

# DESIGN REVIEW BOARD

March 10, 2014

**Case Number**

DRB2014-7

**Applicant**

Damon Carroll

**Representative**

C. Preston Burrow

**Property Location**

14th Street NE &  
36th Avenue NE  
Neighborhood Council  
#3

**Requested Action**

Design review for the  
construction of a 24-unit  
apartment complex.

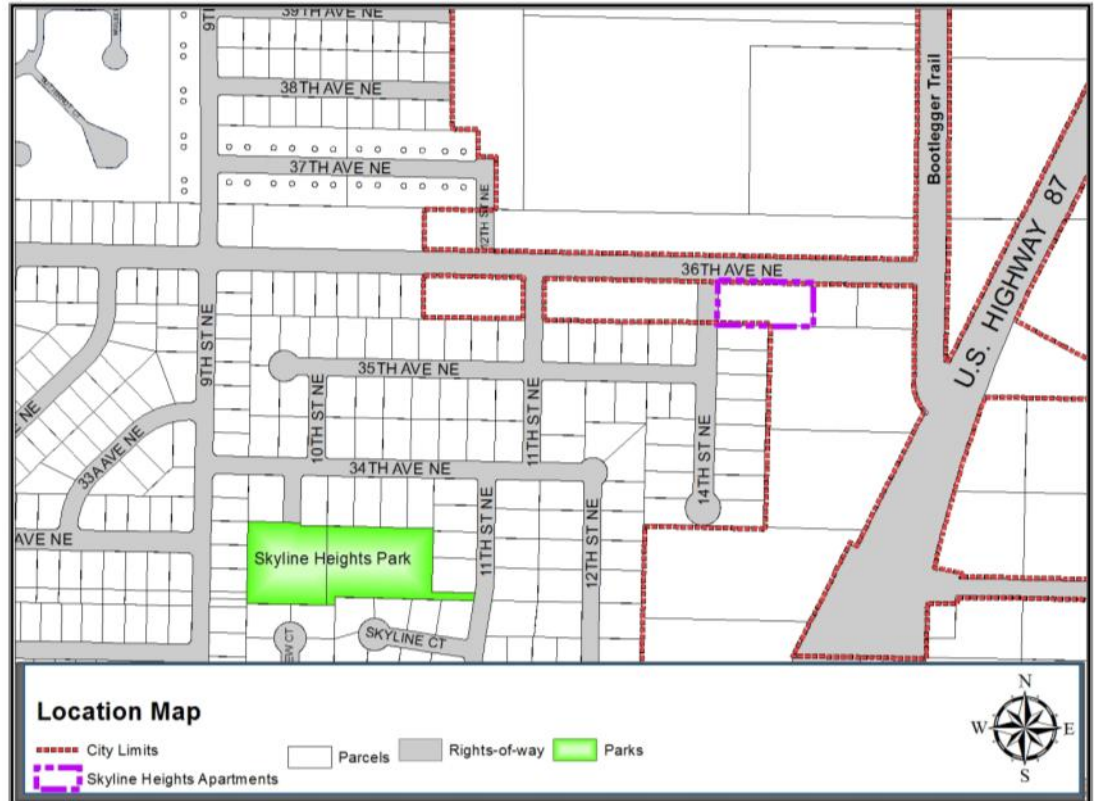
**Recommendation**

Approve the submitted  
design with conditions

**Project Planner**

Charles Sheets, CFM

## SKYLINE HEIGHTS APARTMENTS 1420-1424 36TH AVENUE NORTHEAST



### Project Description

The application is for a new 24 unit Multi-family residential project being constructed in two phases. The subject property is vacant property located along 36th Ave NE, between 14th St NE and the City Water Tower.

### Background

- Legal Description: Tract 1, Certificate of Survey 4705, located in N1/2NE1/4, Section 36, T21N, R3E, P.M.M. Cascade County, MT
- Property Area: ±1.1 acres = 47,916 square feet
- Property Zoning: R-5 Multi-family District
- Proposed Buildings: Two Building, 12 Units each, constructed in two phases

## Project Overview

The subject property is generally located east of 14th St NE and south of 36th Ave NE. The property is currently vacant.



View south of subject property and existing mini-storage units and single-family homes beyond.



View east toward subject property and the City's water tower



View southwest of subject property and single-family homes beyond.



View southeast of the subject property including the water tower and mini-storage units beyond.

