

# DESIGN REVIEW BOARD

May 19, 2014

**Case Number**

DRB2014-9

**Applicant/Owner**

Carrie Ann Elkin, DDS &  
Chad M. Elkin, DDS

**Representative**

Marvin Hessler, Hessler  
Architects

**Property Location**

Adjacent to Bobcat Way  
on the south, in the vicinity  
of 26th Street South

**Requested Action**

Design review of a new  
dental clinic

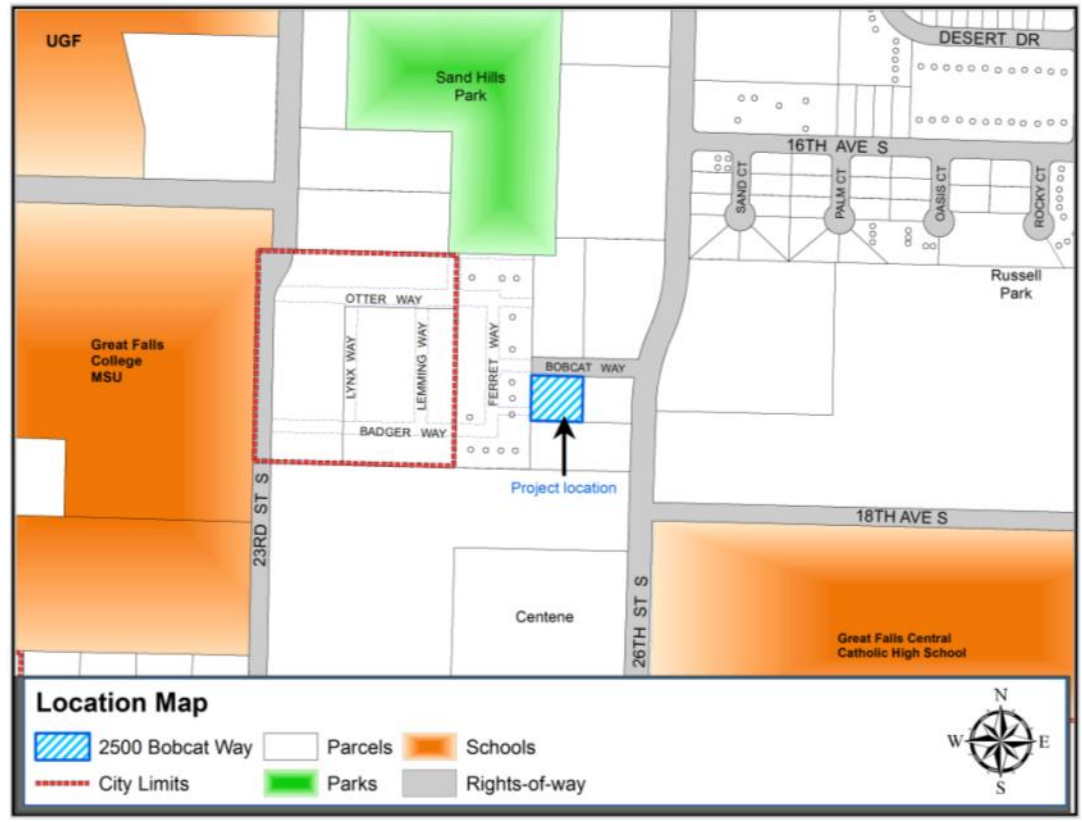
**Recommendation**

Approve design with conditions

**Project Planner**

Galen Amy

## ELKIN FAMILY DENTISTRY PC 2500 BOBCAT WAY



### Project Description

The applicant is proposing development of a new 3,550 square foot dental clinic building on a vacant lot. The subject property is located on the south side of Bobcat Way in the vicinity of 26th Street South. There is an established cardiology facility on the abutting property to the east and residential condominiums to the west. The new dental clinic is located in, and is a complementary addition to, the Medical District. This clinic can conveniently add to the choices for professional service sought by the University of Great Falls, Great Falls College MSU, and Great Falls Central Catholic High School student and faculty body, as well as residents from neighborhoods to the north.

### Background

- Legal Description: Lot 3A, Block 2, Forest Glen South Business Park, SE<sup>1</sup>/<sub>4</sub> Section 18, T20N, R4E, PMM, Cascade County, Montana
- Property Area: ±25,306 square feet or ±0.58 acres
- Property Zoning: M-1 Mixed-use district

## Project Overview

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

The proposed project complies with the standards and guidelines for design review of new construction contained within Exhibit 28-1.

