

DESIGN REVIEW BOARD

April 14, 2014

Case Number

DRB2014-16

Applicant

MRO, Inc

Representatives

Gregory Smith

Jim Page, LPW Architects

Property Location

1905 4th Street NE

Neighborhood Council
#3

Requested Action

Design Review for development of River City Casino

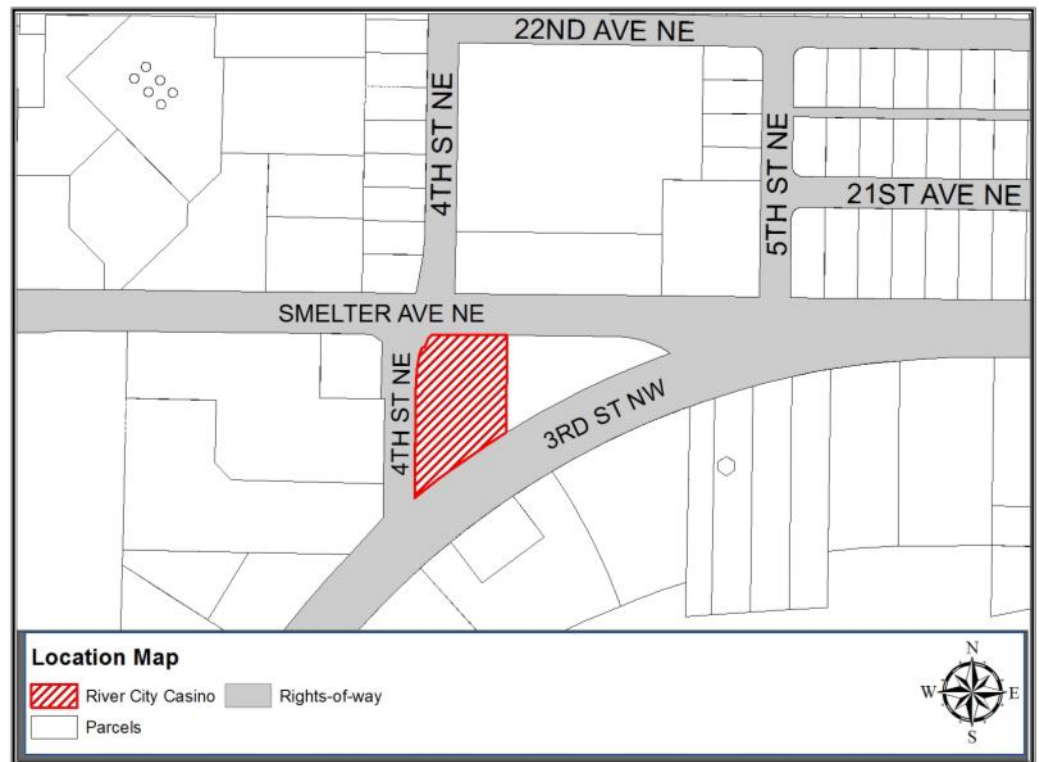
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

RIVER CITY CASINO—1905 4TH STREET NE



Project Background

The applicant intends to re-establish the River City Casino at 1905 4th Street NE. The proposed new construction will be located in the center of the vacant lot adjacent to Aaron's Furniture. The former Burger Master Restaurant and River City Casino was demolished in June of 2012. As the previous use was non-conforming (within 600 feet from Corpus Christi Catholic Church), a new conditional use permit is required to re-establish a casino at this location. The Planning Advisory Board/Zoning Commission heard this Conditional Use Permit on April 8, 2014 and recommended approval, with conditions, to the City Commission.

Background

- Legal Description: Lot 2, Stan Oil Tracts.
- Parcel Area: 40,590 sq. ft.
- Property Zoning: C-2 General Commercial District
- Street Frontages: 176.3 feet along Smelter Ave NE, 299.6 feet along 4th Street NE, and 145.06 feet along 3rd Street NW.
- Proposed Use: Casino, Type I

Project Overview

The property is zoned C-2 General Commercial District, and a Casino, Type I is permitted as a primary use when specific development standards are met. This project is currently going through the required public process concurrent with this Design Review application. The redevelopment is for a new structure, paved parking, landscaping, lighting and stormwater retention.

