

# DESIGN REVIEW BOARD

January 27, 2014

**Case Number**

DRB2014-3

**Applicant**

Robert Schmidt, PEG Development

Represented by Big Sky Civil & Environmental

**Owner**

Wilson-Taylor Partnership LLP

**Property Location**

117 NW Bypass  
In the southeast corner of the Big Bear Sports Center parking lot.

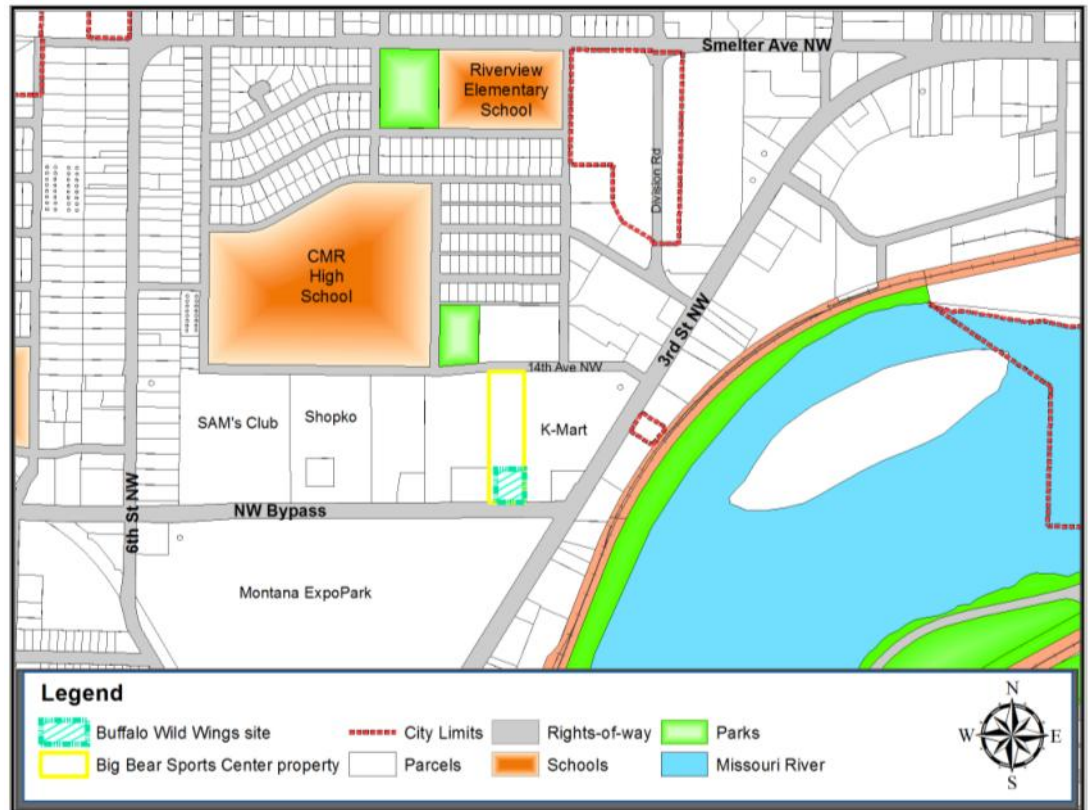
**Recommendation**

Approve the submitted design with conditions

**Project Planner**

Charles Sheets, CFM

## BUFFALO WILD WINGS 117 NORTHWEST BYPASS



### Project Description

The applicant is proposing to construct the new Buffalo Wild Wings restaurant on the southern portion of the property commonly known as Big Bear Sporting Center. The Buffalo Wild Wings franchise has been operating since 1982 and has franchise restaurants in Helena, Bozeman, Billings and Missoula.

### Background

- Legal Description: Lot 1, Block 1, C & W Addition
- Parcel Area: ±0.861 acres = 37,500 sq. ft.
- Property Zoning: C-2 General Commercial District
- Proposed Building Size: 5,670 sq. ft.
- Existing Land Use: Paved parking lot

### Project Overview

The proposed location of the Buffalo Wild Wings restaurant is part of the existing shopping center's sea of parking along the NW Bypass and is being subdivided to create the restaurant site. The subdivision of the property is going through the required public process concurrent with this Design Review application.