The applicant is proposing a single-story 3,550 square foot building for a dental clinic. The choice of building materials and earth tone color palette are aesthetically pleasing and complement surrounding development. The overall building proportions and attention to details, such as clad windows and glass paneled doors with interior “prairie” style mullions and gables accented with rough-sawn timber beams, provide an interesting building façade. The façade has been divided horizontally with cultured stone wainscoting surrounding three quarters of the building, with vertical breaks created by each corner of the building being wrapped in cultured stone. This fits with the style of the existing 6-foot tall decorative concrete fence on the west property line, and the proposed monument sign.

The incorporation of the natural elements of cultured stone and timber is emphasized on the main entrance with the gable overhang supported by cultured stone columns. The underside of the overhang will be wood decking. Asphalt shingles, metal fascia, soffit and gutter, and EFIS materials will be used for the proposed structure. The mechanical equipment has been efficiently placed at the rear (west side) of the building and will be screened by landscaping. This side of the building is for private staff access and is adjacent to the decorative concrete wall, not easily viewed by the public. The applicant has determined that they will only need a wheeled residential garbage container which will also be located at the rear of the building. Primary access to the clinic will be off of the private drive that runs along the east property line and intersects with Bobcat Way. A shared use and maintenance agreement is already in place for this road.

The applicant also provided a summary of the project’s design, building materials and color pallet which are attached.

### **Conformance with Title 17**

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 23 parking spaces, 1 of which will be ADA accessible. This exceeds code requirements. The new development is required to be in compliance with the City of Great Falls Storm Design Manual and City standards. The storm water plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development.

The proposed landscaping meets the minimum requirements of the Land Development Code. The full landscaping plan is included with the Site Plan as Exhibit D. The applicant has also provided an outdoor lighting plan which appears to meet the intent of the Land Development Code.

The proposed signage appears to meet the sign code, but will be reviewed under a separate application.

**Summary**

The construction of the new dental clinic is compatible with nearby properties and natural features. The development of the subject property from a vacant undeveloped property to the proposed clinic is a compatible addition to the Medical district and will serve the surrounding community. Staff supports approval of this application.

**Suggested Motion**

1. Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Elkin Family Dentistry PC as shown in the conceptual development plans contained within this report and provided by the project property owner’s representative, subject to the follows conditions:

- ◆ 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.
- ◆ If after the approval of the concept development plan as amended 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.
- ◆ The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

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

CC Dave Dobbs, City Engineer  
 Patty Cadwell, Neighborhood Council Coordinator  
 Todd Seymanski, City Forester  
 Carrie Ann Elkin, DDS & Chad M. Elkin, DDS, Elkin Family Dentistry PC, ccaelkin@bresnan.net  
 Marvin Hessler, Hessler Architects, hessler@att.net

## 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

ELKIN FAMILY DENTISTRY PC/DENTAL CLINIC

Name of Project / Proposed Use:

ELKIN FAMILY DENTISTRY PC/DENTAL CLINIC

Owner Name:

1524 9TH AVE S, GREAT FALLS, MT 59405

Mailing Address:

406-452-3003

ccaelkin@bresnan.net

Phone:

Email:

HESSLER ARCHITECTS

Representative Name:

12 SIXTH ST S, GREAT FALLS, MT 59401

Mailing Address:

406-727-2757

hesslers@att.net

Phone:

Email:

PROJECT LOCATION:

2500 BOBCAT WAY, GREAT FALLS, MT 59405

Site Address:

25,306sf

3,550sf

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

LOT 3A

SE 1/4, SEC 18

T20N/BLOCK 2

R4E/FOREST GLEN  
 SOUTH BUSINESS  
 PARK

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:

3/25/2014

Date:

Representative's Signature:

3/25/2014

Date:

## EXHIBIT B - APPLICATION NARRATIVE

**Elkin Family Dentistry P.C.**  
2500 Bobcat Way  
Great Falls MT 59405

### Site Features:

The subject property, Lot 3A, Block 2, Forest Glen South Business Park, is an undeveloped site that is zoned M-1. The vehicular access to the site is via an existing, asphalt paved, private drive off of Bobcat Way. This private drive also serves Lot 1 (Dr. Dan Walker office building) and Lot 2A (undeveloped property zoned M-1).

There are two encroaching features existing on the property. 1) A power pole with light, meter base and sprinkler control box. This power pole and controller serves the underground sprinkler system of the residential condominium project to the west of this property. The pole will be relocated by that condo association during the construction of this project. 2) A 6' high, decorative, concrete fence is completely on the subject property. This fence is owned by the same condo association to the west. Elkin Family Dentistry PC does not have a problem with this encroachment continuing. However, the concrete fence encroaches onto the Public Right-of-Way along Bobcat Way making it impossible for the street sidewalk of the Dental Clinic to continue all the way to the west property line. If this encroachment needs to be removed the City should notify the condo association of the encroachment in Public Right-of-Way.