The structure is a single story building with a brick veneer wainscoting for the base, two colors of EIFS on the walls, a mansard awning with standing seam metal roofing, and a parapet covered with matching colors of EIFS. Landscaping will be used along public streets to soften the building appearance and improve visibility from the neighboring properties. The trash enclosure is proposed in the northeast corner of the lot and screened by trees and shrubs. The mechanical equipment will be placed on the roof, and screened on three sides (north, south, and west) by the parapet. The east side (rear of structure) will need to be screened from view. The proposed landscape plan includes boulevard trees, foundation planting, and parking island with irrigated sod, shrubs, and trees (see Exhibit D). Outdoor lighting will be on the building in the form of wall sconces, and overhead full cut-off lights for the parking areas (see Exhibit C). The new project will also serve to screen the back of Aaron's Furniture from view.

The applicant presented the conceptual plans to Neighborhood Council #3 on April 3, 2014.

The City Commission will have the first reading on May 6, 2014 for the Conditional Use Permit and set the Public Hearing date.

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 of the Land Development Code. Staff makes the following observations and recommendations:

The proposed infill/redevelopment is strongly encouraged and promoted as an important element of the City Growth Policy. The proposed site design facilitate visual interest, appeal, public safety and function. Overall, the design addresses access, proper use of the natural terrain, and relationship to adjoining buildings. The proposed exterior material, primary entry, façade design, and colors create visual interest and appeal.

Conformance with Title 17

The Planning and Community Development Director has determined the application for the proposed use meet all of the criteria for parking and is similar to the most recent use. The proposed use is allowed as a permitted use within the C-2 Zone District. It is further determined that the noise, dust, smoke, and other environmental impacts associated with the proposed casino are equal to or less than the most recent use.

The proposed parking plan provides 28 parking stalls, including two (2) handicap van accessible stalls, and meets the City parking requirements.

The applicant is proposing approximately 14,375 sq. ft. of landscaping on the site, including a 25-foot landscape buffer with sod, trees, and shrubs to screen the proposed casino from the Corpus Christi Catholic Church. The proposed landscaping plan provides for the required number of trees (20) and shrubs (140). Stormwater will be retained on site as part of the landscaping in the southwest corner.

The new casino will meet the special signage requirements under City Code 17.20.6.140 (G). The submitted plans have signage on 3 sides of the building (north, west and south). The signage on the north side, facing the church, will not indicate "casino" as part of the design. Less than 7.5% of each side of the building will be used for signage, and no pole sign is proposed for this site. Staff is recommending no LED reader board type signs on this site. It appears the signage would meet the code requirements and special conditions for Casino, Type I, but is subject to a separate permit and review from 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

The redevelopment of the subject property is a positive step enhancing landscaping along all the traffic route. The proposed changes improve the visual quality of the property, and provide visual screening along Smelter Avenue Northeast. Staff recommends the Design Review Board approve the application subject to the conditions listed in the Suggested Motion.

Suggested Motion

1. Board Member moves:

“I move that the Design Review Board (approve / approve with conditions) the Design Review Application for the development of River City Casino at 1905 4th Street Northeast, as shown in the conceptual development plans contained within this report and provided by the Owner, subject to the following conditions:

A. Stormwater Management. A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the site.

B. Substantial Compliance. Final build-out of the project shall be in substantial compliance with the final approved site plan documents, drawings and renderings as depicted in this staff report.

C. Land Use and Zoning. Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the C-2 General Commercial district designation.

D. General Code Compliance. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.

E. Subsequent modifications and additions. If after establishment of a conditional use, the owner proposes to expand or modify the use, buildings, and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new conditional use application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

F. Landscape Screening. Applicant shall provide at least the minimum required special landscaping as required in City code 17.20.6.140 (F).

G. Site Signage. Site signage shall comply with the City Sign Code as well as the following special conditions:

- Signs facing Smelter Avenue Northeast shall not provide any “casino” designation.
- LED reader board type signs shall not be allowed on-site.
- No freestanding sign.

H. Exterior lighting. All exterior lighting shall be fully shielded down-cast type lights so as to reduce any light spill onto adjoining properties.

I. Exterior HVAC Equipment. All exterior HVAC equipment shall be screened

J. Food Service. If food preparation is conducted on the subject property, an appropriate grease interceptor shall be provided per City standard and installed according to the appropriate plumbing/building codes.