The project is generally consistent with the overall aims and goals of the 2013 Growth Policy. The project is an infill opportunity within an existing shopping center which was designed with surplus parking. By utilizing the surplus parking and the existing infrastructure, the project promotes the more efficient use of existing development resources and expands dining choices for the public. The Growth Policy also calls for promoting redevelopment and infill as the primary community development mechanism. The Growth Policy states that the City should regulate new development to achieve a high degree of self containment and bringing substandard properties into compliance with City Code.

### Applicant's Narrative

The Buffalo Wild Wings is a 5,670 square foot restaurant with an outdoor patio that can be semi enclosed for cooler weather seating. The site is just a little less than an acre and sits in front of the Big Bear store on Northwest Bypass. There are 64 parking stalls provided on-site, and shared and cross access parking with the Big Bear Sport Center will be provided through a shared parking agreement. Access to the site will be from NW Bypass through an existing driveway. Driveway throat length and site flow has been extensively discussed and reviewed by the City and is consistent with City comments. The building is a wood frame building, single story with a building height of 20-feet and the architectural element at the main entry height of 29-feet. Building materials consist of CMU block, EIFS facades, standing seam metal awnings, fabric awnings, and glass windows and doors. All rooftop equipment is screened as well.

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

The proposed project is consistent with the guidelines and standards of Exhibit 28-1. Staff makes the following observations and recommendations of the proposed plans:

The proposed infill/redevelopment is strongly encouraged and promoted as an important element of the City Growth Policy. The front façade of the building is located close to the front lot line. The proposed site design provides for facilitate visual interest, appeal, public safety and function. Overall, the design positively addresses access, natural terrain, and relationship to adjoining buildings. The proposed exterior material, primary entry, façade design, and colors creates visual interest and appeal. The service equipment and trash enclosure for the restaurant is located on the northwest corner of the building and screened by shrubs and landscape features. The mechanical equipment, such as the air conditioner compressor, will be placed on the roof and screened from street view. Lighting will be on the building in the form of wall sconces and overhead full cut-off lights for the parking areas. The proposed landscape plan includes boulevard trees, parking lot islands and foundation planting along the building.

### 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 lot coverage. The applicant will share the free-standing sign allocation of 200 sq. ft. with the Big Bear Store. The proposed wall signage appears to meet allocation of a maximum of 10% of the wall sq. ft., but is subject to review by the Planning and Community Development Department when submitted.

### Conformance with Title 15

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

Recommendation

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

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application for the new Buffalo Wild Wings restaurant building and site development located at 117 NW Bypass, 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.

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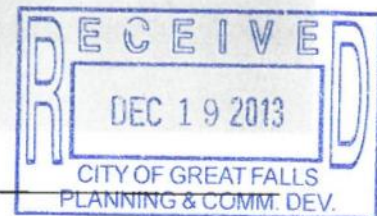
2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

Cc: Dave Dobbs, City Engineering  
Patty Cadwell, Neighborhood Council Coordinator  
Todd Seymanski, City Forester  
Robert Schmidt, PEG Development, robert@pegdevelopment.com  
Joe Murphy, Big Sky Civil & Environmental, Inc., jmurphy@bigskyce.com or bscejoe.murphy@gmail.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: 12/19/13  
 Application Number \_\_\_\_\_



## DESIGN REVIEW BOARD APPLICATION

**Buffalo Wild Wings Great Falls / Commercial Restaurant**

Name of Project / Proposed Use:

PEG Development

Owner Name:

180 North University Ave, Suite 200, Provo, UT 84601

Mailing Address:

801-841-3082

robert@pegdevelopment.com

Phone:

Email:

Big Sky Civil & Environmental, Inc. - Joseph Murphy

Representative Name:

PO Box 3652, Great Falls, MT 59403

Mailing Address:

406-727-2185

jmurphy@bigskyce.com

Phone:

Email:

### PROJECT LOCATION:

121 NW Bypass, Great Falls, MT 59404

Site Address:

~~40,069~~ 37,488

5,670

Sq. Ft. of Property: *Km*

Sq. Ft. of Structure:

### LEGAL DESCRIPTION

Lot B2	2	20N / Block 001	03E / C&W Addition
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.

*Robert H. Smith*  
 Property Owner's Signature:

*12/19/13*  
 Date:



*Robert H. Smith*  
 Representative's Signature:

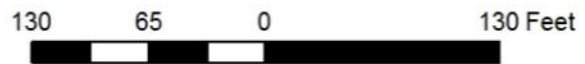
*12/19/13*  
 Date:



# EXHIBIT B - AERIAL VIEW



-  BWW 121 NW BYPASS
-  Tracts of Land





SOUTHEAST CORNER PHOTO



SOUTHWEST CORNER PHOTO



# EXHIBIT D - SITE/LANDSCAPE PLAN



### CONSTRUCTION SPECIFICATIONS

- EDGING**  
 CONCRETE (LANDSCAPE CURBING (GRY) IN A 4" ANGLE STYLE, OR STEEL EDGING IN A 4" 14 GAUGE  
 STEEL (SURELOCK BRAND OR EQUIVALENT)
- WEED FABRIC**  
 TYPAN SPANROUND LANDSCAPE FABRIC IN A 3" OR EQUIVALENT
- ROCK MULCH**  
 1.5" WASHED RIVER ROCK TO A 3" DEPTH IN BED AREAS
- TREES**  
 ALL TREES TO BE STAKED WITH 3 DUREX SPACED STEEL POST AND ANCHORED WITH WIRE & PROTECTIVE HOSE OR OTHER TO PROTECT AGAINST RUBBING ON THE TRUNK. ALL TREES IN TURF AREAS TO REQUIRE A 3 FT DIAMETER CIRCLE OF EDGING WITH ROCK & WEED FABRIC.
- IRRIGATION**  
 1" LINE WITH VACUUM BREAKER FLURRED OUT OF MECHANICAL ROOM. ALL BEDS TO REQUIRE DWP IRRIGATION. ALL TURF AREAS TO REQUIRE SPRAY OR ROTOR IRRIGATION HEAD FOR BEST COVERAGE. CONTRACTOR TO FINISH ADEQUATE CONDUIT FOR THE PURPOSE OF RUNNING IRRIGATION LINES AND WIRING TO ALL LANDSCAPED AREA.

### LANDSCAPING SCHEDULE

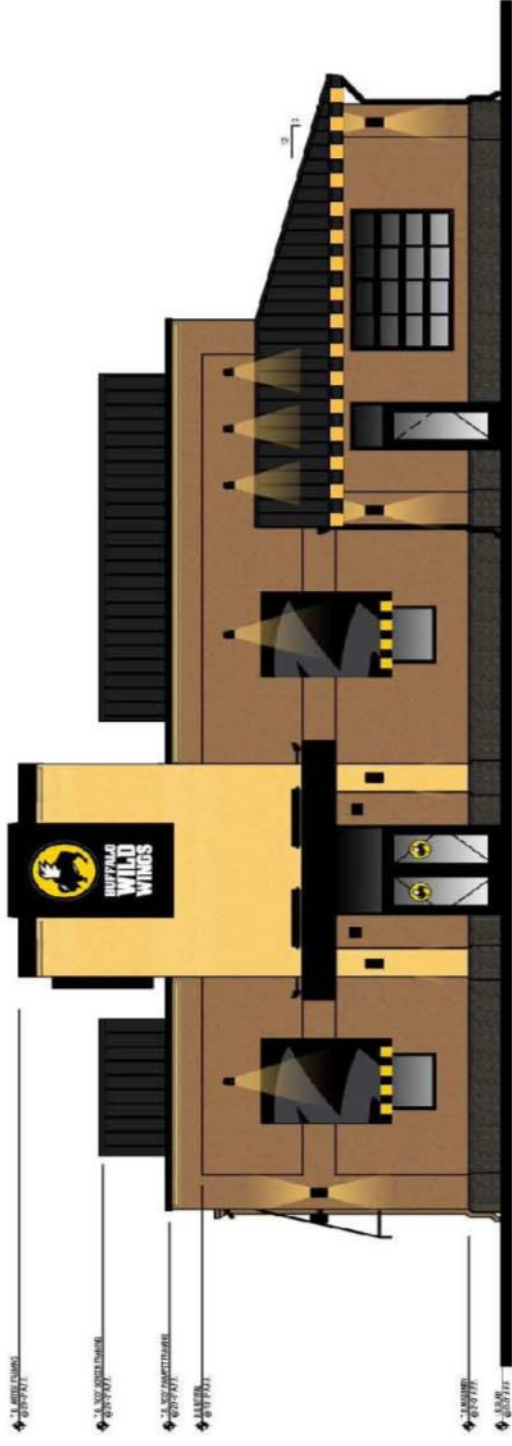
TREES	JUNIPERS	SHRUBS	PERENNIALS
#1 - SPRING SNOW FLOWERING OMB	#5 COLOGREEN JUNIPER	#2 - GOLDMINGER POTENTILLA	#6 - STILLA DE ORO DARTLY
#2 - MALLUS SPRING SNOW	#6 - LITTLE PRINCESS SPREA	#3 - LITTLE PRINCESS SPREA	#7 - KAAL FOEBSTER FEATHER REED GRASS
#3 - TILIA CORDATA 'VIRENSPINE'	#7 - JUNEBOLEN JUNIPER	#4 - PINK BEAUTY POTENTILLA	
		#5 - PINK BEAUTY POTENTILLA	
		#6 - GOLDMINGER POTENTILLA	
		#7 - LITTLE PRINCESS SPREA	
		#8 - PINK BEAUTY POTENTILLA	
		#9 - GOLDMINGER POTENTILLA	
		#10 - LITTLE PRINCESS SPREA	
		#11 - PINK BEAUTY POTENTILLA	
		#12 - GOLDMINGER POTENTILLA	
		#13 - LITTLE PRINCESS SPREA	
		#14 - PINK BEAUTY POTENTILLA	
		#15 - GOLDMINGER POTENTILLA	
		#16 - LITTLE PRINCESS SPREA	
		#17 - PINK BEAUTY POTENTILLA	