The project site is a fairly flat site, draining on to the Private Drive which then drains on to Bobcat Way. This basic topography and drainage scenario will remain.

The parking requirement of the zoning code is 14.2 stalls. The doctors felt that 15 parking stalls with the number of employees they anticipate was not sufficient. Therefore we explored options and the doctors decided that the plan presented with 24 parking stalls would suit their purposes the best. They plan on the employees parking in the 8 stalls south of the new clinic leaving the 16 stalls of the main parking area open for patients. One van accessible parking stall and aisle are provided. All parking stalls are full size stalls at 10'w x 19'd.

A large landscape island has been created at the north end of the parking lot. In this island the company sign will be constructed in materials matching the building design. It will be lighted by two ground mounted, fully shielded sign lights. This will be the only signage, no signage other than the required address will be mounted on the building itself.

The required 6 foot wide landscape area has been provided between the parking lot and the north property line along Bobcat Way. Along the south property line two large landscape areas and a garbage enclosure have been provided. The largest landscape area along the south property line will have a roll-over curb so it can be utilized as snow storage during plowing operations.

The minimum interior landscaping required has been exceeded by 62%. The requirement for 10 trees and 67 shrubs will be met. All grass areas will have underground irrigation with spray heads. The trees and shrubs will have drip irrigation to each.

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## EXHIBIT B - APPLICATION NARRATIVE CONTINUED

Air conditioning units are ground mounted on a slab on the west side of the building, out of sight of anyone on Bobcat Way or in the parking lot.

Three pole mounted luminaires will light the parking lots and will be in compliance with the City light code.

### **Building Features:**

The building roofing will be architectural asphalt shingles with metal fascia and soffit.

The north and east facades of the building feature cultured stone and EIFS (Dryvit). The main entry of the building (facing east) has a large protruding roof cover over it featuring rough-sawn, exposed wood beams and wood decking on the roof underside. Lighting will be mounted in the peaked roof area behind the front beams and the light fixture will not be visible from the street. The north façade has a similar rough-sawn wood beam structure in the gable end which is an aesthetic rather than structural detail. All rough-sawn materials will receive a transparent stain.

The south façade has the same cultured stone and EIFS and is broken up by projections of the building footprint and roof lines.

The west façade is primarily EIFS with small EIFS detailing.

The only two wall mounted light fixtures on the building are on the west façade, one beside each door.


The exterior walls of the building are 11 feet tall and the highest roof peak is just under 22 feet high.

Windows are clad windows with "prairie" style mullions between the glass.


The entire building exterior is very low maintenance with no painted items of any kind to deteriorate quickly.