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

Cc: David Dobbs, City Engineering
 Todd Seymanski, City Forester
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Gregg Smith, Representative, gregg@bigskylaw.com
 Jim Page, LPW, Architects, jimp@lpwarchitecture.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

River City Casino

Name of Project / Proposed Use:

MRO, Inc.

Owner Name:

626 10th Avenue South, Great Falls Montana 59405

Mailing Address:

406-453-7824

Phone:

gregg@bigskylaw.com

Email:

Gregory G. Smith

Representative Name:

104 2nd Street South, Suite 101 Great Falls, MT 59405

Mailing Address:

406-453-8144

Phone:

gregg@bigskylaw.com

Email:

PROJECT LOCATION:

402 Smelter Avenue NE Great Falls, MT 59404

Site Address:

40,590

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 2
Mark/Lot:

S01
Section:

T20 N
Township/Block

R03 / Stanoll Tracts
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.

[Signature]
Property Owner's Signature:

3-13-14
Date:

[Signature]
Representative's Signature:

3-14-14
Date:

EXHIBIT B - AERIAL MAP

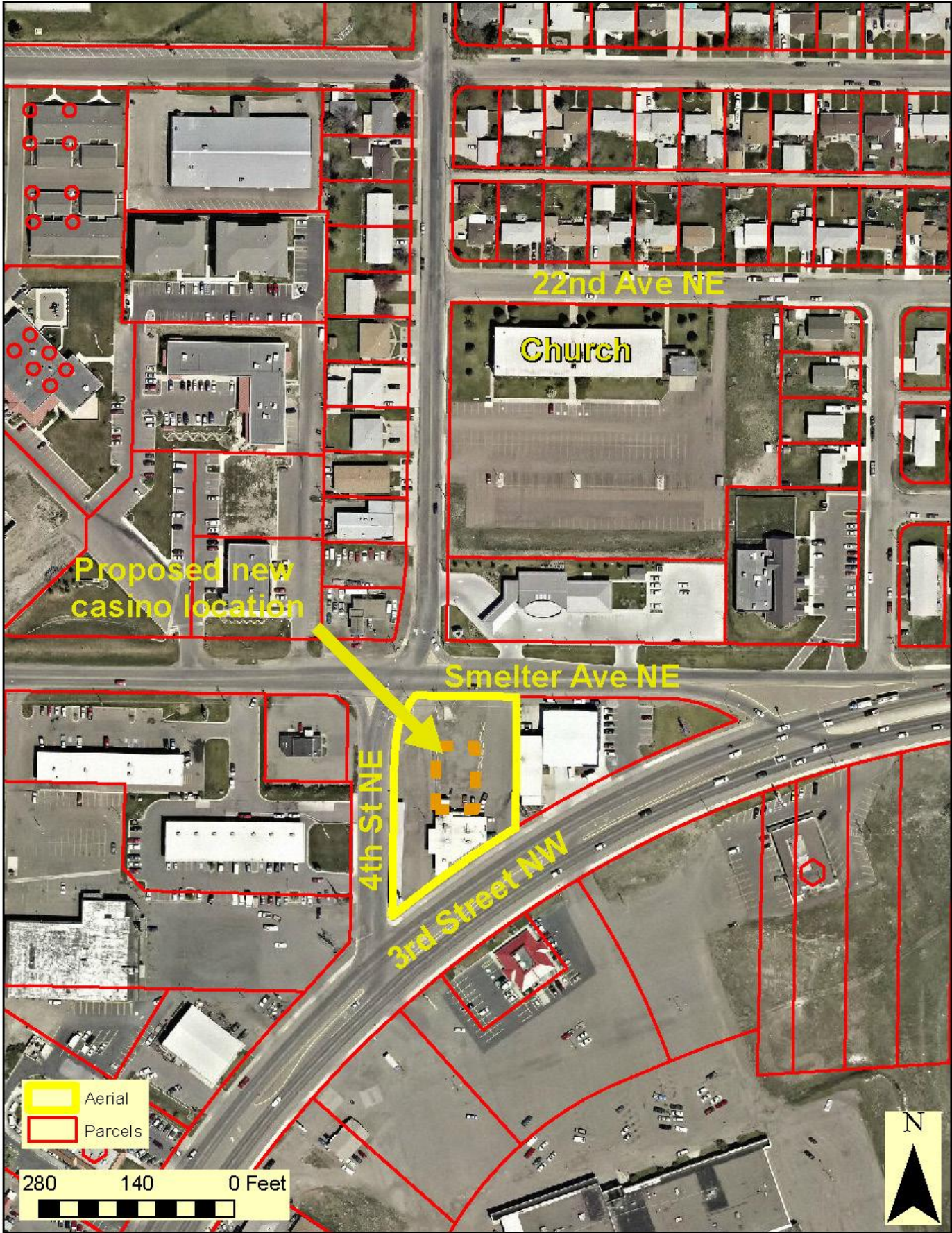


EXHIBIT C - SITE PLAN/LIGHTING PLAN

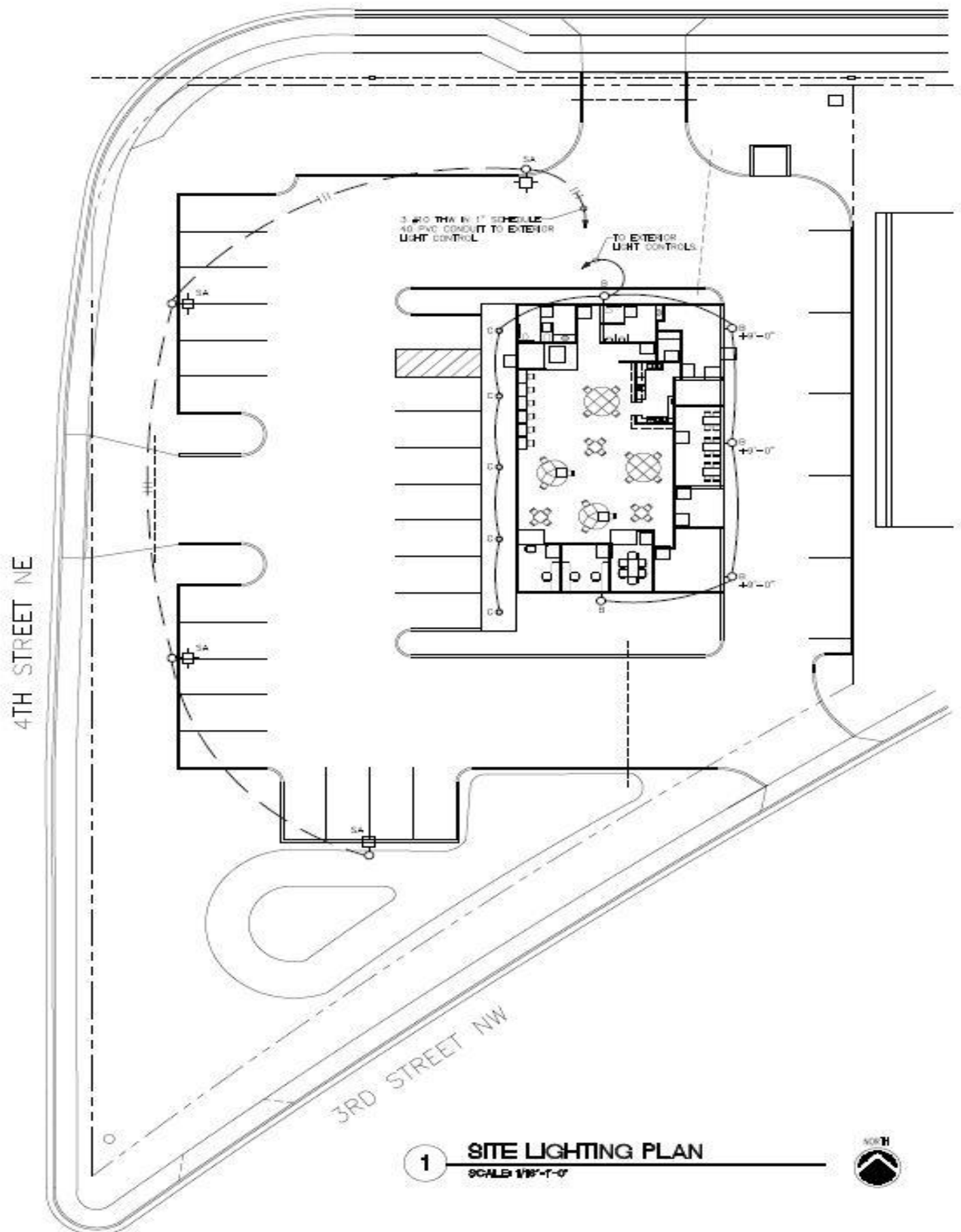


EXHIBIT D - LANDSCAPE PLAN

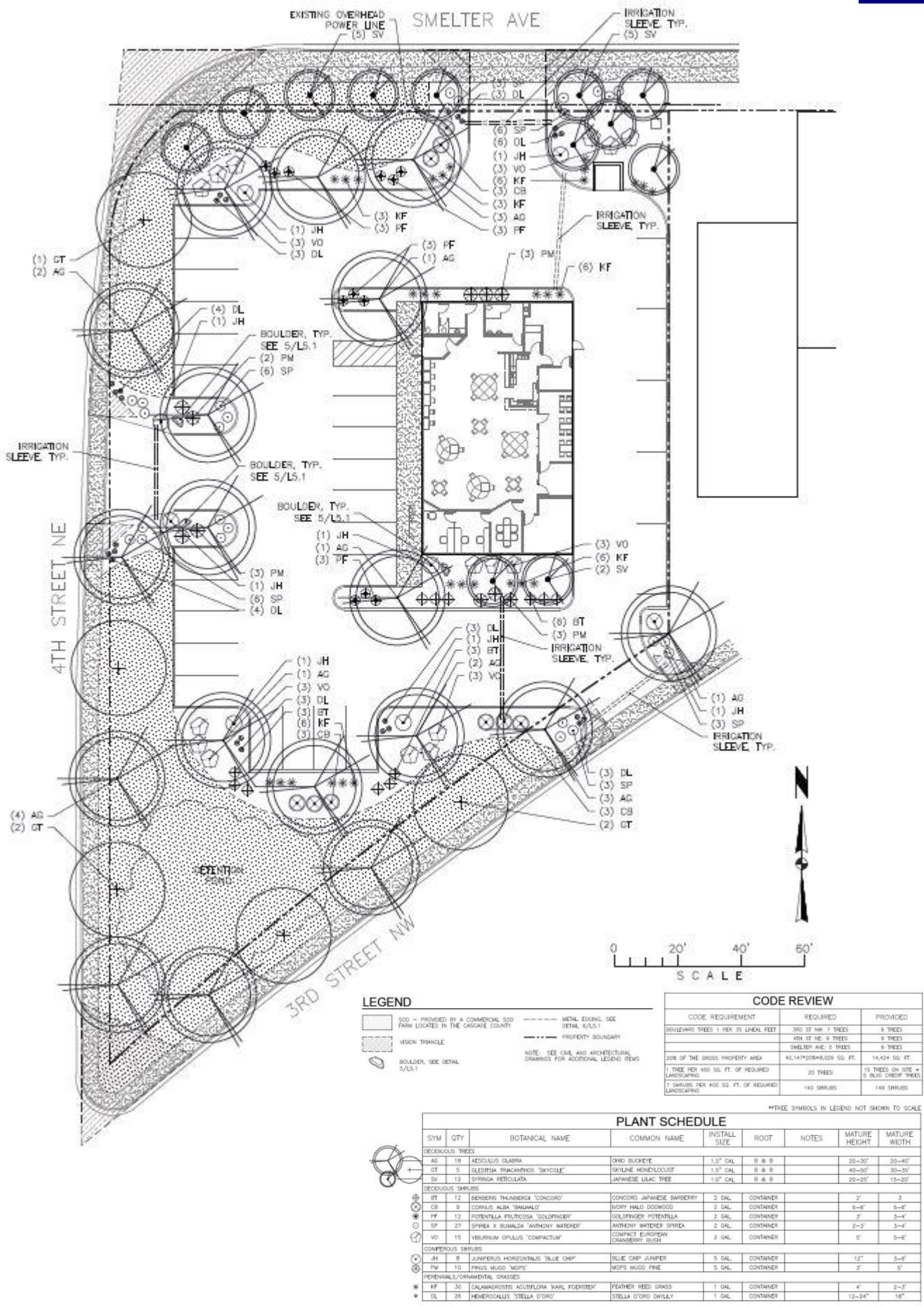


EXHIBIT E - NORTH & SOUTH ELEVATION

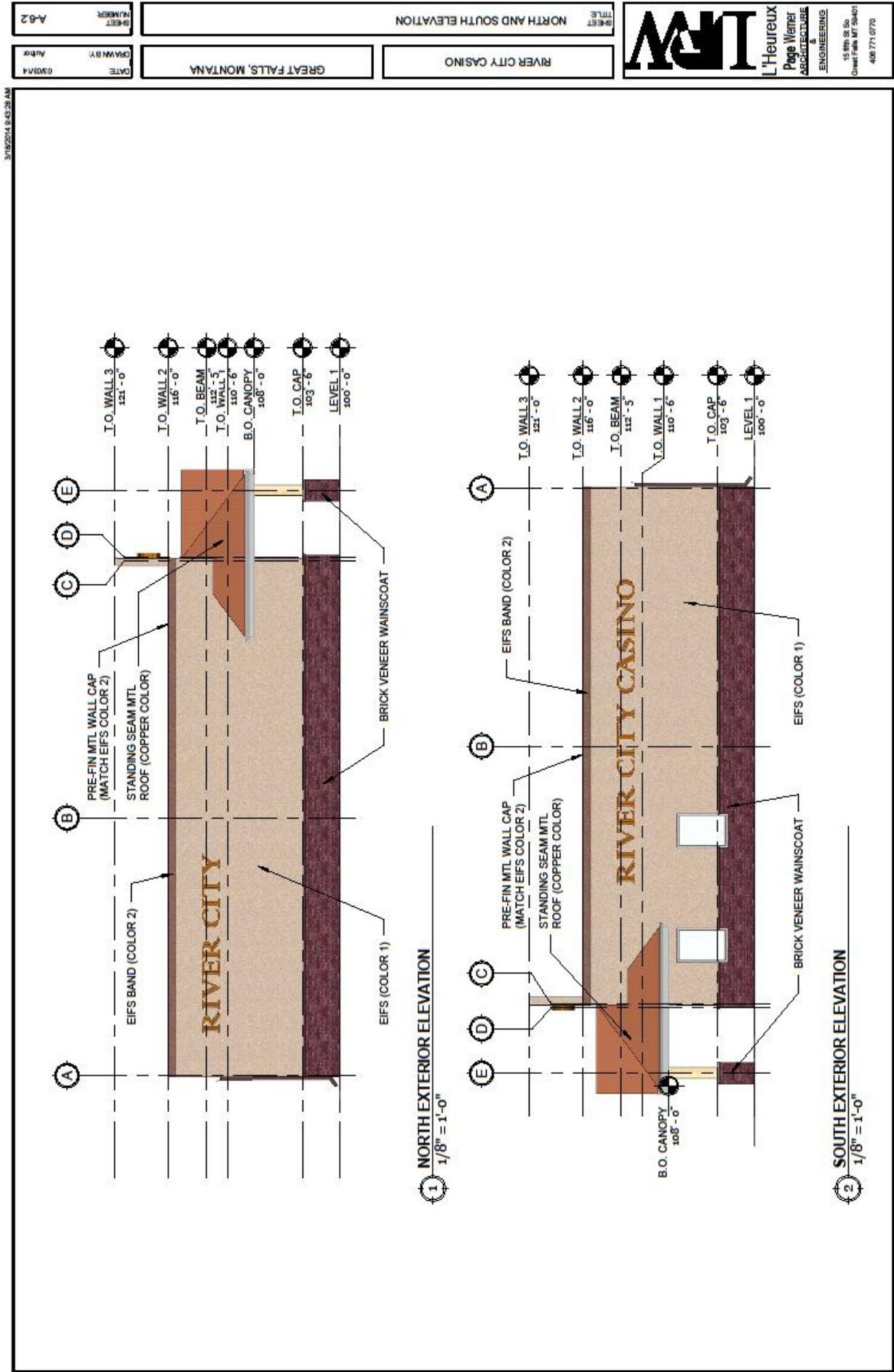
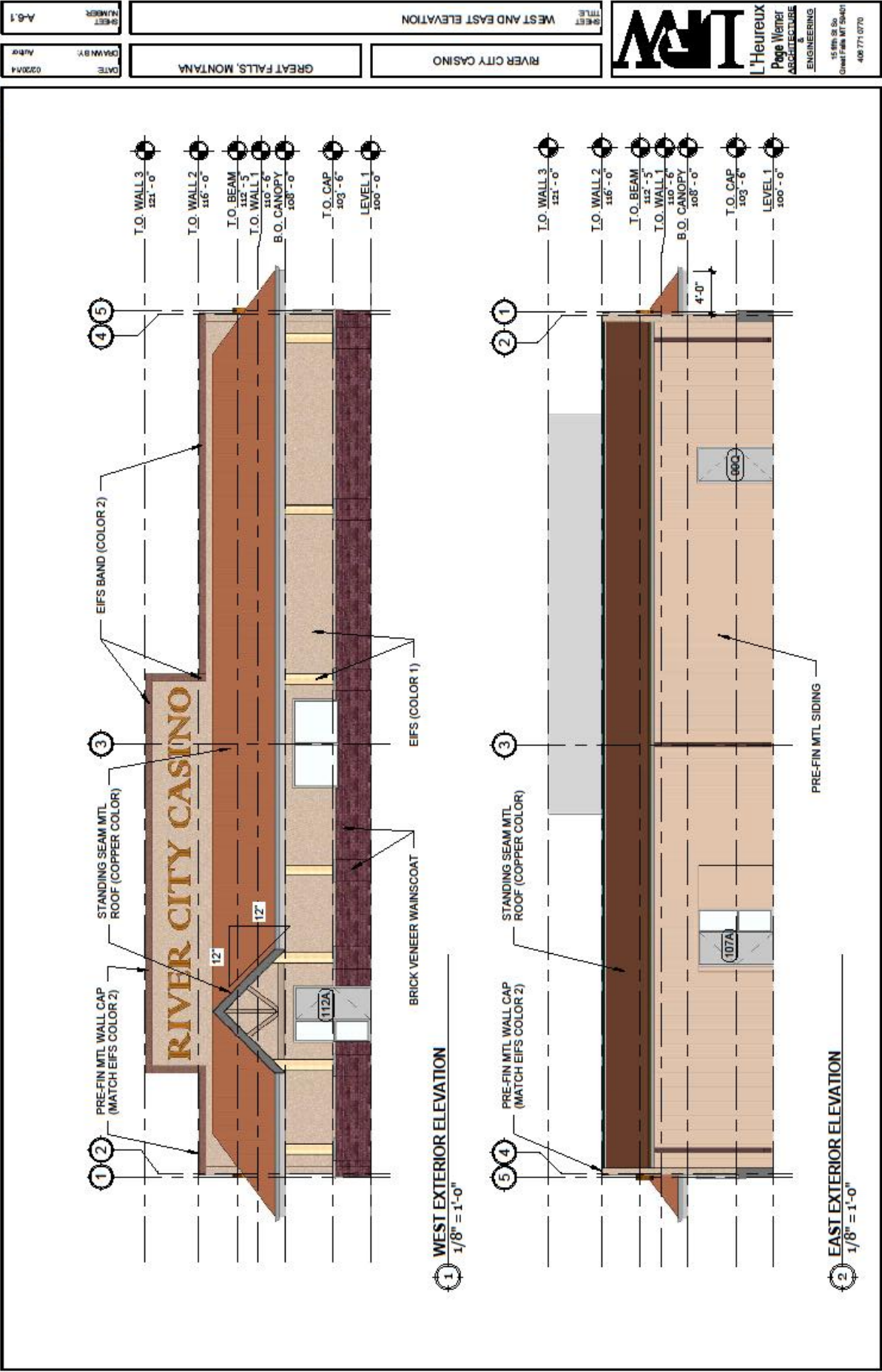


EXHIBIT F - EAST & WEST ELEVATION





View looking East from 4th Street Northeast toward subject property. Aaron's Furniture in background.



View looking North from corner of 3rd street Northwest and 4th street northeast. Corpus Christi Catholic Church in background.



View looking East from 4th Street Northeast toward subject property.



View looking South from northwest corner of subject property.