\_\_\_\_

City Zoning Districts: Area: \_\_\_\_\_ Use: \_\_\_\_\_

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- e. Drawing of each Proposed Sign (Type, Copy, Dimensions, Height, & Materials)

Building and Property Frontage:

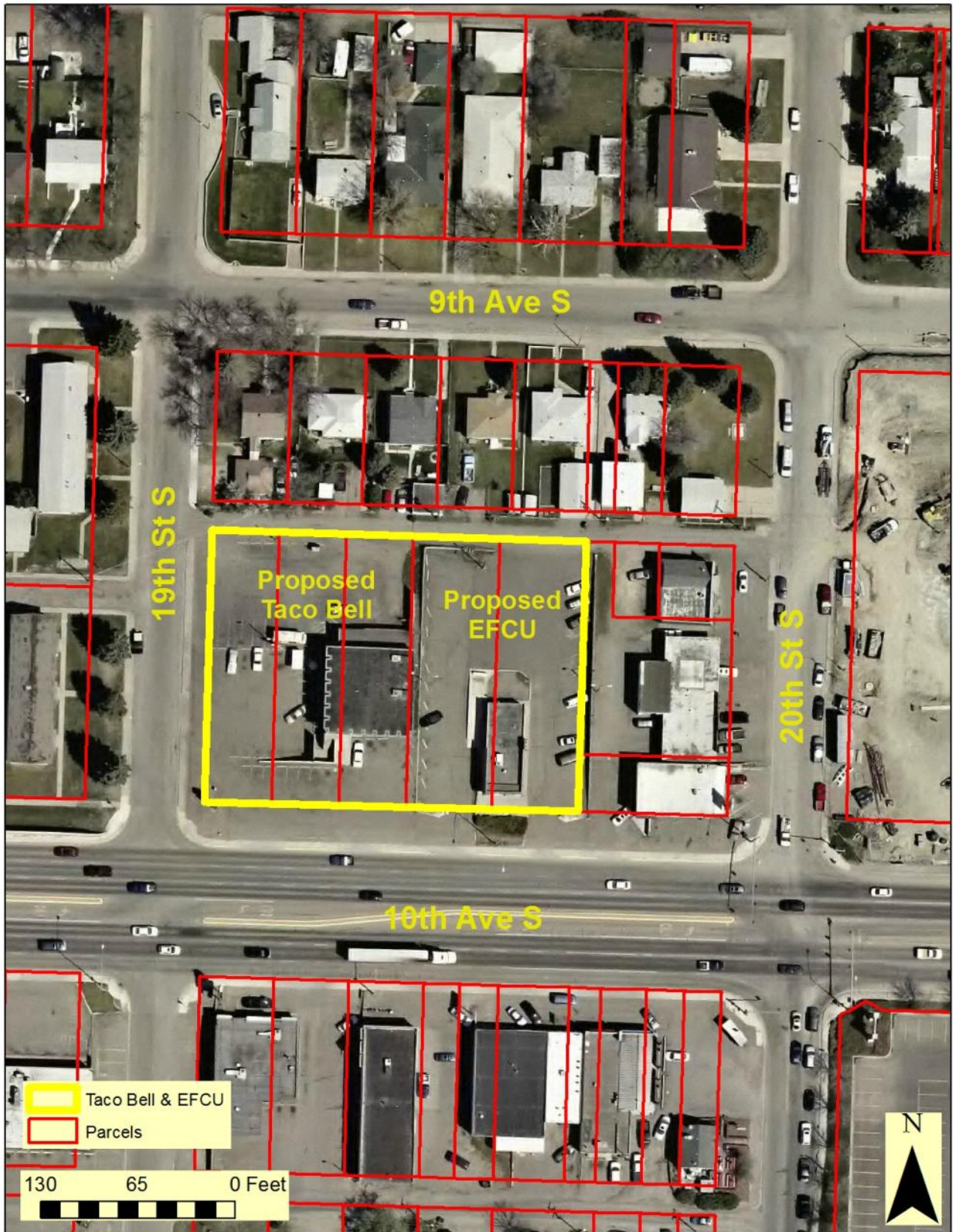
Street: 10<sup>th</sup> Ave.; Building Frontage: 34'-0"; Property Frontage: 115 LF

Street: \_\_\_\_\_; Building Frontage: \_\_\_\_\_; Property Frontage: \_\_\_\_\_

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# EXHIBIT B - AERIAL PHOTO









# EXHIBIT E - TACO BELL BUILDING ELEVATIONS



URBAN WEST ELEVATIONS: LARGE BUILDING (DRAFT)

May 2, 2013

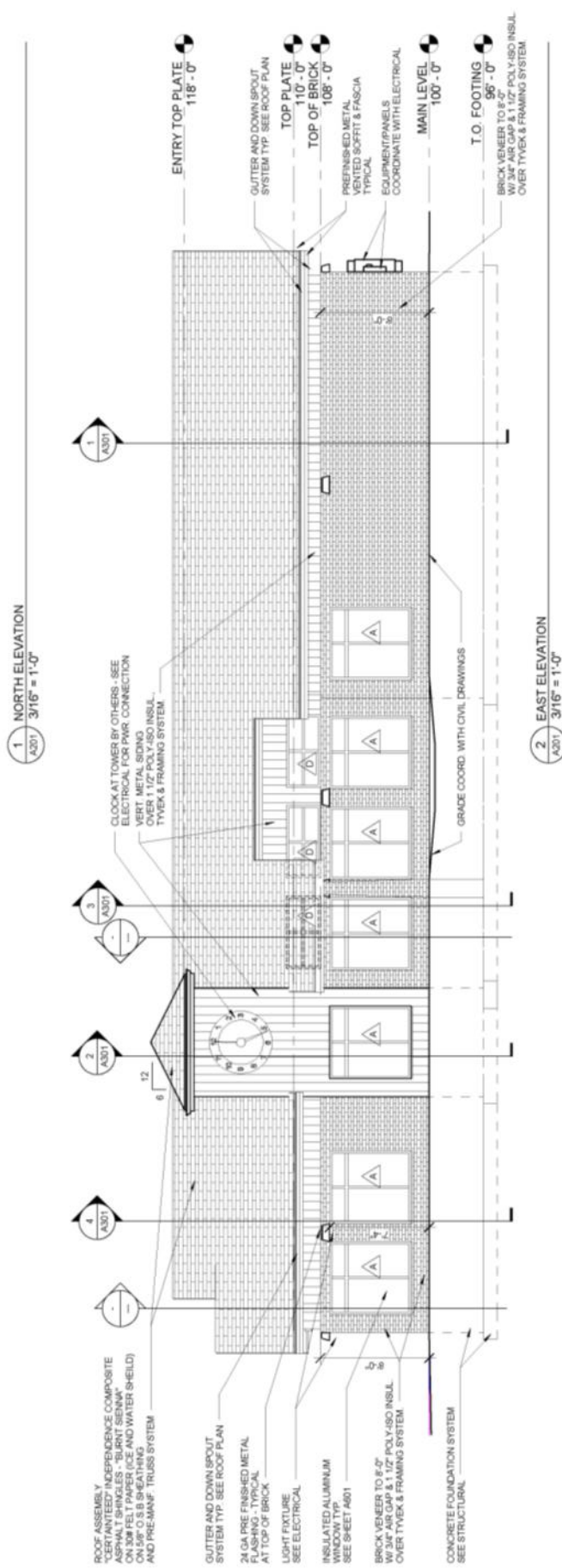
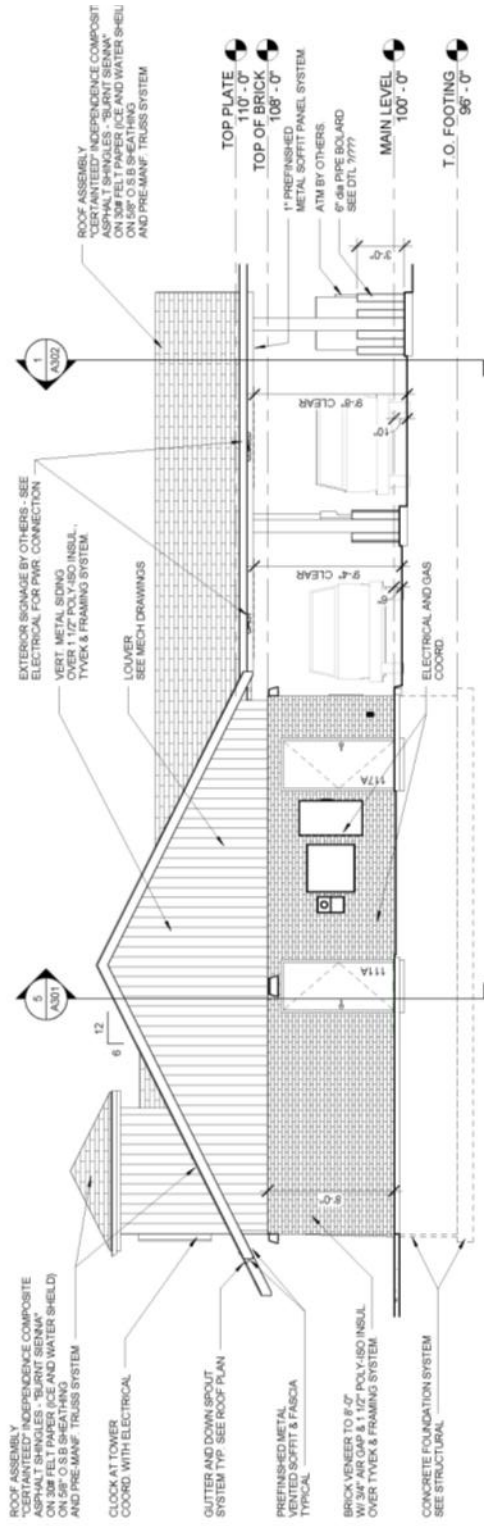
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# EXHIBIT E - TACO BELL BUILDING RENDERING





# EXHIBIT F - EFCU BUILDING ELEVATIONS







# EXHIBIT E - EFCU BUILDING RENDERING





# EXHIBIT G - SITE PHOTOS (TACO BELL)



View north down 19th Street South



View northeast toward existing parking and building on site



View southeast toward parking and existing building on site

## EXHIBIT G - SITE PHOTOS (EFCU)



View northwest across subject property



View west down 10th Avenue South