# EXHIBIT C - AERIAL MAP



 2500 Bobcat Way

 City Limits

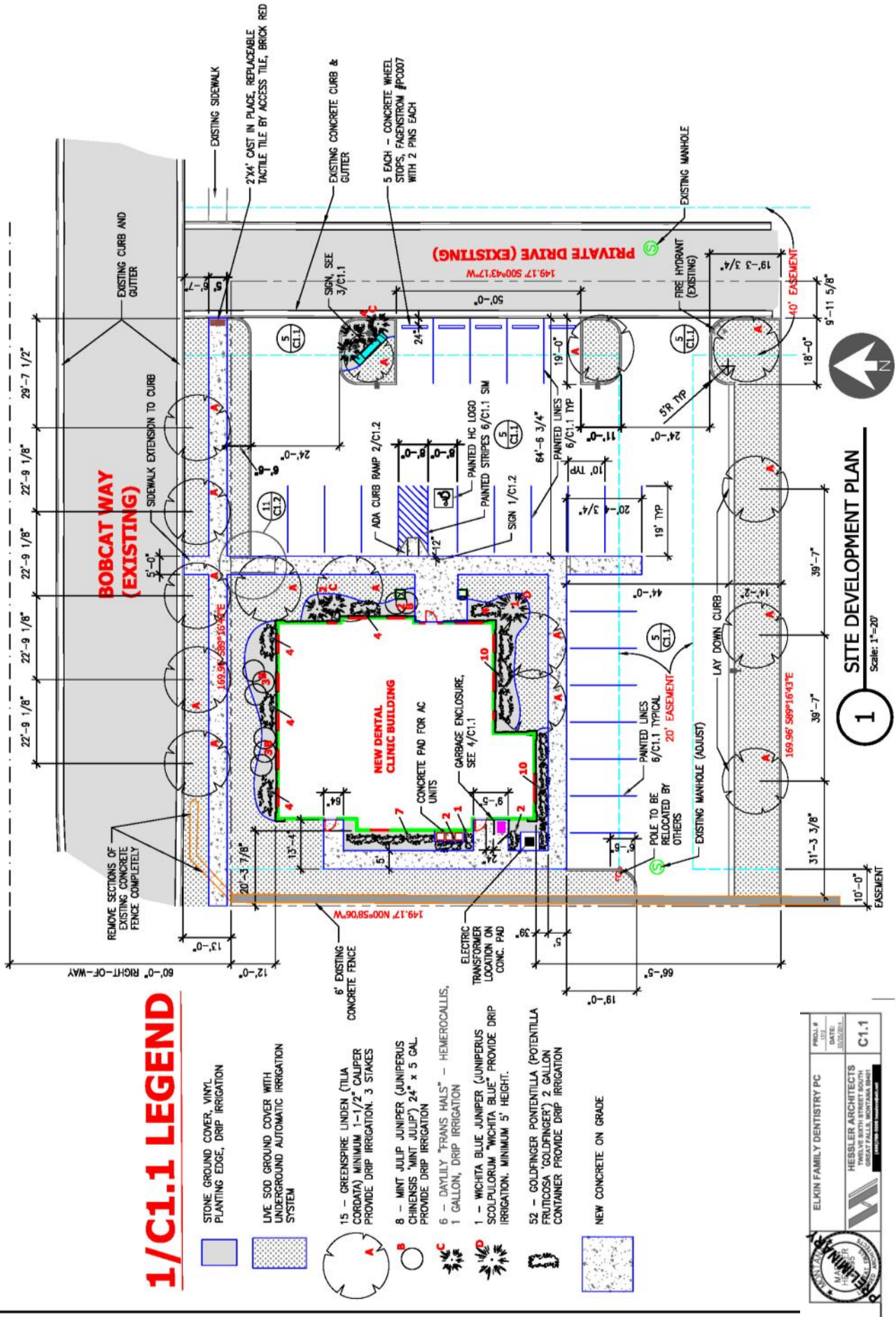
 Tracts of Land

250 125 0 250 Feet



Elkin Family Dentistry PC Development

# EXHIBIT D - SITE PLAN AND LANDSCAPING PLAN



## 1/C1.1 LEGEND

-  STONE GROUND COVER, VINYL PLANTING EDGE, DRIP IRRIGATION
-  LIVE SOD GROUND COVER WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
-  15 - GREENSPHERE LINDEN (TILIA CORDATA) MINIMUM 1-1/2" CALIPER PROVIDE DRIP IRRIGATION. 3 STAKES
-  8 - MINT JULIP JUNIPER (JUNIPERUS CHINENSIS 'MINT JULIP') 24" x 5 GAL. PROVIDE DRIP IRRIGATION
-  6 - DAYLILY "FRANS HALS" - HEMEROCALLIS, 1 GALLON, DRIP IRRIGATION
-  1 - WICHITA BLUE JUNIPER (JUNIPERUS SCOPULORUM "WICHITA BLUE" PROVIDE DRIP IRRIGATION, MINIMUM 5' HEIGHT.
-  52 - GOLDFINGER PONTENTILLA (POTENTILLA FRUITICOSA "GOLDFINGER") 2 GALLON CONTAINER PROVIDE DRIP IRRIGATION
-  NEW CONCRETE ON GRADE

	PROJ.#	ELKIN FAMILY DENTISTRY PC
	DATE	02/20/24
	PROJ.#	C1.1
	DATE	02/20/24
HESSLER ARCHITECTS TWELVE SIXTH STREET SOUTH DEERFIELD PARK, ILLINOIS 60015 TEL: 630.375.1100 FAX: 630.375.1101		

