

DESIGN REVIEW BOARD

January 13, 2014

Case Number

DRB2014-1

Applicant

American Property Development, Inc.

Representative

Dave Sinnett,
Development Manager

Property Location

4101 Central Ave
Neighborhood Council #4

Requested Action

Design review for exterior façade improvements and two additional buildings with 12 new units each.

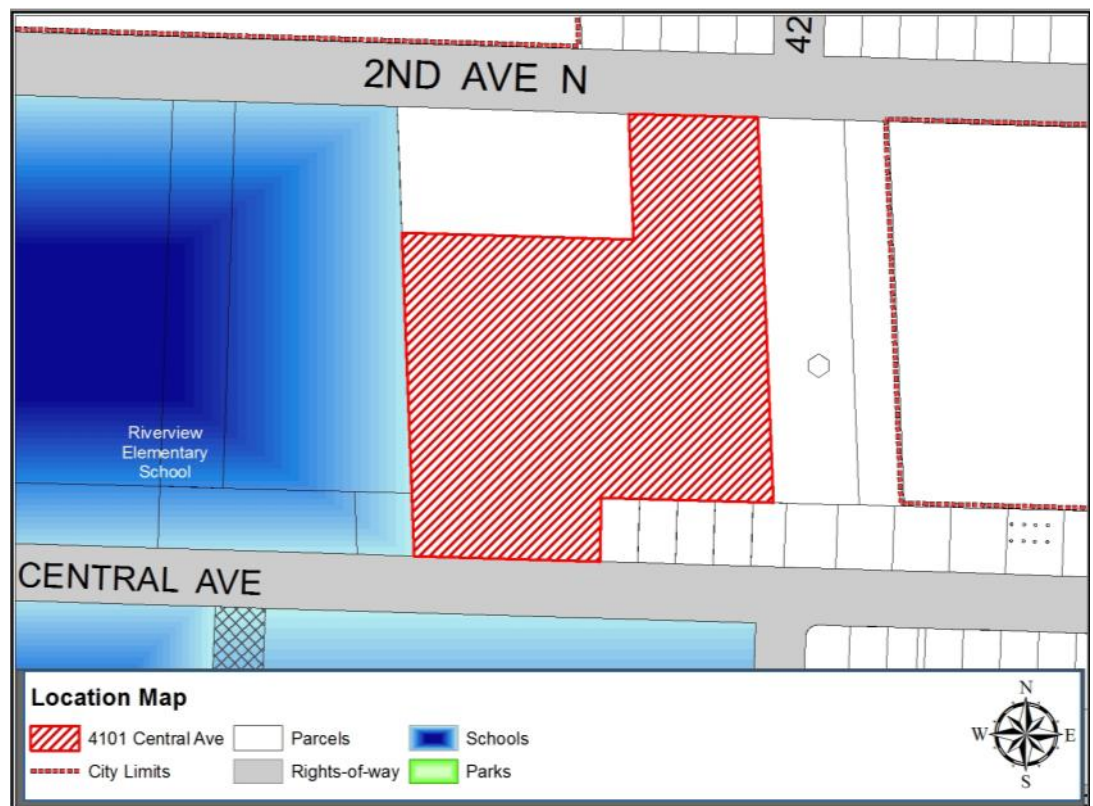
Recommendation

Approve the submitted design with conditions.

Project Planner

Charles Sheets, CFM

AUTUMN RUN APARTMENTS 4101 CENTRAL AVENUE



Project Description

The applicant is proposing to construct two additional buildings with 12 units each and rehabilitate the existing 121 units of the apartment complex.

Background

- Legal Description: Lot 2, Autumn Run Addition
- Parcel Area: 7.07 acres = 307,627 sq. ft.
- Property Zoning: R-6 Multi-family Residential District
- Existing Land Use: Multi-family residential

Project Overview

American Property Development has submitted plans to rehabilitate and add units to the Autumn Run Apartments complex. The apartment complex was built 15 years ago and has remained in American Property Development ownership and operation. With the next 15 years in mind, they are planning to renovate the interiors of the existing 121 units and add two additional building with 12 units each for a total of 145 units.

The existing buildings onsite (10 residential and 1 office/recreational) are a mix of 2 and 3 story buildings with two or three breezeways to access the units. The proposed new buildings are located on the interior of the complex. They will be 3 stories high and have two breezeways, matching some of the existing buildings. The exterior façade of the new buildings will match the existing beige exterior siding and green fascia.

The applicant will be adding the two building in the center of the site where there is currently a sport court, open parking stalls and garages. After discussions with City Staff, the children's playground will remain in roughly the same location with some improvements. A large percentage of this area is already impervious surface and the additional building will have little to no affect on storm runoff. To offset the lost parking, the applicant proposes two additional parking areas as shown on the attached aerial. The complex slopes from the northwest corner to the southeast, where an existing storm drain inlet is located. As a part of the rehabilitation, the applicant will replace 37 trees that did not survive and plant 10 new trees within the site.

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

The proposed project complies with the guidelines for design review of new construction and exterior renovations contained within Exhibit 28-1. The renovations improve the exterior of the building and positively address the character of the site. The orientation of the new buildings and design features are consistent with the existing site and have no affect on visual and aesthetic of the property.

The apartment complex has the required number of parking spaces. The applicant is replacing and adding trees to re-establish the landscaping. Staff has reviewed the proposed parking and landscape plans and finds that the plans meet the intent of the code and creates a positive, maintainable streetscape.

The existing outdoor lighting and new elements meet the requirements of Chapter 40 Outdoor Lighting.

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 unit density. The Planning and Community Department has reviewed the proposed new construction and rehabilitation with the other City Departments and find that the project is in compliance.

Conformance with Title 15

The applicant is required to develop the plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Ultimately, staff supports this application and recommends the Design Review Board approve the submitted design with conditions.

Recommendation

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for adding two additional building with 12 units each and associated parking spaces and the rehabilitation of the existing 121 units of Autumn Run Apartments, as shown in the conceptual development plans contained within this report and provided by the applicant, subject to the following 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 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.
- C. The applicant shall install and maintain screening slats in the existing chain link fence along their east property line adjoining the mobile home park and in the chain link fence along the south property line adjoining the single-family lots.

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

Cc: Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Todd Seymanski, City Forester
Dave Sinnett, American Property Development, Inc. dsinnett@acg.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: _____
 Application Number: _____

DESIGN REVIEW BOARD APPLICATION

Autumn Run Apartments
 Name of Project / Proposed Use:

Autumn Run Apartments Limited Partnership
 Owner Name:

110 - 110th Ave NE #550 Bellevue WA 98004
 Mailing Address:

206 255 7580 Phone: dsinnett@acq.com Email:

Dave Sinnett
 Representative Name:

110 - 110th Ave NE #550 Bellevue Wa 98004
 Mailing Address:

206 255 7580 Phone: dsinnett@acq.com Email:

PROJECT LOCATION:

4101 Central Ave Great Falls MT 59405
 Site Address:

307,453 Sq. Ft. of Property: Rec = 2,798 Res. = 114,572 Garages = 8,100 Sq. Ft. of Structure:

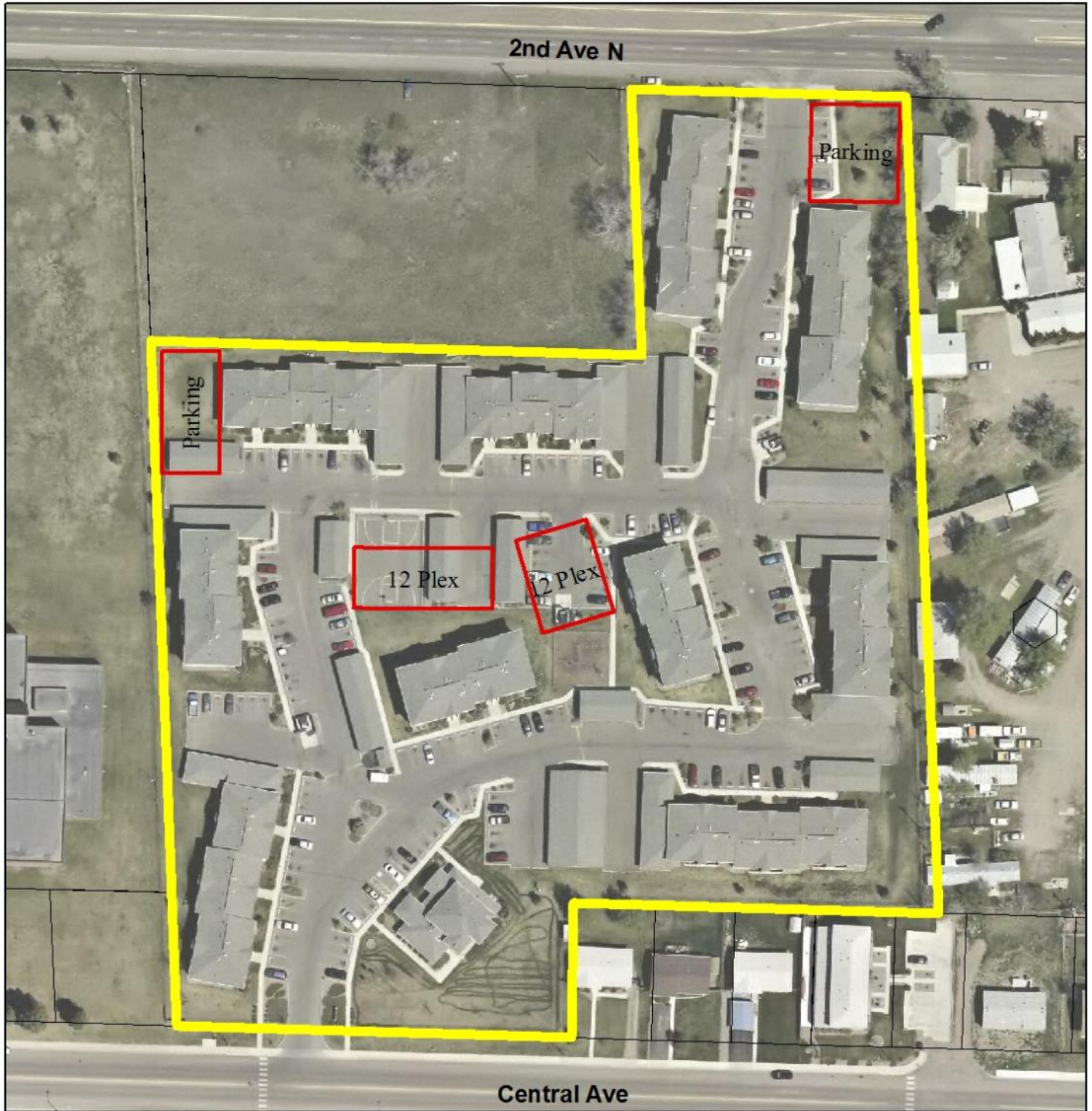
LEGAL DESCRIPTION




Mark/Lot: _____ Section: _____ Township/Block: 20N Range/Addition: 4E

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.

[Signature]
 Property Owner's Signature: _____ Date: 10/4/13

Dave Sinnett
 Representative's Signature: _____ Date: 11/4/2013



-  Proposed Development
-  4101 Central Ave
-  Tracts of Land

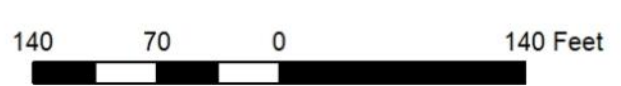


EXHIBIT C - LANDSCAPE PLAN

NOTE! 37 TREES MISSING FROM ORIGINAL LANDSCAPE PLAN
9 TREES REMOVED FOR NEW CONSTR.

- EXISTING PINUS PONDEROSA
- ⊗ EXISTING ACER RUBRUM
- ⊗ NEW ACER RUBRUM-9
- ⊗ NEW ACER TATARIUM-34
- ⊗ NEW PINUS PONDEROSA-3



EXHIBIT D-1 - SITE PHOTOS



SOUTH ELEVATION OF EXISTING 12 PLEX



SOUTHEAST CORNER OF CONSTRUCTION AREA

EXHIBIT D-2 - SITE PHOTOS



SOUTHEAST YARD AREA ADJOINING RESIDENTIAL LOTS



EAST YARD AREA ADJOINING MOBILE HOME COURT