

# DESIGN REVIEW BOARD

September 22, 2014

**Case Number**

DRB2014-21

**Owner/Applicant**

Richard Rossberg

**Representative**

Kent Overfelt,  
Overfelt Construction

**Property Location**

1421 Central Ave West

Neighborhood Council  
#2

**Requested Action**

Design review for the  
construction of a new  
storage garage

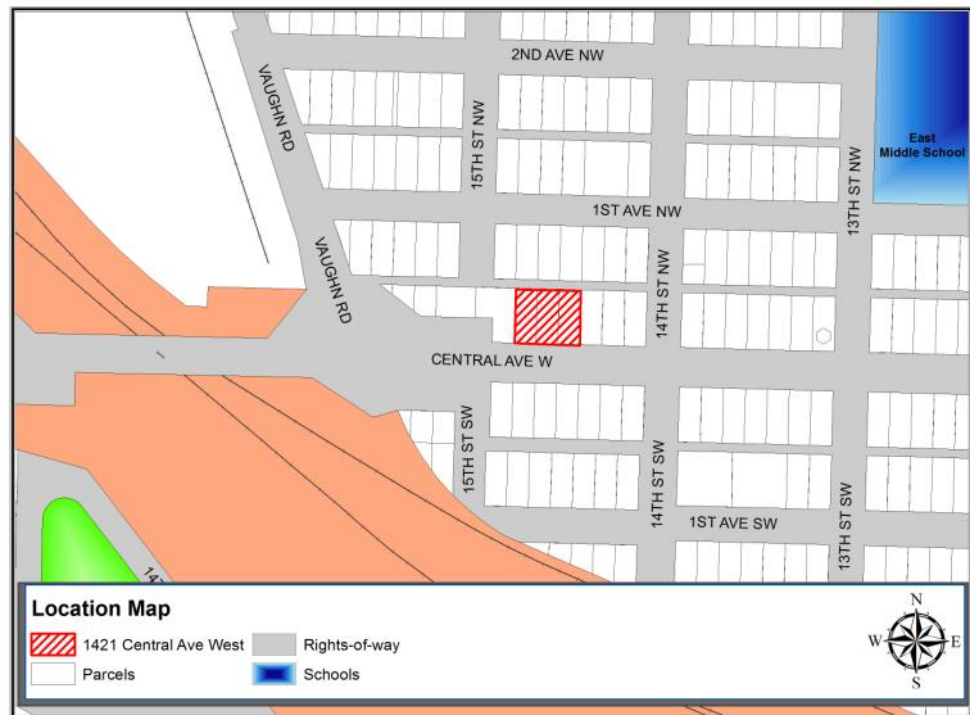
**Recommendation**

Approve the submitted  
design with conditions

**Project Planner**

Charles Sheets, CFM

## MR. SALVAGE, DETACHED STORAGE GARAGE 1421 CENTRAL AVE WEST



### Project Description

This application is to construct a 30' x 40' commercial storage garage for an existing motorcycle sales and service business. The storage garage will replace an existing storage container and garden shed that the owner currently used for storage. The subject property is located along Central Avenue West near the east end of the overpass of Interstate 15 and BNSF Railroad.

### Background

- Legal Description: Lot 11A, Block 610, Fifth Addition to Great Falls
- Property Area: 0.43 acres = 18,730 square feet
- Property Zoning: C-2 General Commercial District
- Existing Land Use: Commercial vehicle sales and service
- Proposed Building: 1,200 square feet detached storage to replace existing accessory storage and storage container

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## **Project Overview**

The applicant is proposing a 1200 sq. ft. expansion to the existing motorcycle sales and service business located at 1421 Central Ave West. The property is zoned C-2 General Commercial which is intended to accommodate high-traffic businesses that focus on vehicle traffic. The expansion is to construct a new detached cold storage garage to park and store new motorcycles for sale.

The storage garage is designed with a gable style roof with a parapet on the south elevation to match the existing building. The proposed windows on the south elevation will have mullions installed to match the existing store front. The roof will be covered with metal delta-rib roofing. The proposed exterior of the garage is lap siding that will be colored to match the existing commercial building. The eaves and gutters will be prefinished metal.

### **Commercial Expansion: Exhibit 28-1 Standards and Guidelines for specific projects and buildings**

The proposed project meets the guidelines and standards of Exhibit 28-1. The façade of the building is orientated to match the existing building and store front. The design incorporates architectural features to replicate as near as possible the exterior of the existing building design, and colors to create visual interest and appeal, public safety and function. The proposed construction will take advantage of the existing street lights and parking lot lights to illuminate the site. The owner is proposing to maintain and reestablish the existing landscaping on the site and add additional landscape boulders along the east boundary of the property for display of new ATV vehicles.

### **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, lot coverage, and parking. The existing parking lot needs to be restriped to improve vehicle and pedestrian movements. The applicant is not proposing any new signage at this time, but future signage would be subject to review and permits by the Planning and Community Development Department.

### **Conformance with Title 15**

The owner shall develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

### **Summary**

The proposed expansion of the business with the new storage garage improves the existing vehicle sales and service business by eliminating the storage container and garden shed. The applicant will use materials and architectural features that are consistent with the existing commercial building.

## 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 Mr. Salvage, Motorcycle Shop storage garage located at 1421 Central Ave West, 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 parking lot is required to be restriped to improve vehicle and pedestrian movements on the property.
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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, jrearden@greatfallsmtnet.net  
Dave Dobbs, City Engineer, ddobbs@greatfallsmtnet.net  
Todd Semanski, City Forester, tsemanski@greatfallsmtnet.net  
Patty Cadwell, Neighborhood & Youth Council Coordinator, pcawell@greatfallsmtnet.net  
Richard Rossberg, 1421 Central Ave West, Great Falls, MT 59404  
Kent Overfelt, Overfelt Construction, 2614 4th Ave NW, Great Falls, MT

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: 7/31/14  
Application Number           

## DESIGN REVIEW BOARD APPLICATION

NEW STORAGE GARAGE  
Name of Project / Proposed Use:

Richard Rossborg  
Owner Name:

1421 CENTRAL AV WEST  
Mailing Address:

761-3151  
Phone: Email:

KEIT OVERFELT OVERFELT CONSTRUCTION  
Representative Name:

2614 4th AV NW  
Mailing Address:

899-1485  
Phone: Email:

PROJECT LOCATION:  
1421 CENTRAL AV WEST  
Site Address:

20925 sq ft 1200 sq ft  
Sq. Ft. of Property: Sq. Ft. of Structure:

## LEGAL DESCRIPTION

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.


[Signature] 1-10-14  
Property Owner's Signature: Date:

Keit Overfelt 1-10-14  
Representative's Signature: Date:





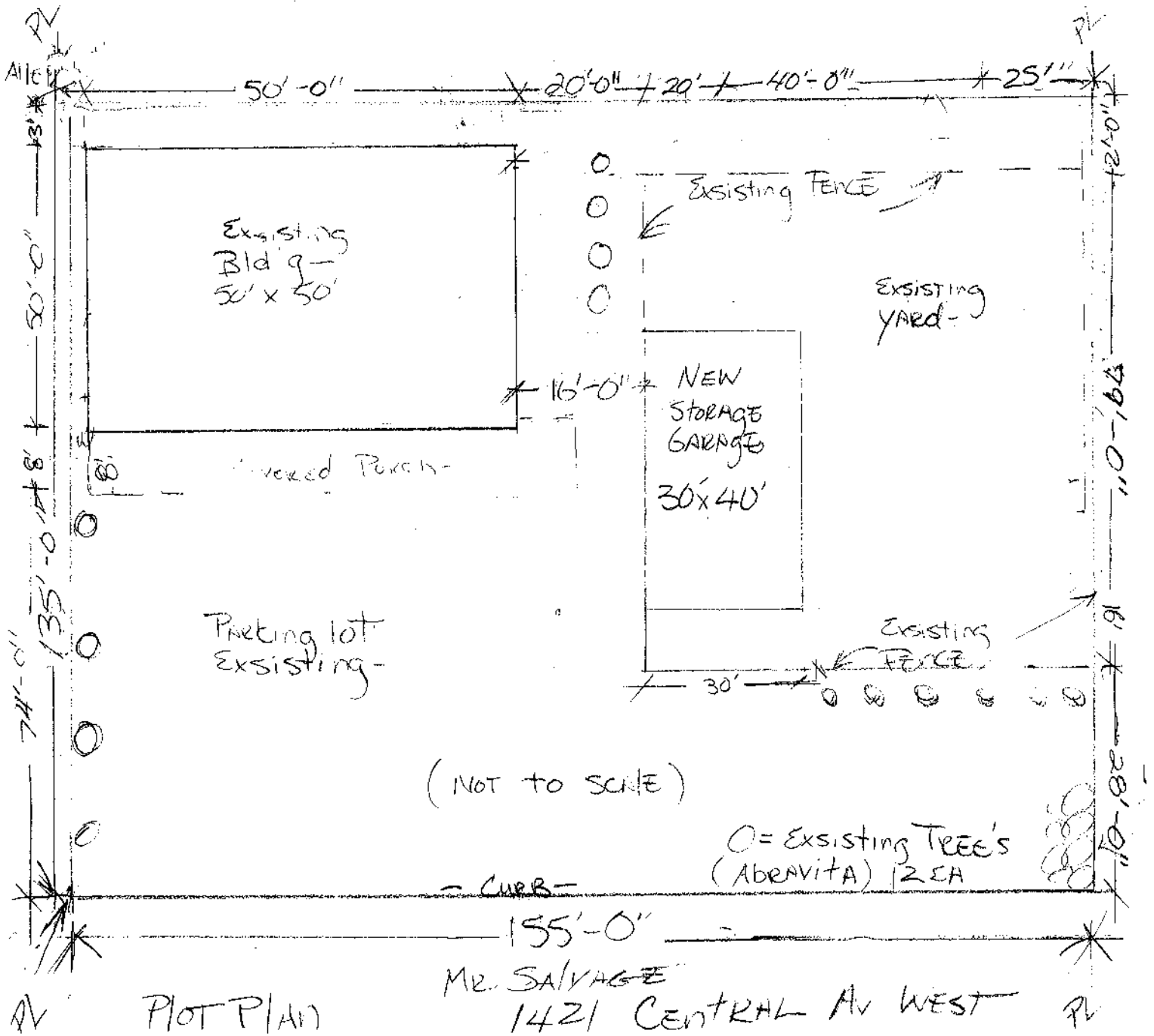
**Location Map**

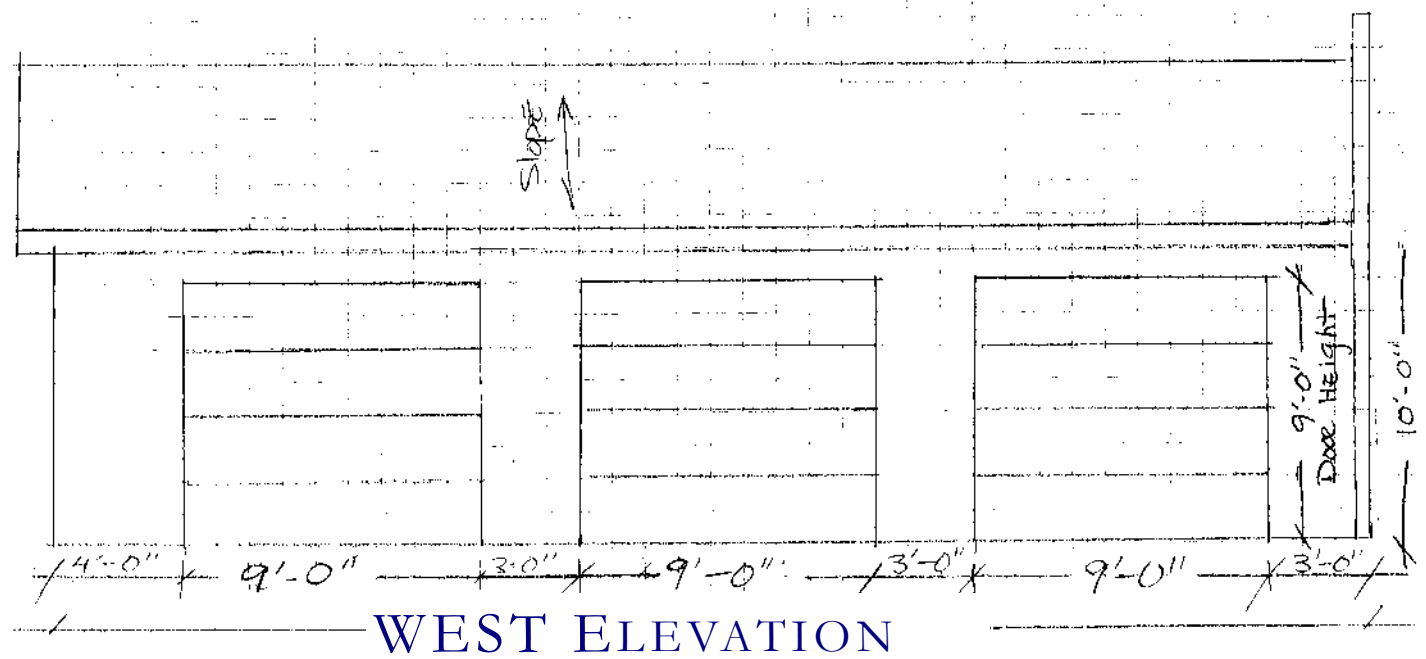
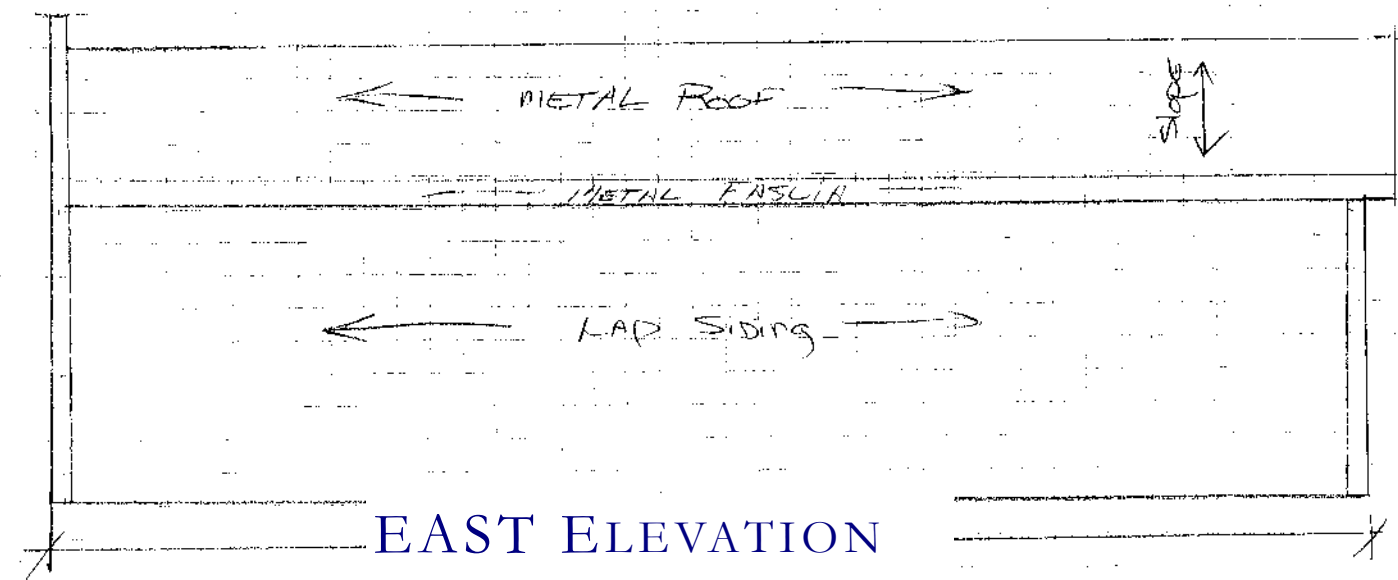
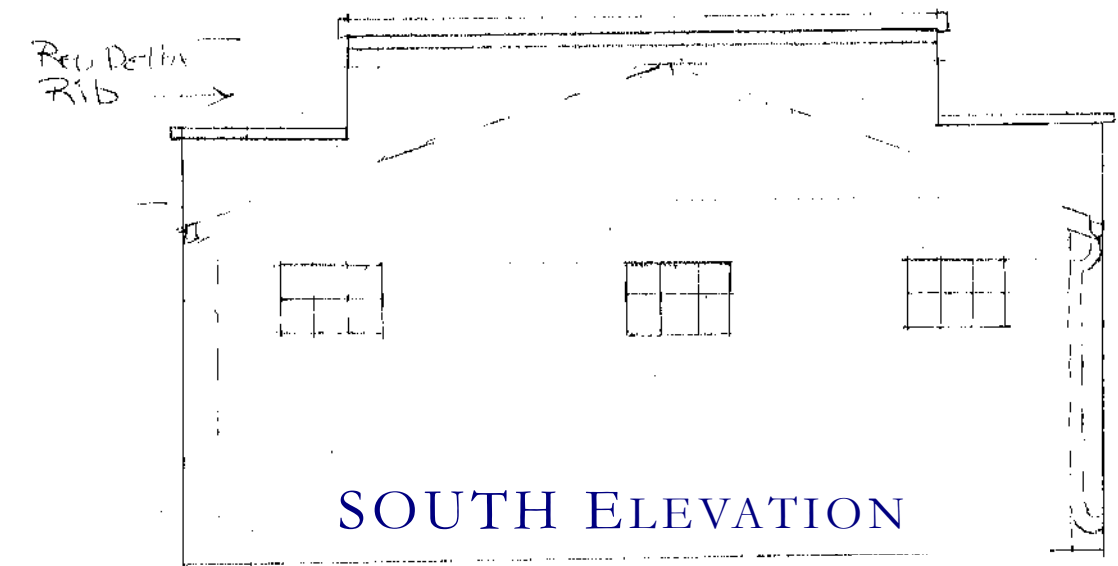
-  1421 Central Ave West
-  Parcels



# EXHIBIT C - SITE/LANDSCAPE PLAN

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Existing motorcycle sales store front.



Existing open storage yard.



View of 1421 Central Avenue West from  
the property east.