## 1 SITE DEVELOPMENT PLAN

Scale: 1"=20'





# EXHIBIT E - SITE AND LANDSCAPING PLAN CALCULATIONS

**LEGAL DESCRIPTION:**

LOT 3A, BLOCK 2, FOREST GLEN SOUTH BUSINESS PARK

**ZONING:**

M-1 - MIXED USE DISTRICT

**LANDSCAPING CALCULATIONS:**

BOULEVARD TREES 1:35LF OF FRONTAGE = 5 TREES (170LF/35)

BOULEVARD TREES PROVIDED = 5 TREES

BOULEVARD INTERIOR LANDSCAPING CREDIT:  $1,120SF \times 25\% = 280SF$   
MINIMUM INTERIOR LANDSCAPING REQUIRED:  $25,261SF \times 15\% = 3,789SF$   
PROVIDED INTERIOR LANDSCAPING = 6,205SF > 3,789SF MINIMUM  
(PROVIDED SF INCLUDES 280SF BOULEVARD LANDSCAPING CREDIT)

PARKING LOT LANDSCAPING:  $11,655SF \times 10\% = 1,180SF$  MINIMUM  
PROVIDED LANDSCAPING = 2,598SF > 1,180SF MINIMUM

ON SITE TREES/SHRUBS REQUIRED:

3,789SF LANDSCAPING REQUIRED/400 = 10 TREES/67 SHRUBS

(1 TREE & 7 SHRUBS PER 400SF OF REQUIRED INTERIOR  
LANDSCAPING)

**PARKING CALCULATIONS:**

DENTAL CLINIC: 3,550 GSF / 250 = 15 PARKING STALLS REQUIRED

PARKING STALLS PROVIDED = 23 FULL SIZE STALLS 10'w x 19'd INCLUDING ONE  
VAN ACCESSIBLE HANDICAP STALL WITH AISLE (16'w x 19'd TOTAL).