The proposed structures are 4,700 square feet (approximately 69' x 68') each and will house 12 two-bedroom apartments each. The proposed project is to be completed in two phases. Phase I shall include the east building, the northeast parking lot (entrance from 36th Ave NE), and the detention pond in the northwest corner of the property. Phase II will include the west building and the southwest parking lot. Each building is two stories with a basement level. The total height of the buildings will be approximately 34'. Each building has a front entry projecting 10' x 22' from the north elevation. The finish basement level is approximately 5' below the exterior grade. The buildings and entries shall be hip style roofs with a 4:12 pitch and covered with fiberglass shingle. The entries shall be 'EFIS' (stucco) with a 4'-6" wainscot of stacked stone. The main building shall have steel horizontal lap siding with 'EFIS' on the outside corners. The entries shall have storefront style doors and sidelights. Windows on the front elevation shall be trimmed with contrasting colored brick molding. The buildings shall be guttered with semi-concealed downspouts alongside the 'EFIS' corner returns. The property is relatively flat with a slight drop in elevation towards the drainage detention pond.

The proposed parking lot along 36th Ave NE provides 16 - 90-degree parking stalls, including two handicap van accessible spaces with access aisle and eight stalls along the front of the apartments. Phase 2 of the project shall provide the approach to 14th St NE and 24 parking stalls. The applicant will install a 15' landscape buffer and 6' screening fence between the south facing parking stalls and the single-family residence located in Water Tower Park Addition.

The applicant has reviewed the detention pond and the driveway approaches with the City Engineer's Office. The improvements to 36th Ave NE will be completed at a later date in conjunction with the City project to improve 36th Ave NE. Improvements within the boulevard are the responsibility of the applicant but will be completed with the street project. This will include paving, curb and sidewalks.

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

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

The proposed development of the previously unincorporated enclave is strongly encouraged and promoted as an important element of the City Growth Policy. Contrary to review guidelines, the façade of the building is not located close to the front lot line. However, the applicant feels the proposed location would better facilitate visual interest, appeal, public safety, and function. Overall, the design positively addresses access, natural terrain, and relationship to surrounding land uses and the residential neighborhoods south and west of the site. The proposed exterior material, primary entry, and façade design creates visual interest and appeal. The electrical service equipment will be located on the rear of the building. Air conditioning units for the apartments are provided by through-the-wall P-Tak on the north and south elevations of the buildings. The complex trash enclosure will be placed on the east boundary of the property and constructed of material matching the buildings. The proposed landscape plan includes boulevard trees, plantings in the side yards and within the detention pond. No information is provided on the lighting of the parking lot or pedestrian pathways of 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 is not proposing any new signage at this time, but future signage would be subject to review by the Planning and Community Development Department.

### **Conformance with Title 15**

The owner and 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 Skyline Heights Apartments located at 1420—1424 36th Ave NE, 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. Final plans shall include a lighting plan and meet the requirements of 17.40 Outdoor Lighting for illumination of pedestrian paths, primary building entrances and parking areas.

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

CC Jim Rearden, Public Works Director  
Dave Dobbs, City Engineer  
Patty Cadwell, Neighborhood & Youth Council Coordinator  
Damon Carroll, Skyline Heights Apartments, pheasantrunbuilders@gmail.com

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: 2/19/14  
Application Number \_\_\_\_\_

DESIGN REVIEW BOARD APPLICATION

Name of Project / Proposed Use:

SKYLINE HEIGHTS APARTMENTS

Owner Name:

DAMON CARROLL

Mailing Address:

1324 CENTRAL AVE WEST, GREAT FALLS, MT 59404

Phone:

\* 406-799-0519

Email:

PHEASANTRONBUILDERS@GMAIL.COM

Representative Name:

C. PRESTON BURROW / Damon Carroll

Mailing Address:

49 EMBRY LANE, GREAT FALLS, MT 59404

Phone:

406-868-6117

Email:

C.PRESTONBURROW@YAHOO.COM

PROJECT LOCATION:

3500 BLOCK OF 14TH ST. NE, GREAT FALLS, MT

Site Address:

48600 SF LOT AREA

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION PARCEL NUMBER: 0002608240

TRS: T21, R3E,	SECT 36,	LEGAL: TRT 1,	COS 4705,	MARK: 14x
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:

*[Signature]*

Date:

2-19-14

Representative's Signature:

*[Signature]*


Date:

2-19-14




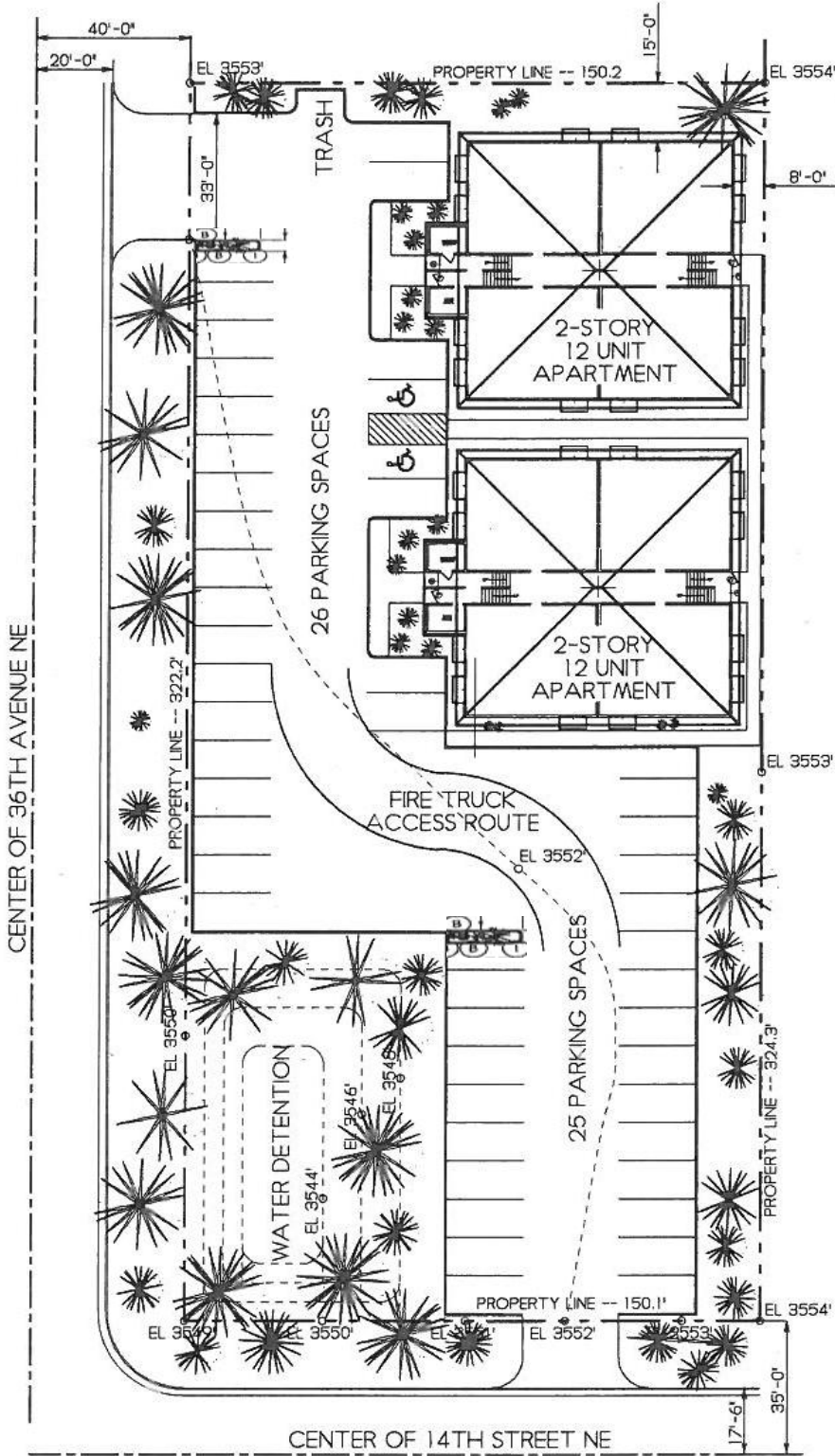
 Skyline Heights Apartments

 Tracts of Land

 City Limits

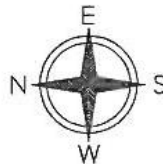
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SITE PLAN -- OPTION 2

SCALE: 1" = 30.0'



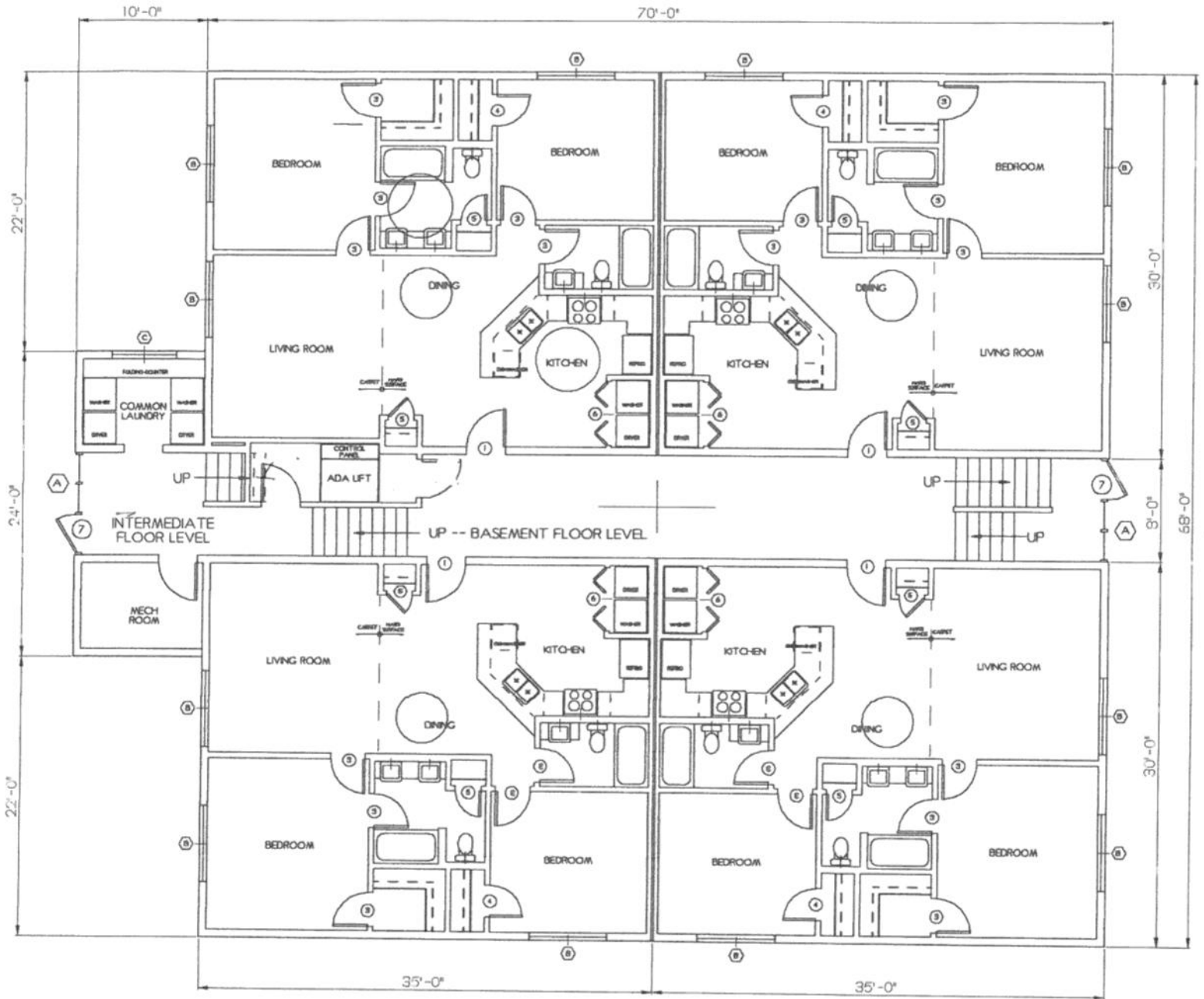
LANDSCAPING:

TREE SCHEDULE			
SYMBOL	QUANTITY	SIZE	DESCRIPTION
1	8	1-1/2" DIA	SPRING SNOW CRABAPPLE -- MALUS
2	6	1-1/2" DIA	QUAKING ASPEN -- POPULUS TREMULOUS
3	6	1-1/2" DIA	CANADA RED CHOKEBERRY -- PRUNUS VIRGINIANA
4	6	1-1/2" DIA	AMERICAN LINDEN GREENSPRE -- TLIA AMERICANA

PLANT SCHEDULE			
SYMBOL	QUANTITY	SIZE	DESCRIPTION
A	12	2 GAL POTS	P DRY HALLO DOG WOODS -- CORNISH ALBA BAHALO
B	27	2 GAL POTS	KARL FOSTER FEATHER REED GRAS -- CALAMAGROSTIS X ACUTIFLORA
C	10	2 GAL POTS	GOLDFLAME SPIREAS -- SPIRAEA X BURMALDA
D	10	2 GAL POTS	GOLDFINGER POTENTILLA -- POTENTILLA FRUTICOSA

GENERAL NOTES:

1. ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING THEIR PART OF THE PROJECT. THE OWNER AND DRAFTSMAN SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS, THE LATEST INTERNATIONAL BUILDING CODE AND THE LATEST CITY OF GREAT FALLS BUILDING CODES.
3. ALL ASTM SPECIFICATIONS SHALL BE OF THE LATEST REVISION.



BASEMENT FLOOR PLAN

5000 SQUARE FEET FLOOR AREA

SCALE: 1/8" = 1'-0"





