

DESIGN REVIEW BOARD

September 22, 2014

Case Number

DRB2014-23

Applicant

Richard Zadick

Representative

Dana Hennen

Property Location

Northwest corner of 17th St S and 11th Ave S

Neighborhood Council #9

Requested Action

Design review for partial exterior renovation

Recommendation

Approve the submitted design with conditions

Project Planner

Galen Amy

1020 17TH ST S - EIGHT BALL POOL HALL



Project Description

The application is for a partial exterior renovation to an existing nonconforming building located just south of the 10th Avenue South commercial corridor. The proposed renovations will help improve the visual impact the vacant building has on adjacent commercial properties and the residential neighborhood immediately to the south.

Background

- Legal Description: Lots 8-11, Block 4, Fairview Addition, Great Falls, MT
- Property Area: ±0.69 acres = ±29,969 square feet
- Property Zoning: C-2 General Commercial
- Existing Use: vacant Casino, Type I
- Existing Building: 7,600 square feet

Project Overview

The existing nonconforming structure is located at 1020 17th Street South and previously housed the 8 Ball In. The proposed exterior renovations include upgrading the east façade with new portico that will replace the existing metal door and sign awning. There is a 21-inch brick wall proposed for a foundation planting bed adjacent to each side of the new portico. A portion of the building has a cedar shake awning, which will be replaced with a metal awning.

Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

Although this is only a partial exterior renovation, Staff advises the applicant to consider all of the following guidelines and standards that apply to exterior renovations for this and future projects:

8. Compatibility of exterior materials and finishes with surrounding buildings. Exterior materials should be compatible with those of surrounding buildings.
9. Consistent use of exterior materials and finishes. Exterior materials and the appearance of rear and side facades should be similar to and compatible with the front façade.
10. Use of certain exterior materials prohibited. Plain face concrete block may be used as an exterior treatment provided it is not readily visible from a public street or from a residential district. No more than 20 percent of the wall area may be plain face concrete block.
15. Consistent architectural standards. Architectural standards within a project should be applied consistently on sides of buildings visible from public rights-of-way and/or adjacent residential zones.
16. Visual interest and appeal. Architectural design should create visual interest.
17. Window tinting. Windows on the first floor should be clear or lightly tinted to allow views into the building
18. Façade design. Use of different textures, complementary colors, shadow lines and contrasting shapes to produce attractive facades should be used. Use of a single color, minimal detailing, and blank walls is discouraged.
19. Building mass. The mass of the proposed building should be compatible with those of surrounding buildings. Potential approaches to reduce the apparent mass include dividing the building mass into smaller sections with the use of vertical and horizontal offsets.
20. Choice of exterior materials. All exterior materials should be sufficiently durable to insure stability, maintainability, and long life. Natural materials, conveying permanence, such as stone, masonry, beveled wood siding are preferred.
21. Glare. Reflective surfaces that produce hazardous glares should not be used.
22. Colors. Development projects involving a large number of buildings should vary the architecture to create visual interest, as well as deter the monotony of identical treatments. One common and effective way to do this is to vary the use of exterior colors. This does not mean that groups of buildings need to drastically vary in color. Rather, to vary wall and trim colors in the same "family" of colors, versus use of identical colors for a substantial number of buildings.
27. Outdoor lighting. Outdoor lighting shall be consistent with chapter 40 of this Title and as recommended by the Design Review Board.
28. Landscaping. Landscaping shall be provided consistent with chapter 44 of this Title and as recommended by the Design Review Board.
29. Exterior storage of materials. Exterior storage of materials in an M-2 zoning district shall be attractively screened.

Conformance with Title 17

The applicant shall apply for a separate permit through the Planning and Community Development Department for any new signage, and per Section 17.20.6.140 Casino, type I special standards, the owner is not permitted to install any pole mounted signs, and all other signage conditions apply (see Exhibit F).

