

DESIGN REVIEW BOARD

April 14, 2014

Case Number

DRB2014-10

Applicant

Hoagieville Great Falls
Restaurant

Representatives

Mary Klette,
Nelson Architects

Property Location

1125 10th Ave N
Neighborhood Council #9

Requested Action

Design review for redevelopment of the existing restaurant for a new franchise.

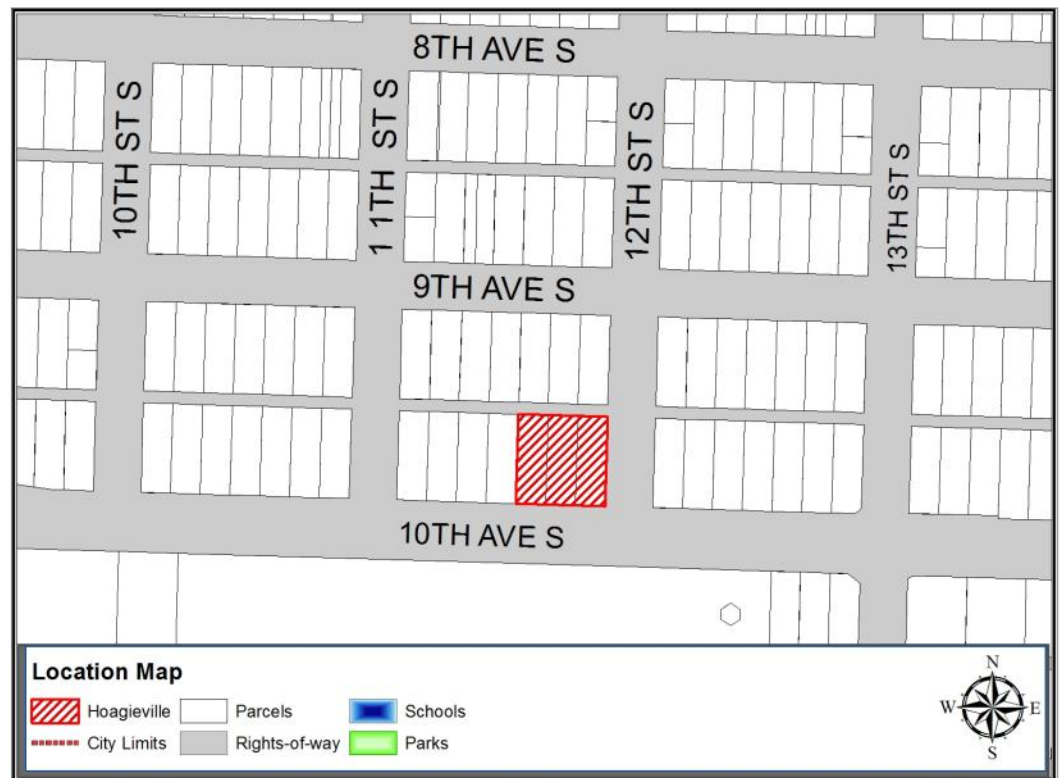
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

HOAGIEVILLE GREAT FALLS 1125 10TH AVENUE SOUTH



Project Description

The applicant is proposing to redevelop the former Kentucky Fried Chicken restaurant into a new franchise restaurant, the Hoagieville Great Falls. The project includes a complete exterior facelift, interior renovation and efficiency upgrades to the electrical, heating, ventilation, and air conditioning systems.

Background

- Legal Description: Lots 9, 9 and 10, Block 514, First Addition to Great Falls
- Parcel Area: 0.52 acres = 22,500 s.f.
- Property Zoning: C-2 General Commercial District
- Existing Building: 2,900 s.f. footprint

Project Overview

The former Kentucky Fried Chicken Restaurant location on 10th Avenue South is being transformed into a new Hoagieville Restaurant. A primary component of the remodel is a new kitchen, re-designed to be more functional for the Hoagieville franchise, and upgrades for efficiency to the electrical, heating, ventilation, and air condition systems. In addition, the dining area is receiving new finishes, new tables, and booths. The new restaurant layout will include cafe style seating that better suits the new franchise.

The exterior is undergoing a renovation that significantly impacts the design and increases the overall aesthetic appeal of the building. The existing mansard roof and soffit, and KFC trademark cupola is being removed to make way for a fresh, modern look that will incorporate updated materials and the Hoagieville franchise colors into the facade. The exterior palette includes the existing light brick, painted existing CMU parapet walls, new EIFS panels, new split-face CMU veneer, and steel awnings, slatted signage walls, and c-channels throughout. The signage is included in the design of the building as opposed to having a free-standing sign on site. There will be a small directional sign located at the parking lot entrance to direct people towards the drive-thru. The parking lot will remain as is, but will be re-stripped. The existing landscaping and sidewalks will also remain intact. The existing lighting on the building is being re-located to complement the new façade, includes new energy efficient fixtures, and continues to meet code and light the primary building entrances, pedestrian paths, and parking areas.

Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.

The proposed project is consistent with the guidelines and recommendations for design review of exterior renovations contained within Exhibit 28-1. The renovations improve the exterior of the building and positively address the character of the site. The design features add to the exterior façades, the visual, and aesthetic appeal of the property. The placement of the franchise tell tale design and architectural features creates visual interest from the street and provides an example of quality design for this type of redevelopment.

The proposed redevelopment and exterior renovation does not change the parking or landscaping requirements for the site and it will remain as is.

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 is proposing new wall signage on the building and that would be conforming for the C-2 zoning district. Future signage would be subject to review by the Planning and Community Development Department.

Conformance with Title 15

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

Recommendation

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 renovation of the former KFC to the Hoagieville Great Falls Restaurant located at 1125 10th Avenue South, 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.

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

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Mary Klette, Nelson Architects, mary@nelsonarchitects.com

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
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406.455.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
Application Number: _____

DESIGN REVIEW BOARD APPLICATION

HOAGIEVILLE GREAT FALLS/RESTAURANT

Name of Project / Proposed Use:

BOB POWELL & NICK ALONZO - FOOD AND FUN INC.

Owner Name:

1600 SOUTH AVE W., MISSOULA, MT 59801

Mailing Address:

406-542-3656

BPOWELL@BOBANDNICK.COM

Phone:

Email:

MARY O. KLETTE, NELSON ARCHITECTS

Representative Name:

621 2ND AVENUE NORTH, GREAT FALLS, MT 59401

Mailing Address:

406-727-3286

MARY@NELSONARCHITECTS.COM

Phone:

Email:

PROJECT LOCATION:

1125 10TH AVENUE SOUTH, GREAT FALLS, MT 59405

Site Address:

22,500 SF

2,827 SF

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

LOTS 008-010

S12

T20N/BLOCK 514

R03 E/FIRST 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.

Property Owner's Signature:

Date:

Mary O Klette

03/28/14

Representative's Signature:

Date:

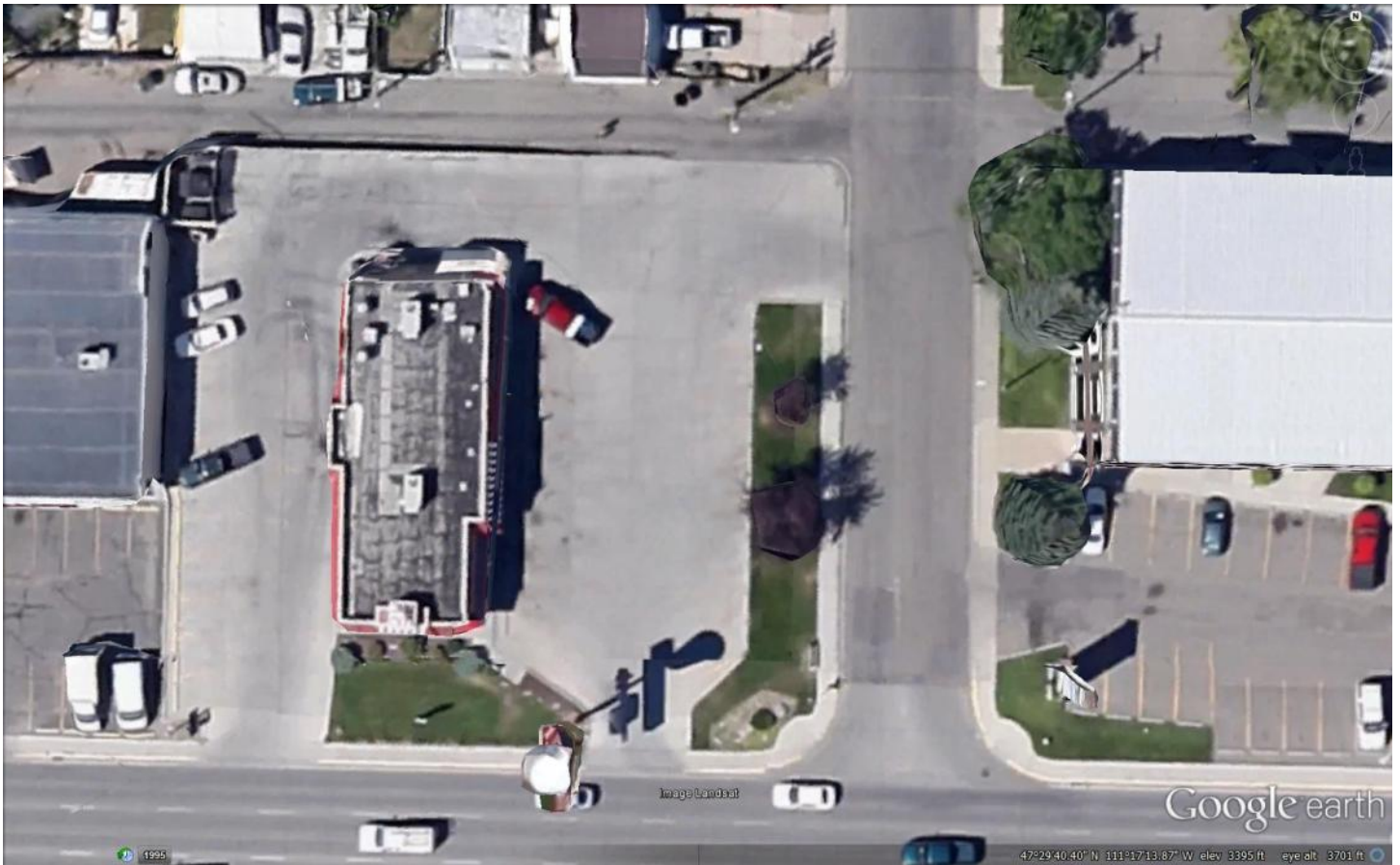


EXHIBIT C - SITE PLAN

