

DESIGN REVIEW BOARD

April 14, 2014

Case Number

DRB2014-8

Applicant

City of Great Falls

Representatives

Ryan Smith,
Nelson Architects
Tyson Kraft,
Nelson Architects

Property Location

1010 25th Ave NE
Neighborhood Council #3

Requested Action

Design review for redevelopment and expansion of the existing animal shelter facility.

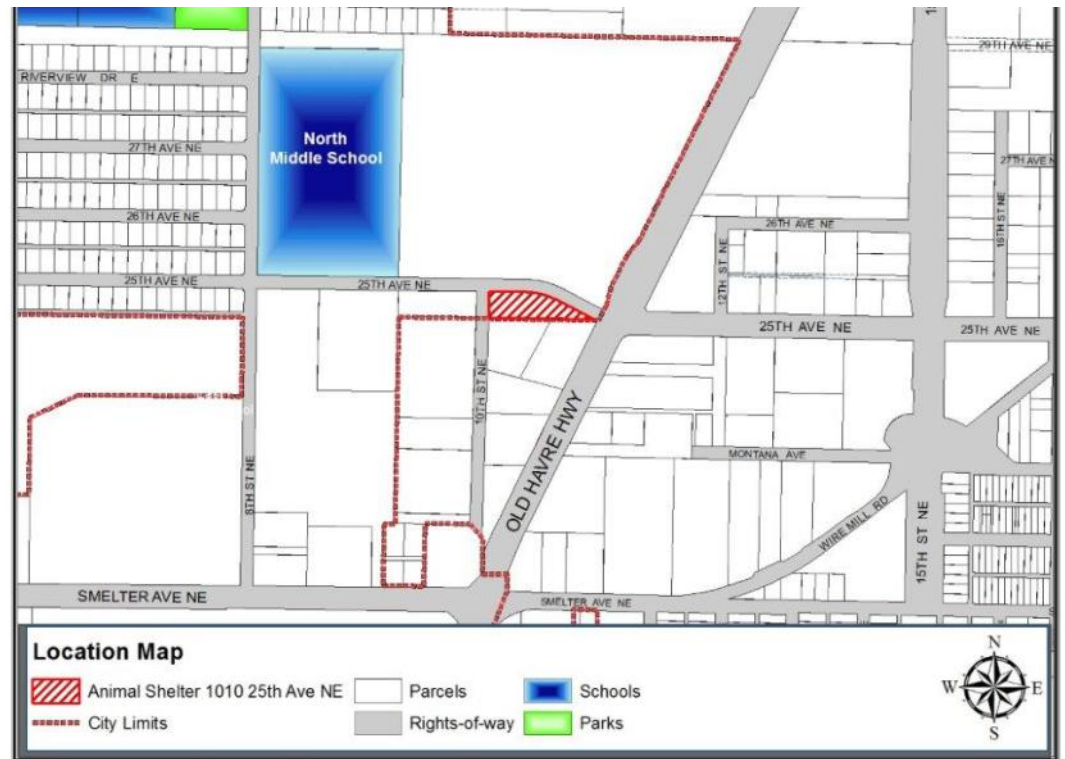
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

CITY OF GREAT FALLS ANIMAL SHELTER 1010 25TH AVE NE



Project Description

The City of Great Falls Animal Shelter is undergoing an exterior façade remodel, of-office renovation, and 1700 square foot expansion that includes a new cattery and canine facilities.

Background

- Legal Description: Lot 1, Block 2, North River Terrace, Section 8
- Parcel Area: 1.04 acres = 45,500 square feet
- Property Zoning: I-1 Light Industrial District
- Existing Building: 6,632 square feet

Project Overview

The existing exterior of the animal shelter is painted concrete masonry. The exterior renovation will include adding new metal siding and EIFS over the top of the existing concrete block. The renovation enhances the overall aesthetics and provides additional insulation for the efficiency of the facility. New entrances and drop off areas for the facility will be more distinguishable with the addition of covered entries and the new siding materials. These drop off areas allow for animals to go through proper screening before entering the facility. The new isolation/triage area will have direct access from the exterior and a direct link to other cat related facilities.

The new cattery is being constructed on the south side and will include areas for adoption, display, visitation, triage, and a separate grooming area. The cattery will be completely separate from the canine area.

The canine addition will be constructed on the east side of the existing facility, and feature an area for small dogs and puppies, grooming, and a separate area for canine isolation/triage.