**LEGEND**

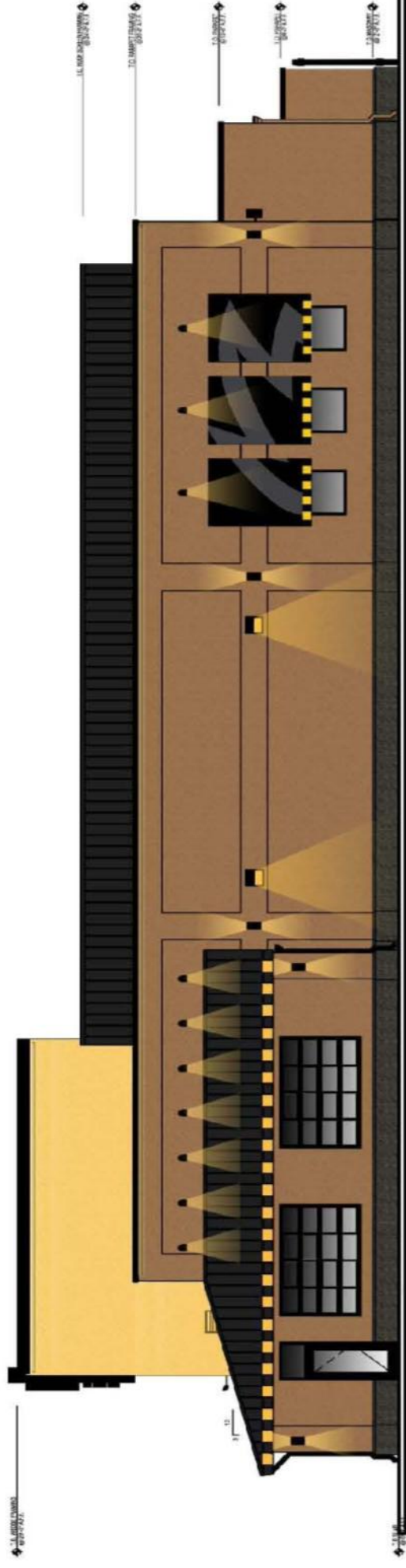
EXISTING	CONCRETE	SOD	ROCK MULCH
ASPHALT	ASPHALT	ROCK MULCH	



# EXHIBIT E - ELEVATION RENDERING



FRONT ELEVATION  
1/8" = 1'-0"



SIDE ELEVATION  
1/8" = 1'-0"



# EXHIBIT F - ELEVATION RENDERING

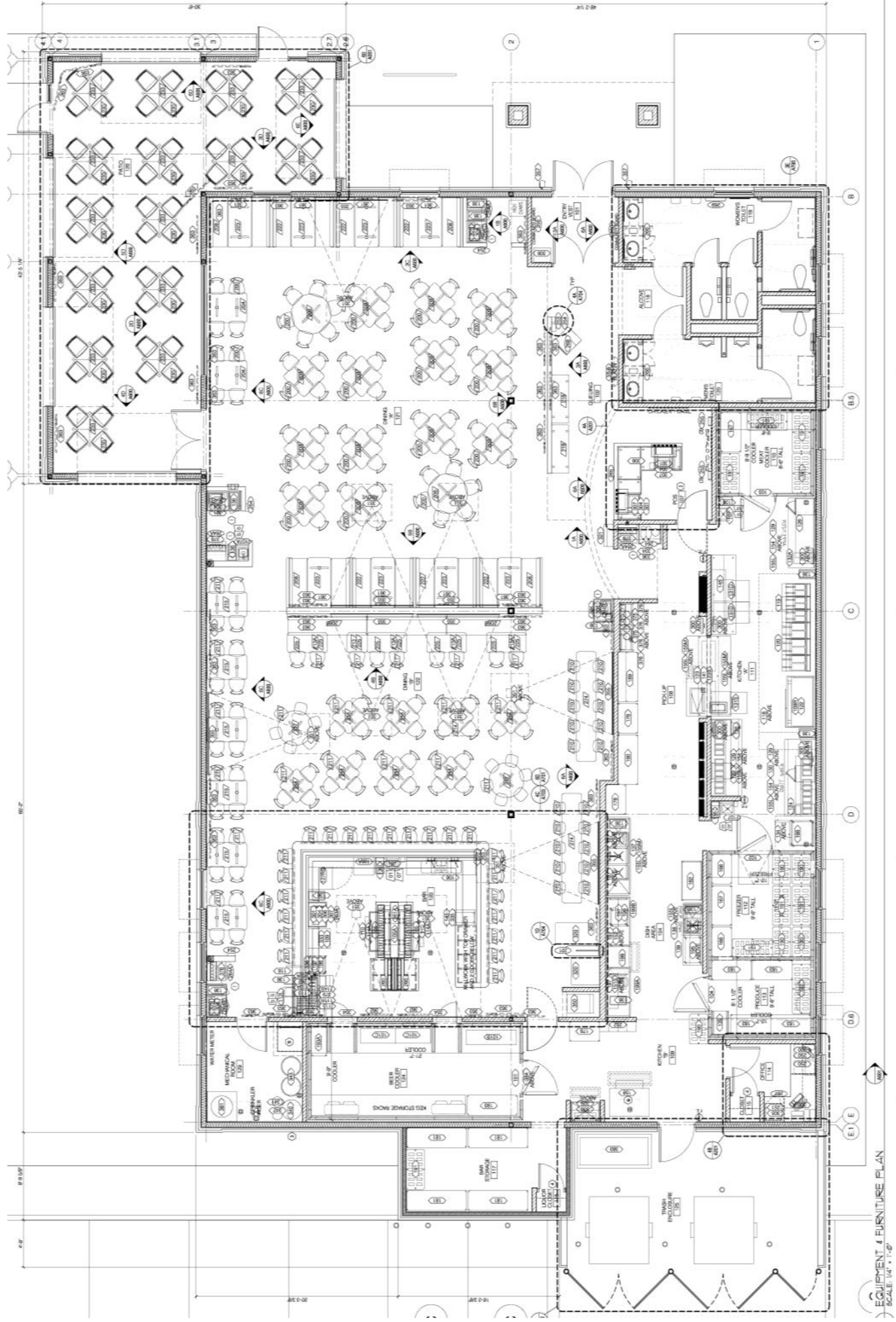


REAR ELEVATION  
1" = 10'



SIDE ELEVATION  
1" = 10'

# EXHIBIT G - FLOOR PLAN



EQUIPMENT & FURNITURE PLAN  
SCALE 1/4" = 1'-0"