PARKING STALLS AND DRIVES ARE ASPHALT PAVEMENT.

**IRRIGATION PLAN:**

ALL GRASS AREAS WILL RECEIVE AN UNDERGROUND AUTOMATIC SPRINKLER  
SYSTEM WITH SMALL SPRAY HEADS. NO HEADS WILL SPRAY OVER SIDEWALKS.

ALL TREES AND BUSHES SHALL RECEIVE AN UNDERGROUND AUTOMATIC SPRINKLER  
SYSTEM WITH DRIP IRRIGATION.



# EXHIBIT F - COLOR PALETTE

## ELKIN FAMILY DENTISTRY PC – COLOR PALETTE

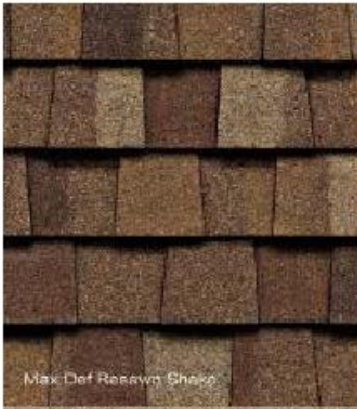


WINDOWS,  
& GUTTERS



FASCIA

EIFS (#116)



ASPHALT SHINGLES



EXTERIOR BEAMS



CULTURED STONE – ELDORADO RUSTIC LEDGE, CASCADE

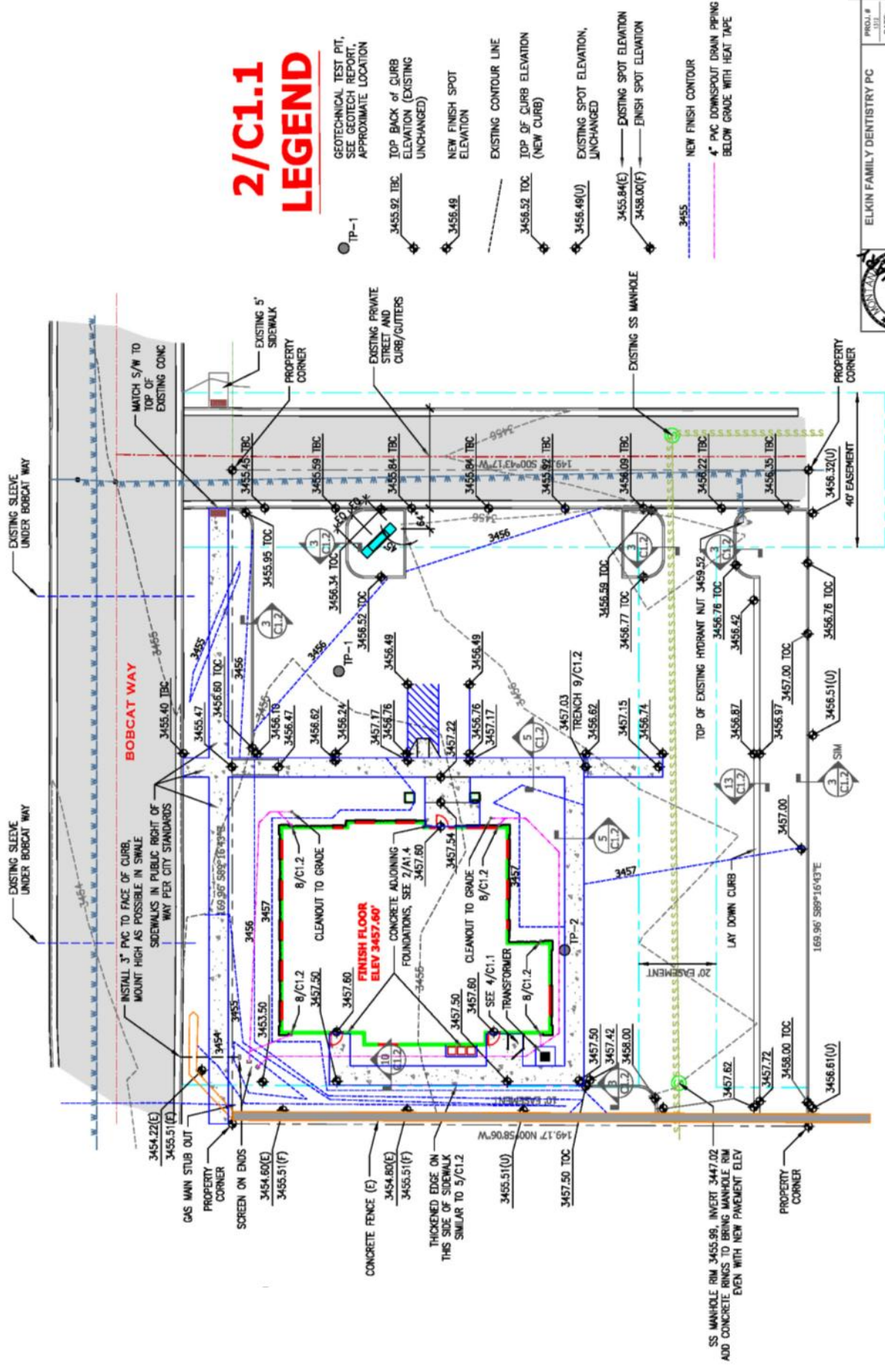
# EXHIBIT G - MONUMENT SIGN



**3** SIGN ELEVATION  
Scale: 3/4"=1'-0"

	PROJECT: SITE PLAN STUDY	PROJECT NO: C1.1
	CLIENT: ELKIN FAMILY DENTISTRY P.C. GREAT FALLS, MT	DATE: 08/20/2018
DESIGNER: CHAD M. ELKIN, P.E. 10000 STATE STREET SOUTH GREAT FALLS, MONTANA 59404		SCALE: AS SHOWN

# EXHIBIT H - SITE GRADING & DRAINAGE PLAN



## 2/C1.1 LEGEND

- TP-1 GEOTECHNICAL TEST PIT, SEE GEOTECH REPORT, APPROXIMATE LOCATION
- 3455.92 (TBC) TOP BACK OF CURB ELEVATION (EXISTING UNCHANGED)
- 3456.49 NEW FINISH SPOT ELEVATION
- EXISTING CONTOUR LINE
- 3456.52 (TBC) TOP OF CURB ELEVATION (NEW CURB)
- 3456.49(U) EXISTING SPOT ELEVATION, UNCHANGED
- 3455.84(E) EXISTING SPOT ELEVATION
- 3458.00(F) FINISH SPOT ELEVATION
- 3455 NEW FINISH CONTOUR
- 4" PAC DOWNSPOUT DRAIN PRING BELOW GRADE WITH HEAT TAPE

ELKIN FAMILY DENTISTRY PC  
 HESSLER ARCHITECTS  
 TWELVE SIXTH STREET SOUTH  
 SUITE 100  
 WASHINGTON, DC 20004  
 (202) 638-1100  
 www.hesslerarchitects.com

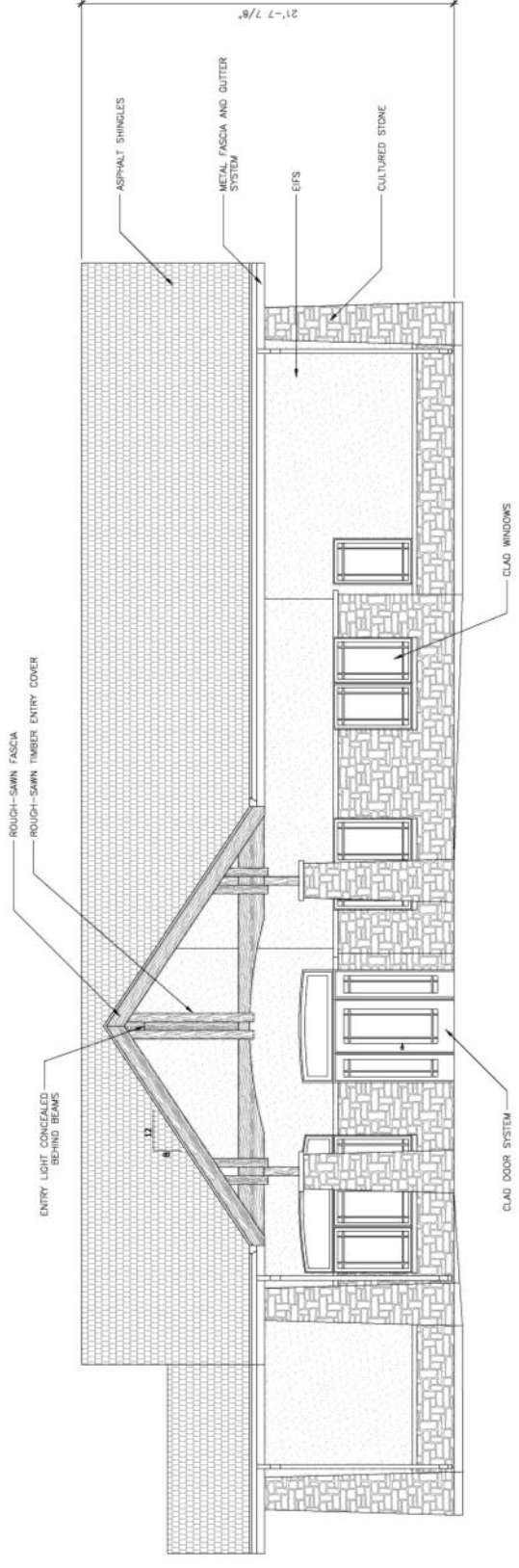
PROJ.# 111  
 DATE: 02/20/11  
 C1.1



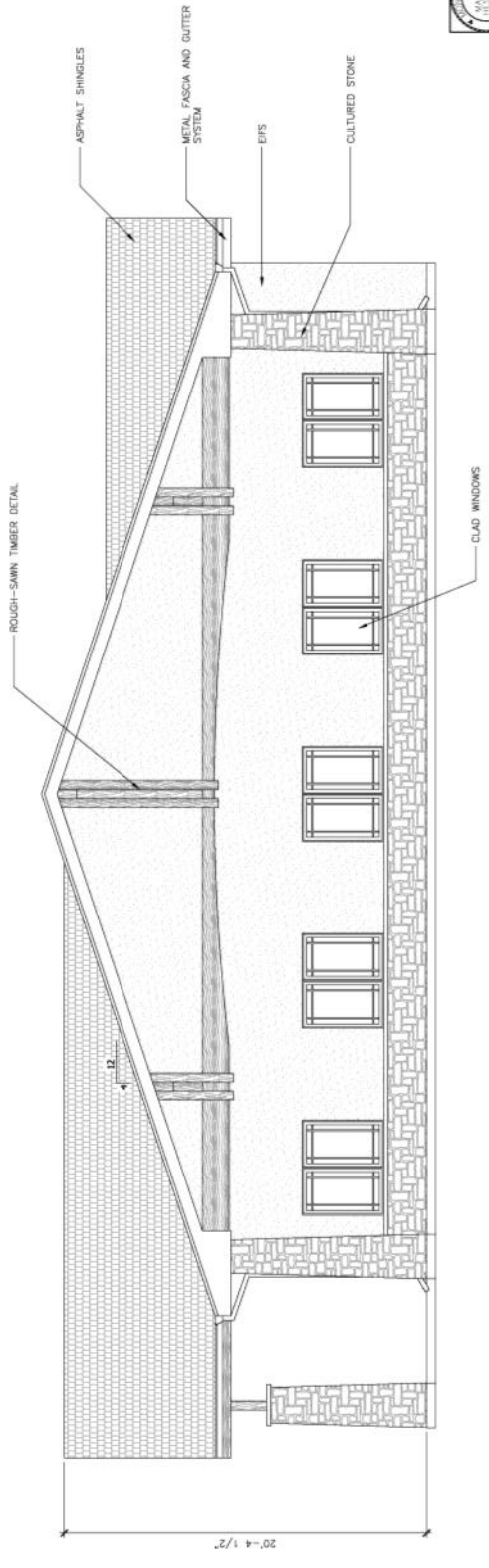
## 2 SITE GRADING & DRAINAGE PLAN

Scale: 1"=20'