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 expansion and exterior renovations contained within Exhibit 28-1 of the Land Development Code. The renovations improve the exterior of the building and positively address the character of the site. The design features added to the exterior façades provided visual and aesthetic appeal. The placement of architectural features and design elements create visual interest from the street and provide an example of quality design for this type of redevelopment.

The applicant is proposing to install foundation plantings around the building and establish additional trees and shrubs within the boulevard and parking area.

Staff has reviewed the existing parking around the building and finds that it meets the intent of the code.

The proposed exterior renovation does not trigger 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 lot coverage. The applicant is not proposing any new signage at this time. 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 expansion and exterior renovation to the City of Great Falls Animal Shelter facility located at 1010 25th Avenue Northeast, 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
Ryan Smith, AIA, Nelson Architects, ryan@nelsonarchitects.com
Tyson Kraft, Nelson Architects, tyson@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

CITY OF GREAT FALLS ANIMAL SHELTER REMODEL
Name of Project / Proposed Use:

CITY OF GREAT FALLS
Owner Name:

1010 25TH AVE. NE, GREAT FALLS, MT 59404 / PO BOX 5021
Mailing Address:

(406) 454-2276
Phone:

JENNIFER REICHELT jreichelt@greatfallsmt.net
LYNN FORMELL lformell@greatfallsmt.net
Email:

RYAN SMITH / TYSON KRAFT
Representative Name:

621 2ND AVE. NORTH
Mailing Address:

406-727-3286
Phone:

tyson@nelsonarchitects.com
ryan@nelsonarchitects.com
Email:

PROJECT LOCATION:

1010 25TH AVE. NE, GREAT FALLS, MT. 59404
Site Address:

45,500
Sq. Ft. of Property:

6632
Sq. Ft. of Structure:

LEGAL DESCRIPTION

001 Mark/Lot: 8 Section: 002 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:


Representative's Signature

3/6/2014
Date:






EXISTING

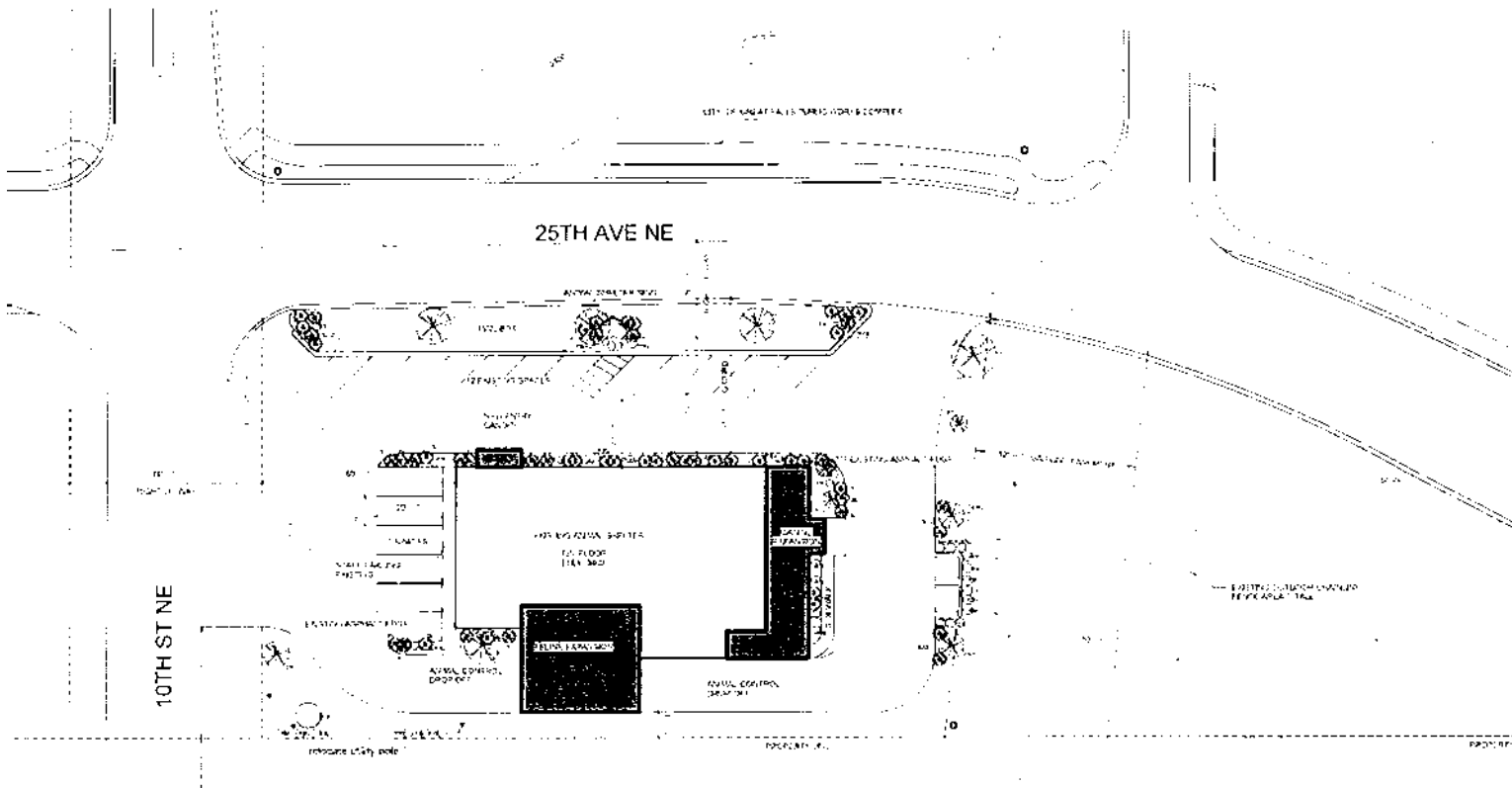


PROPOSED



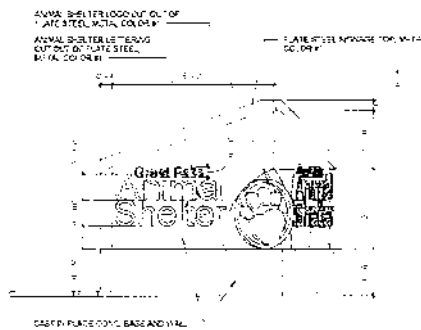
-  Animal Shelter 1010 25th Ave NE
-  Tracts of Land
-  City Limits



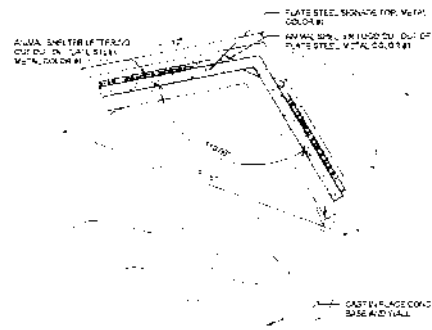


PLANT SCHEDULE/LEGEND					
QTY.	COMMON NAME	BOTANICAL NAME		SIZE	
30					
4	LITTLE LEAF LINDEN	LILJA AMERICANA		2" D & B	
23	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM		5 GALLON	
2	SAVAN JUNIPER	JUNIPERUS SABINA		5 GALLON	
56	STELLA DEORO DAYLILY	HEMEROCALLIS STIFITZ REORD		5 GALLON	

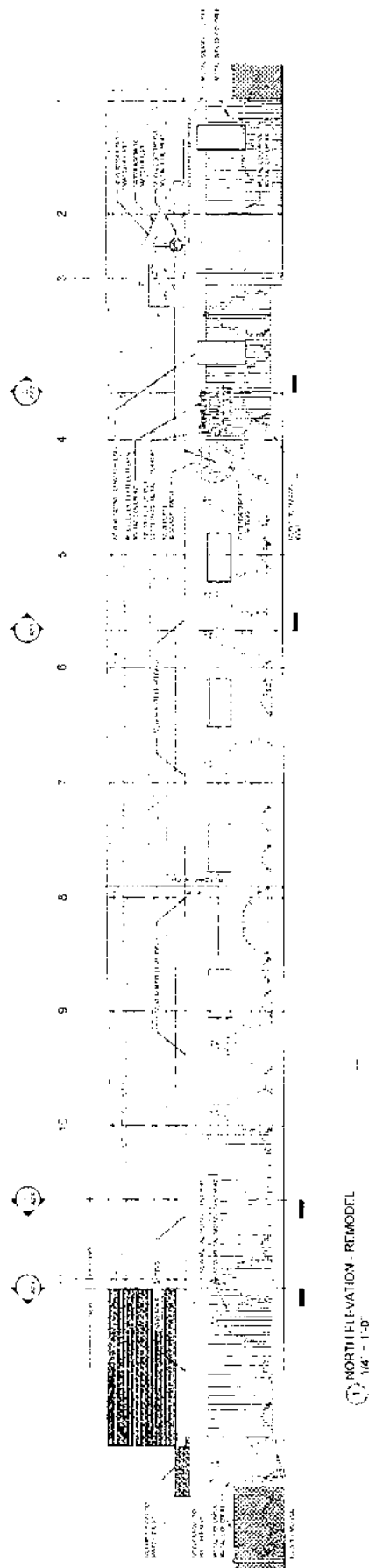
DECIDUOUS TREES		DECIDUOUS SHRUBS		SYMBOL & HATCH KEY	
	LITTLE LEAF LINDEN 20 FT		DAYLILY 7-8"		GRASS
	CANADA RED BIRCH 15 FT		LANDSCAPE SITE PLAN		HATCHED AREA
	RED-TWIGGED DOGWOOD 10 FT		SHRUBLAND SHRUB 4-6 FT		LANDSCAPE EDGE
	BLACK HILLS SPRUCE 60 FT		GREEN MOUND JUNIPER 10-12 FT		LANDSCAPE EDGE AS SPECIFIED