The 21-inch brick wall proposed for a foundation planting bed adjacent to each side of the new portico shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs) per Title 17 landscaping requirements. Additionally, the applicant shall plant boulevard trees along both 17th Street South and 11th Avenue South. The proposed project will take advantage of the existing street and building lights, and is not proposing new lighting. The existing parking lot shall be restriped as part of this project, providing at least 2 accessible spaces.

Conformance with Title 15

The owner 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 Eight Ball Pool Hall located at 1020 17th Street South, 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. The 21-inch brick wall proposed for a foundation planting bed adjacent to each side of the new portico shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs) per Title 17 landscaping requirements. Additionally, the applicant shall plant boulevard trees along both 17th Street South and 11th Avenue South.
- D. Proposed project shall use the existing site and building lighting.
- E. The existing parking lot shall be restriped as part of this project, providing at least 2 accessible spaces.
- F. The applicant shall apply for a separate permit through the Planning and Community Development Department for any new signage, and follow Section 17.20.6.140 Casino, type I special standards addressing signage.

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
Dana Henen, Representative, pheonixgroup.bresnan.net

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
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Submittal Date: 9/8/2014
Application Number _____

DESIGN REVIEW BOARD APPLICATION

EIGHT BALL POOL HALL

Name of Project / Proposed Use:

RICHARD ZADICK

Owner Name:

GREAT FALLS

Mailing Address:

965-0295

Phone:

Email:

NARA HENNEN

Representative Name:

722 2ND ST. SO. GREAT FALLS, MT

Mailing Address:

2177080

Phone:

Email:

PROJECT LOCATION:

1020 17th St S, Great Falls

Site Address:

30000

7600 S.F

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

lots 8-11

Mark/Lot:

Section:

Block 4

Township/Block

Farmen Addn

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:

Richard Zadick

Date:

Representative's Signature:

Nara Hennen

Date:

9/8/14



-  1020 17th St S
-  Tracts of Land



EXHIBIT C - PROPOSED EAST ELEVATION

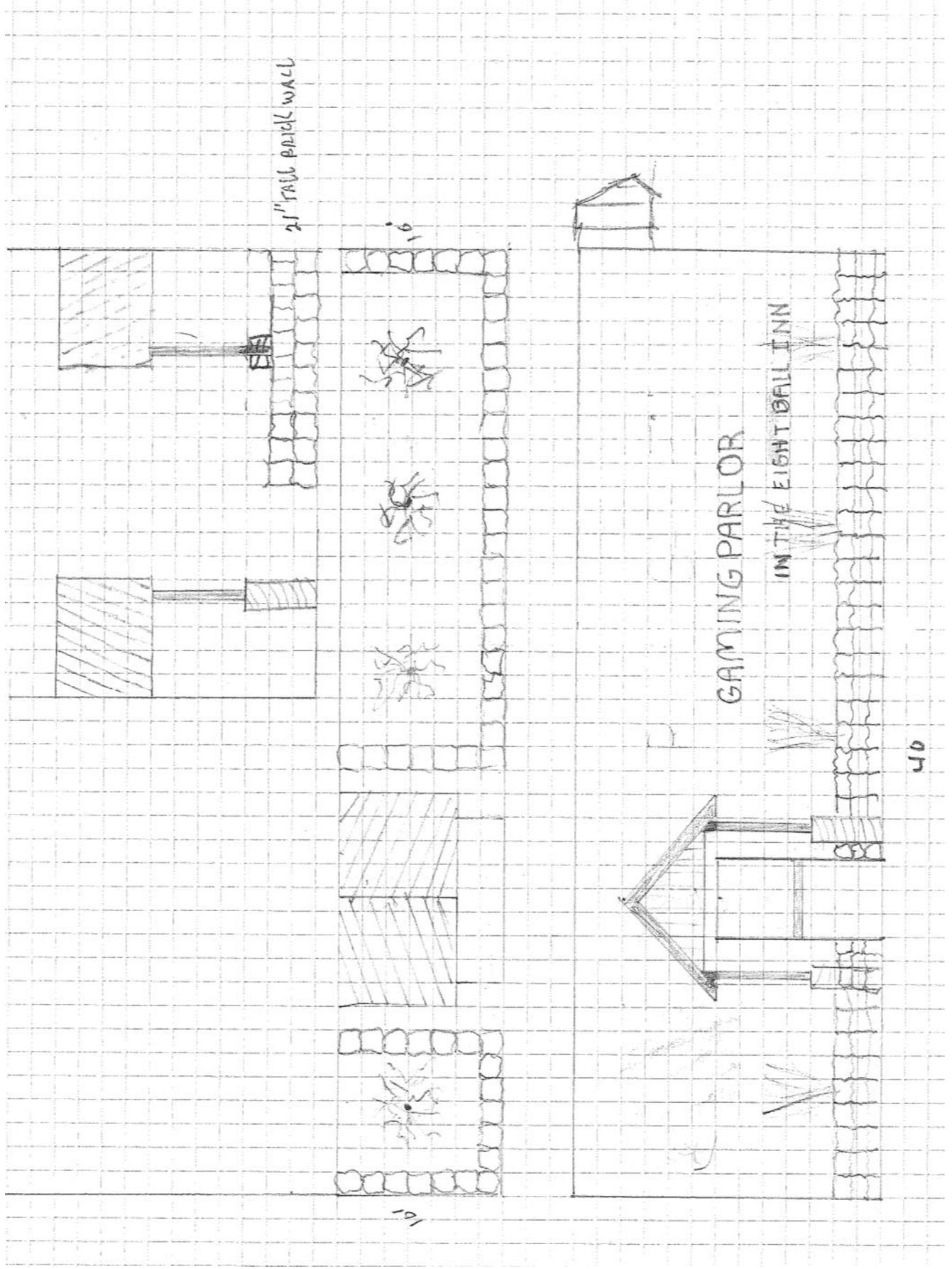
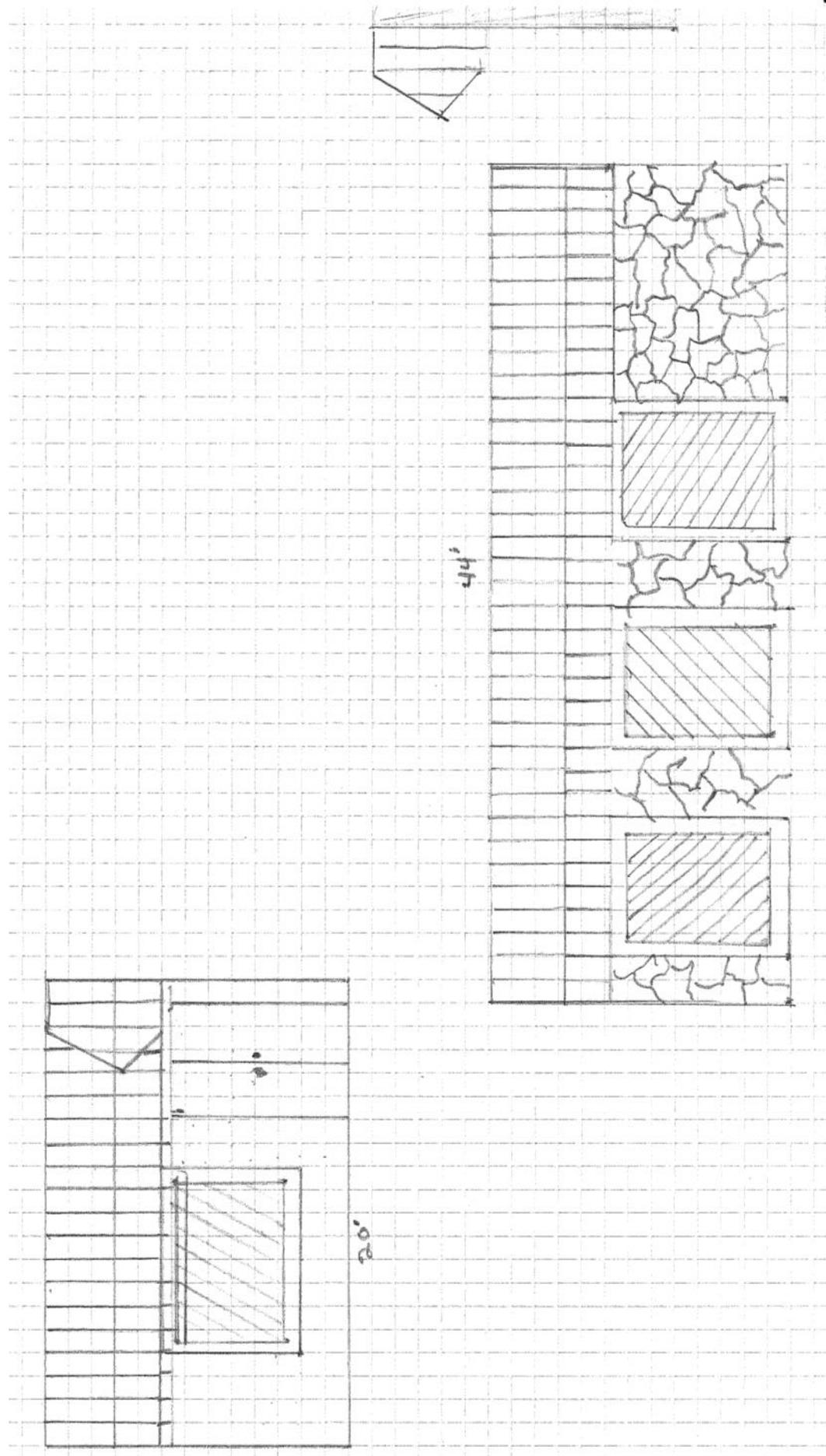