# EXHIBIT I - EAST & NORTH ELEVATIONS



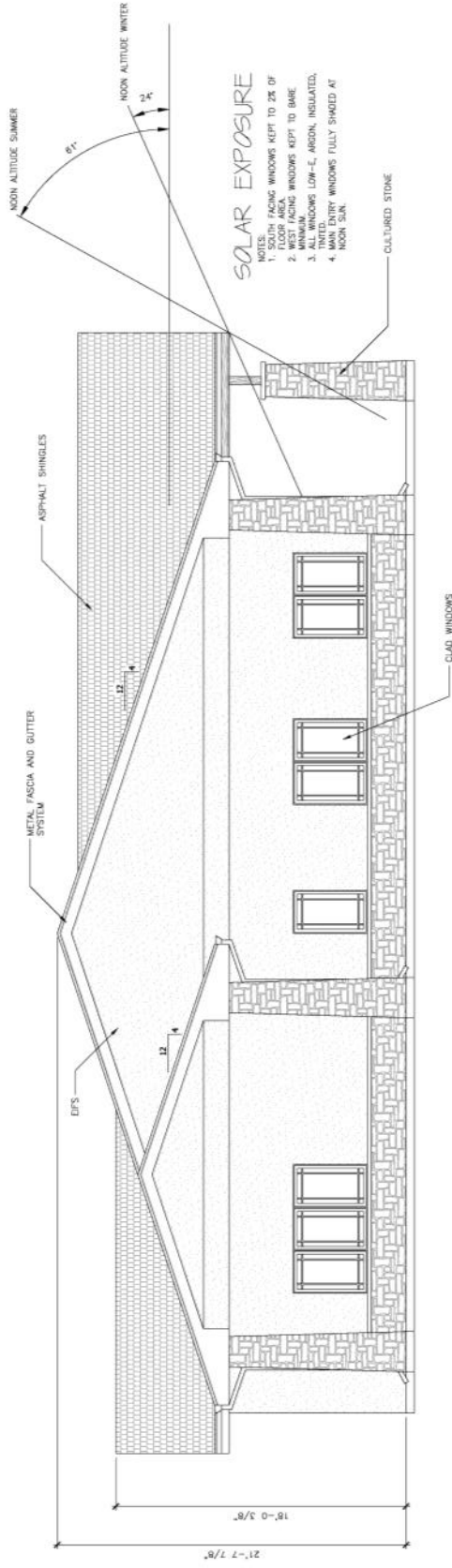
EAST ELEVATION



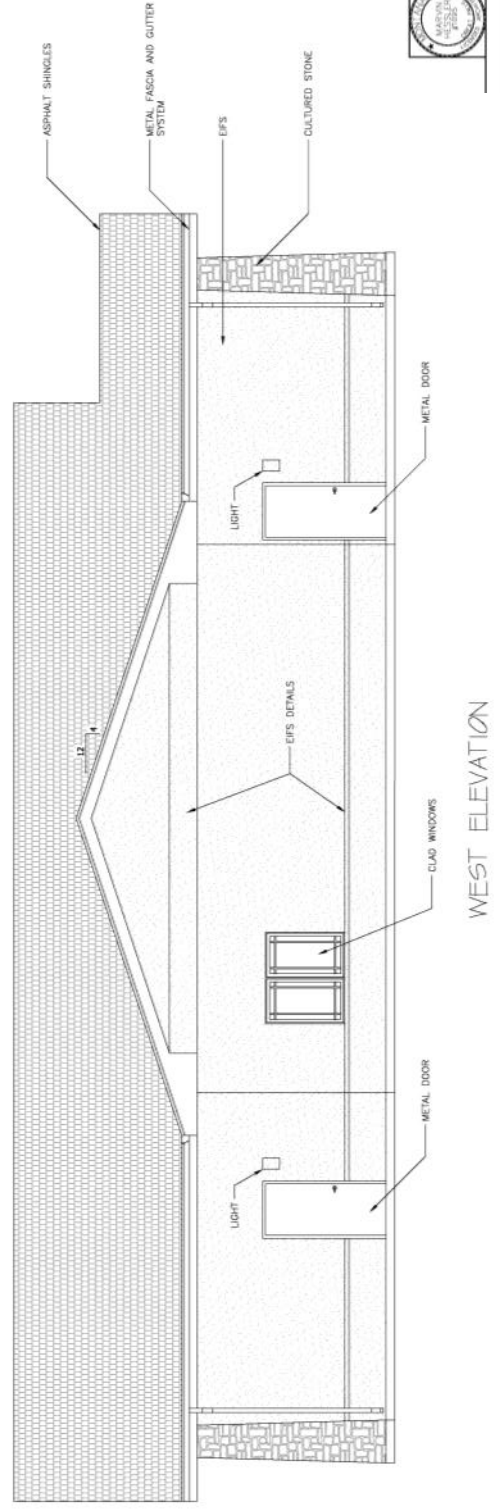
NORTH ELEVATION

	BLAIN FAMILY DENTISTRY PC	PROJECT #
	HESELER ARCHITECTS	DATE
3000 W. HUNTER ROAD, SUITE 100 ANN ARBOR, MI 48106-1000		SCALE
		A1.1

# EXHIBIT J - SOUTH & WEST ELEVATIONS



SOUTH ELEVATION & SOLAR EXPOSURE



WEST ELEVATION

	<b>ELKON FAMILY DENTISTRY PC</b> PROJECT NO. _____ DATE: _____
	<b>HESSLER ARCHITECTS</b> 100 W. BARKER STREET SUITE 100 BRISTOL VT 05403-2001 (802) 453-1111
<b>A12</b>	

## EXHIBIT K - SITE PHOTOS



View south from Bobcat Way across the subject property.



View east across the subject property at a cardiology facility.

## EXHIBIT K - SITE PHOTOS CONTINUED



View west across the subject property, from the private drive, at the Southpark Condominiums and decorative concrete fence.



View north across the subject property.