2 STREET SIGN ELEVATION
1/2" = 1'-0"



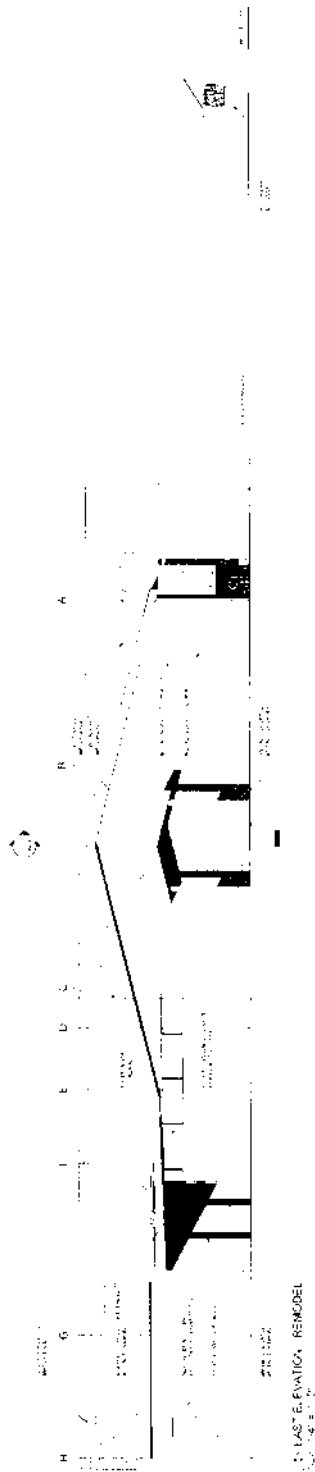
3 SIGN PLAN
1/2" = 1'-0"



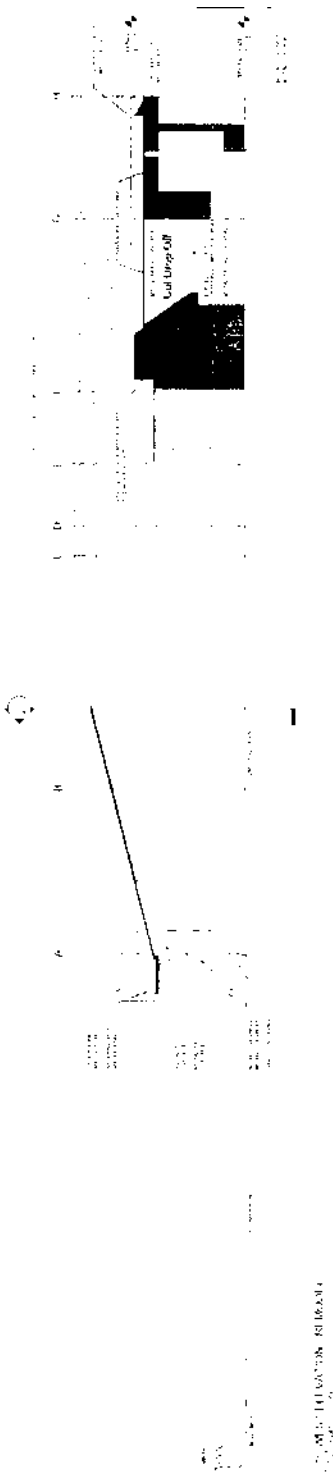
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION