

DESIGN REVIEW BOARD

June 12, 2014

Case Number

DRB2014-18

Applicant

Jeff Chapman
McDonald's USA, LLC

Representative

Jana Cooper
TD&H Engineering

Property Location

1710 3rd St NW

Neighborhood Council
#3

Requested Action

Design review for the construction of a new restaurant

Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

MCDONALD'S RESTAURANT 1710 3RD STREET NORTHWEST



Project Description

The application is for the construction of a new restaurant for McDonald's at 1710 3rd St NW. The construction of the new building will allow the McDonald's franchise to update the building image, equipment, and to provide a clean safe environment for the community. The subject property is located along 3rd Street Northwest which is the major north-south business corridor on the west side of Great Falls.

Background

- Legal Description: Tract 1 of Certificate of Survey #2580 and Tract 1 of Certificate of Survey #3000
- Building Area: 5,700 square feet
- Property Zoning: C-2 General Commercial District
- Street Frontages: 195 feet on 3rd Street Northwest

Project Narrative

The design concept for the rebuild of McDonald's located at 1710 3rd Street NW includes a new 5,700 square foot fast food restaurant, double drive-thru order lanes, 80 parking stalls and new landscaped areas. The landscaping proposed for this project exceeds the 15% requirement for the development but the plan will not provide any foundation planting. The applicant is requesting a design waiver for the foundation planting because they believe it is consistent with a better overall pedestrian and vehicle traffic flow. Currently there is not a storm water detention facility on the site. The new development site design will add storm water detention and re-route runoff to the City's storm water inlets within 3rd Street Northwest.

The property is currently zoned C-2 General Commercial, in which a restaurant land use is permitted. The proposed layout of the site meets the development standards of the C-2 General Commercial zoning district per Exhibit 20-4 of the Land Development Code.

The new building will be constructed to high standards consistent with the codes and goals of the City of Great Falls Growth Policy. The new building will be wood-frame construction. There are four major areas on the exterior of the building: the arcade (front), base building, accent/drive-thru (rear) and parapet above the base building. The exterior scheme for the building is the McDonald's franchise terra cotta scheme and colors. The arcade will consist of a light colored cultured stone veneer and tempered glass. The base building and accent/drive-thru will consist of 8-inch Hardi-Plank lap siding. The parapet and other accent elements on the building will be corrugated metal that is colored City-Scape. The trash enclosure is located at the rear of the building and constructed with split face concrete block and wall cap to match. The gate for the enclosure will be constructed of hollow metal panels painted to match. Exhibit G shows the conceptual McDonald's exterior colors and scheme. The new restaurant will help to revitalize the area and encourage redevelopment of nearby properties. The McDonald's team is excited about updating their property and adding to the community by providing a clean and safe environment.

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 redevelopment is strongly encouraged and promoted as an important element of the City Growth Policy. The exterior façade of the restaurant is designed to replicate and compliment the McDonald's franchise and the corporate image that is characteristic of the fast food restaurant. 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 such as HVAC is located on the roof and screened by the parapet. The electrical service and trash enclosure for the building are placed in the rear of the structure away from the public right-of-way view. Building exterior lighting is proposed with wall sconces and linear LED façade fixture around the entire building. The proposed landscape plan includes 30 trees and 182 shrubs that surround the exterior boundary of the site and are also within the vehicle use area.

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. Sign information for the project has not been provided at this time, but all signage would be subject to review and permit 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 of McDonald’s Restaurant rebuild located at 1710 3rd Street Northwest as shown in the conceptual development plans contained within this report by the project applicant and representative, 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. The applicant shall have a certificate of survey prepared aggregating two tracts into one and shall incorporate corrections of any errors or omissions noted by staff and filed with the Cascade County Clerk and Recorder’s Office, to eliminate the property line running through the project area.
- D. The applicant shall submit and gain approval waiving the requirement for foundation planting.

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
Todd Seymanski, City Forester
Patty Cadwell, Neighborhood & Youth Council Coordinator
Jeff Chapman, jeff.chapman@us.mcd.com
Jana Cooper, jana.cooper@tdhengineering.com

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.456.8430 • WWW.GREATFALLSMT.NET

Submittal Date: _____
Application Number _____

DESIGN REVIEW BOARD APPLICATION

McDonalds Rebuild - Restaurant

Name of Project / Proposed Use:

McDonald's USA, LLC - NW Region Jeff Chapman

Owner Name:

12131-113th Ave NE, #103, Kirkland, WA 98034

Mailing Address:

Jeff.Chapman@us.mcd.com

Phone:

Email:

Jana Cooper - TD&H Engineering

Representative Name:

1800 River Dr N, Great Falls, MT 59401

Mailing Address:

406-761-3010

Jana.Cooper@tdhengineering.com

Phone:

Email:

PROJECT LOCATION:

1710 3rd Street Northwest

Site Address:

+/- 67,945

+/- 5,700

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Tract 1 COS #2580, Section 02, T20N, R3E

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:

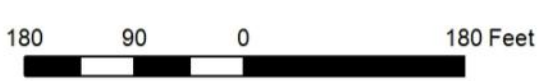
Date:

Representative's Signature:

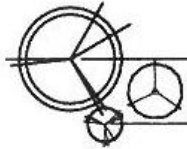
Date:



-  1710 3rd St NW McDonalds
-  Tracts of Land









**TREE S

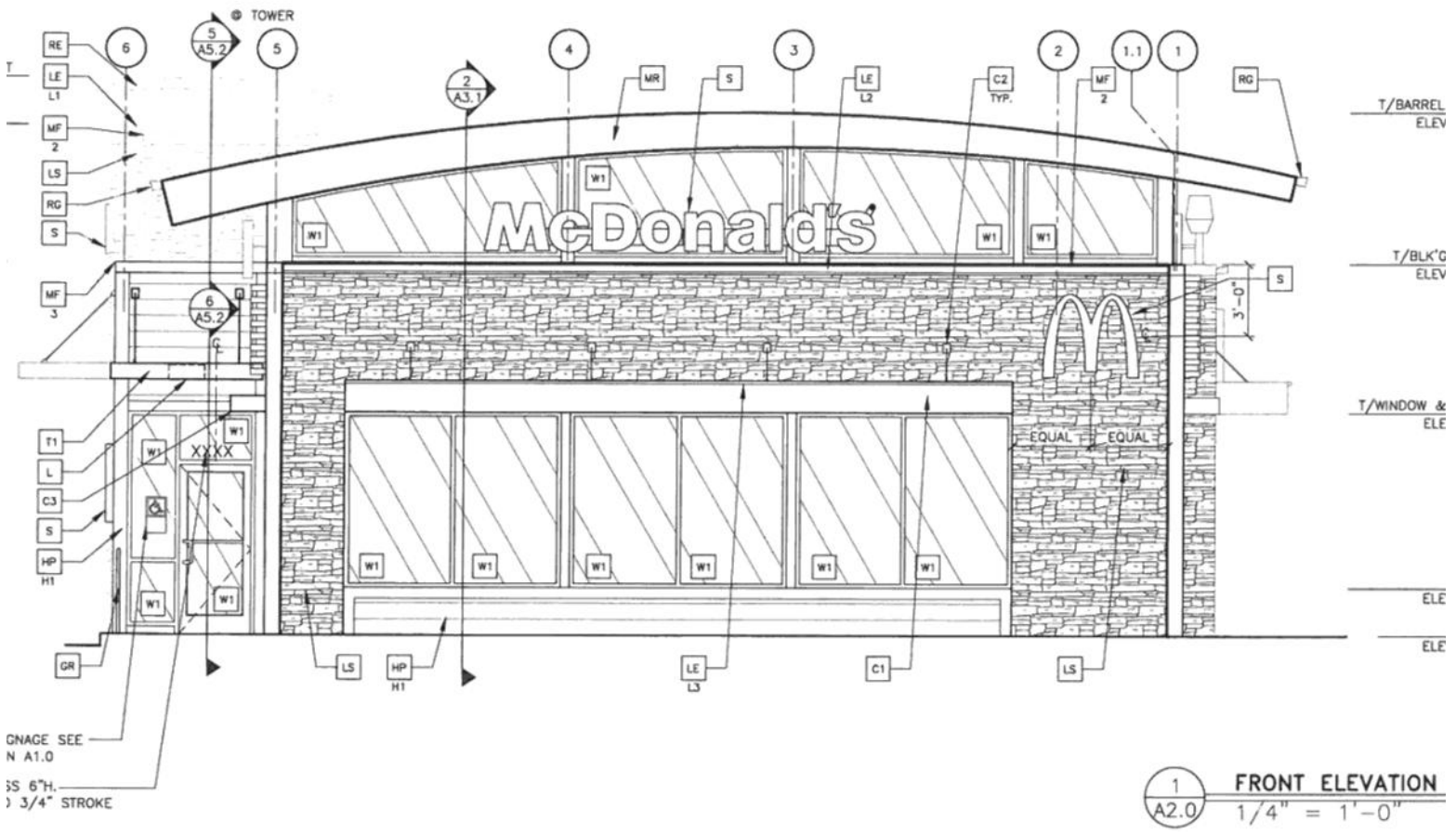


PLANT SCHEDULE						
SYM	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	ROOT	
DECIDUOUS TREES						
AG	9	AESCLUSUS GLABRA	OHIO BUCKEYE	1.5" CAL	B & B	
SS	10	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	1.5" CAL	B & B	
PO	11	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	1.5" CAL	B & B	U
DECIDUOUS SHRUBS						
⊕	BT	25	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY	2 GAL.	CONTAINER
⊕	PF	9	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	2 GAL.	CONTAINER
○	RO	9	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	2 GAL.	CONTAINER
CONIFEROUS SHRUBS						
⊙	JH	10	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	CONTAINER
⊙	PM	16	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	CONTAINER
PERENNIALS/ORNAMENTAL GRASSES						
*	KF	38	CALAMAGROSSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
◦	DL	37	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONTAINER
⊙	PV	29	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	CONTAINER
⊙	SC	9	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	1 GAL.	CONTAINER F

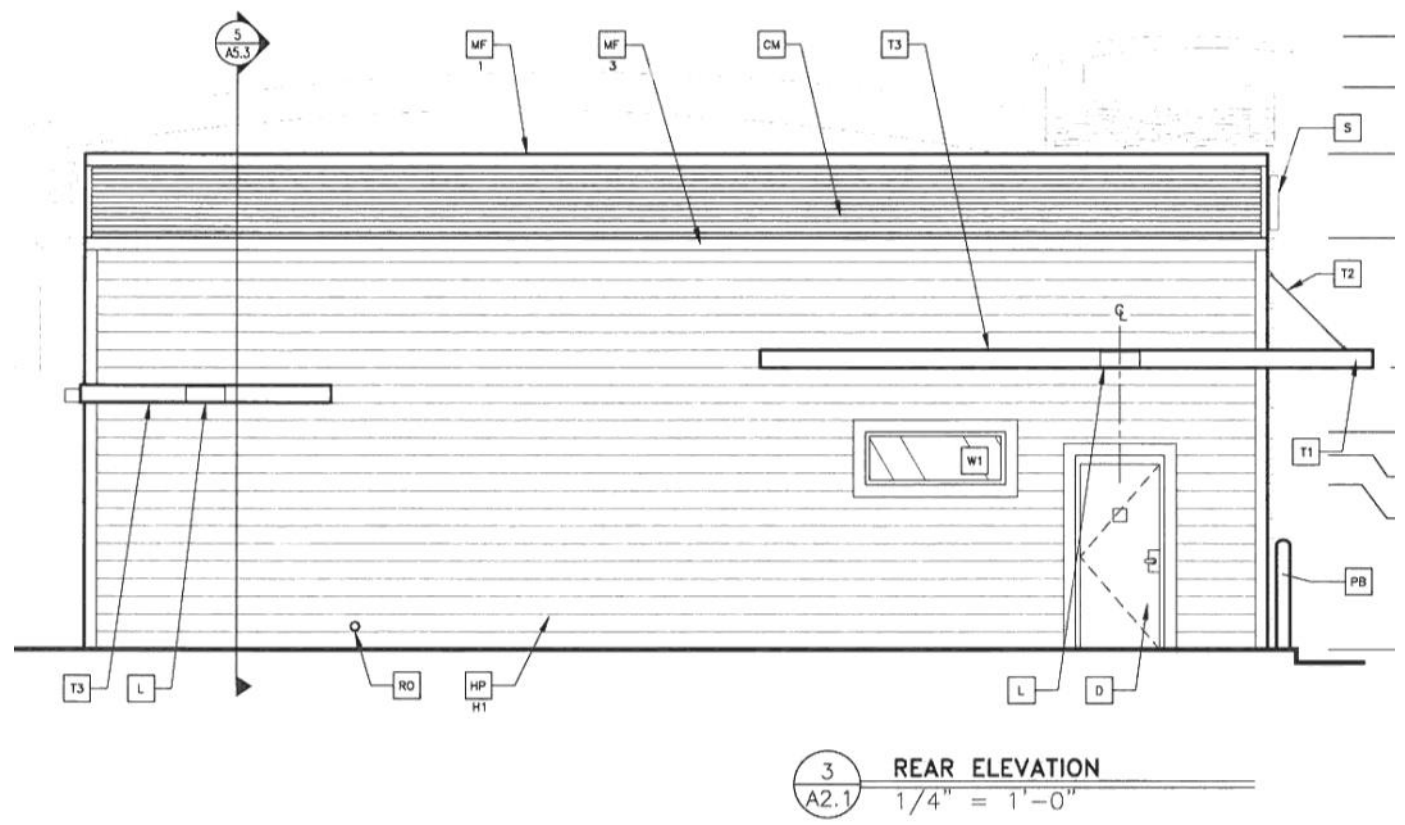
LEGEND

	SOD - PROVIDED BY A COMMERCIAL SOD FARM LOCATED IN THE CASCADE COUNTY		METAL EDGING, SEE DETAIL 3/L1.2
	VISION TRIANGLE		PROPERTY BOUNDARY
	BOULDER, SEE DETAIL 4/L1.2		IRRIGATION SLEEVE

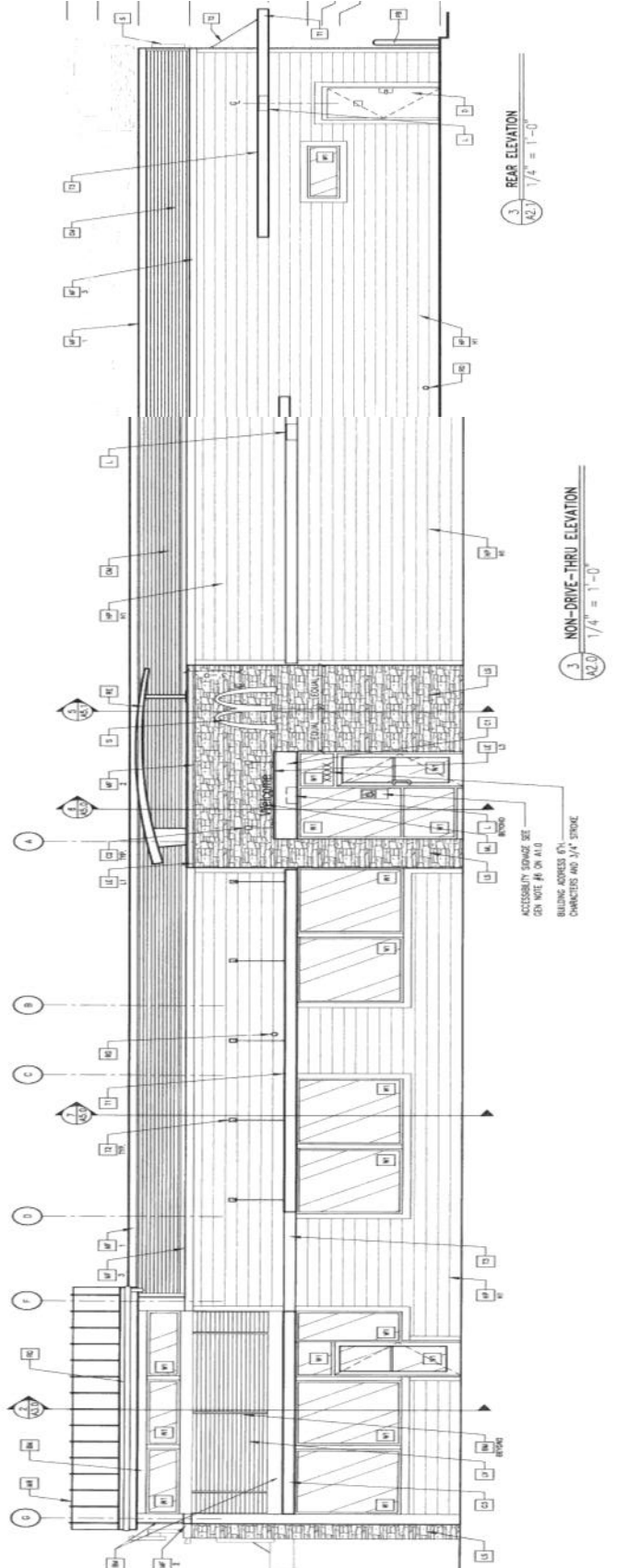
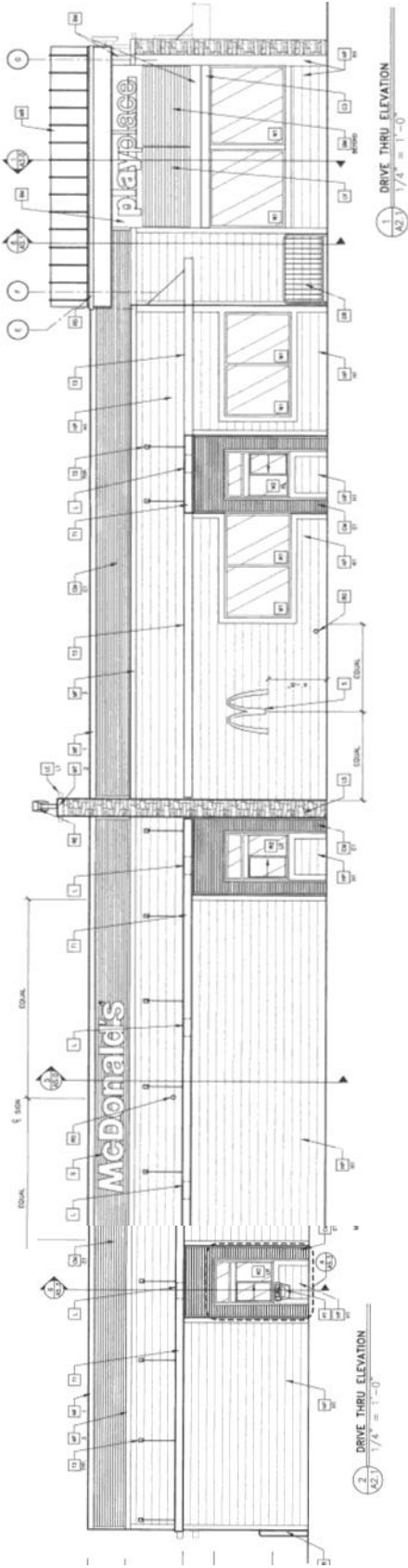
NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS



1 FRONT ELEVATION
A2.0 1/4" = 1'-0"



3 REAR ELEVATION
A2.1 1/4" = 1'-0"



McDonald's - Exterior Colors
Terra Cotta Scheme



Material & Colors:

A Arcade



EIFS / Stucco:
Snow White
BM-2122-70



Tile:
Oyster -Brush
Stroke Series
Eurowest



Stone: (Only Approved Options)
1. McD PFSW Blend
2. McD APFW Blend
Cultured Stone, by Boral Stone
Products



B Base Building



EIFS / Stucco:
Earthly
Russet
BM-2173-10



Brick:
Rubigo Red
Velour
Belden Brick
or Equal



Block:
5558 Red Cedar
Northfield
Block or Equal



Hardi-Plank:
8" Lap Siding
CountryLane Red
James Hardie

C Accent - Drive Thru



EIFS / Stucco:
Aztec Brick
BM-2175-10



Brick:
Modular
Midland
Blend A
or Equal



Block:
8539 Black
Cherry
Northfield
Block or Equal



Hardi-Plank:
8" Lap Siding
Traditional Red
James Hardie

D Parapet



Corrugated Metal
City-Scape
Metal - Era

Note: Any substitutions or use of materials & colors not shown require specific brand review approval

Updated: February 2013



View of the existing north elevation.



View of the existing south drive lane elevation.