EXHIBIT D - PROPOSED NORTH ELEVATION





View of the east building façade from 17th St S.



Close-up view of the east and portion of the north building façade proposed to be renovated.



View form the intersection of 11th Ave S & 13th St S at the south and east building facades.



View of the west building façade and shed.

17.20.6.140 Casino, type I.

- A. **Purpose.** This section is intended to allow the location of new casinos or the relocation of existing casinos in certain zoning districts provided they meet more stringent development and appearance standards than type II casinos. (Ord. 2950, 2007)
- B. **Classification.** A casino shall be identified by definition in Chapter 8 of this Title.
- C. **Proximity to residentially zoned properties.** There is no minimum distance requirement from residential uses or between casinos.
- D. **Proximity to other specified uses.**
1. Casinos shall not locate within six hundred (600) feet of an education facility (K through post-secondary), worship facility, park or playground. The distance shall be measured by direct line, without regard to intervening structures or streets, between closest property boundaries; and,
 2. Casinos shall not locate on premises operating a sexually oriented business.
- E. **Design Review Board approval.** The Design Review Board shall review and approve the exterior building design and finishes; and landscaping, signage, lighting and parking plan for any new or relocated casino, or an expansion or exterior renovation of an existing casino. (Ord. 2950, 2007)
- F. **Special landscaping.** Casinos must comply with all applicable landscaping requirements in Chapter 44 Landscaping. Additional or special landscaping requirements for type I casinos include the following:
1. Minimum square footage of interior landscaping, inclusive of landscaping in vehicular use areas and foundation planting areas, shall be twenty (20) percent of the gross property area to be developed.
 2. Fifty (50) percent of said landscaping shall be located between the front lot line and the building.
- G. **Special signage.** The following signage requirements shall apply:
1. No freestanding signs shall be allowed.
 2. Wall signs shall not exceed seven and one-half (7.5) percent of the building wall area per frontage.
 3. No exterior or interior signage indicating any form of gaming shall be allowed to face an adjacent residential use.