

DESIGN REVIEW BOARD

October 27, 2014

Case Number

DRB2014-28

Applicant/Owner

Michael Mitchell

Representative

Jim Page, AIA
LPW Architects

Property Location

1100 15th Street North
Neighborhood Council
#7

Requested Action

Design review for exterior renovation of two existing storage buildings

Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

MITCHELLS' CRASH REPAIR 1100 15TH STREET NORTH



Project Description

The applicant recently purchased the former City Recycling and Transfer Station located at 1100 15th Street North. He intends to redevelop the property and expand his vehicle repair business that is currently operated across the street at 1021 15th Street North. In order to operate the vehicle repair business at this location, the applicant is requesting that the City Commission rezone the property to I-1 Light Industrial zoning district. The I-1 Light Industrial zoning district will allow him to operate Mitchells' Crash Repair and match the existing warehouse and lumberyard storage yards that surround the subject property. The applicant is currently repairing and winterizing the two existing buildings on the property for storage only.

Background

- Legal Description: Lot 2, Fifteenth Street Bridge Addition
- Property Area: 2.152 acres = 93,741 square feet
- Property Zoning: M-2 Mixed use transitional, requested to be rezoned to I-1 Light Industrial

Project Overview

The future redevelopment of this property will include a new office building, parking lot, driveway approaches, screened fencing and landscaping (see Exhibit C). This is only the first phase to renovate and repair the exterior of the existing structures, clean up the entire site, and fill in the unused overhead garage doors on the buildings (see Exhibit E). New metal siding with a copper colored wainscot will be applied to the concrete block building. The existing metal building is being painted and a copper colored wainscot applied (see Exhibit D for a example). The two structures will match in appearance. Future redevelopment plans will be submitted and reviewed by staff and submitted to the Design Review Board.

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

The proposed project meets the guidelines and standards of Exhibit 28-1. The application of the metal siding to the existing concrete building will be make the two buildings appear similar and consistent in appearance. The dark color and copper colored wainscot will create visual interest and appeal. The remaining portions of the property will be reviewed as development plans are finalized.

Conformance with Title 17

The proposed redevelopment of this property is first subject to the rezone application that is currently being reviewed and heard before the Zoning Commission, and finally by the City Commission. Until complete, the property can continue to be used for interior storage only. If approved the property owner will submitted plans and be reviewed for conformance with the relevant requirements of Title 17 Land Development Code, including but not limited to zoning, setbacks, building height, lot coverage and signage.

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 Mitchells’ Crash Repair located at 1100 15th Street North, 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.

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
Michael Mitchell, crashrepair@bridgemail.com
Jim Page, AIA, LPW Architects, jimp@lpwarchitecture.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: _____
Application Number _____

DESIGN REVIEW BOARD APPLICATION

Mitchell's Crash Repair, Provide New Siding on existing block building.

Name of Project / Proposed Use:

Michael Mitchell

Owner Name:

1021 15th Street North, Great Falls, MT 59401

Mailing Address:

761-4420

crashrepair@bridgemail.com

Phone:

Email:

Jim Page

Representative Name:

15 5th Street South, Great Falls, MT 59401

Mailing Address:

771-0770

jimp@lpwarchitecture.com

Phone:

Email:

PROJECT LOCATION:

1100 15th Street North

Site Address:

93,740 SF

3,000 SF

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 2	Section 6	Township 20	Range 4 East
Mark/Lot:	Section:	Township/Block	Range/Addition

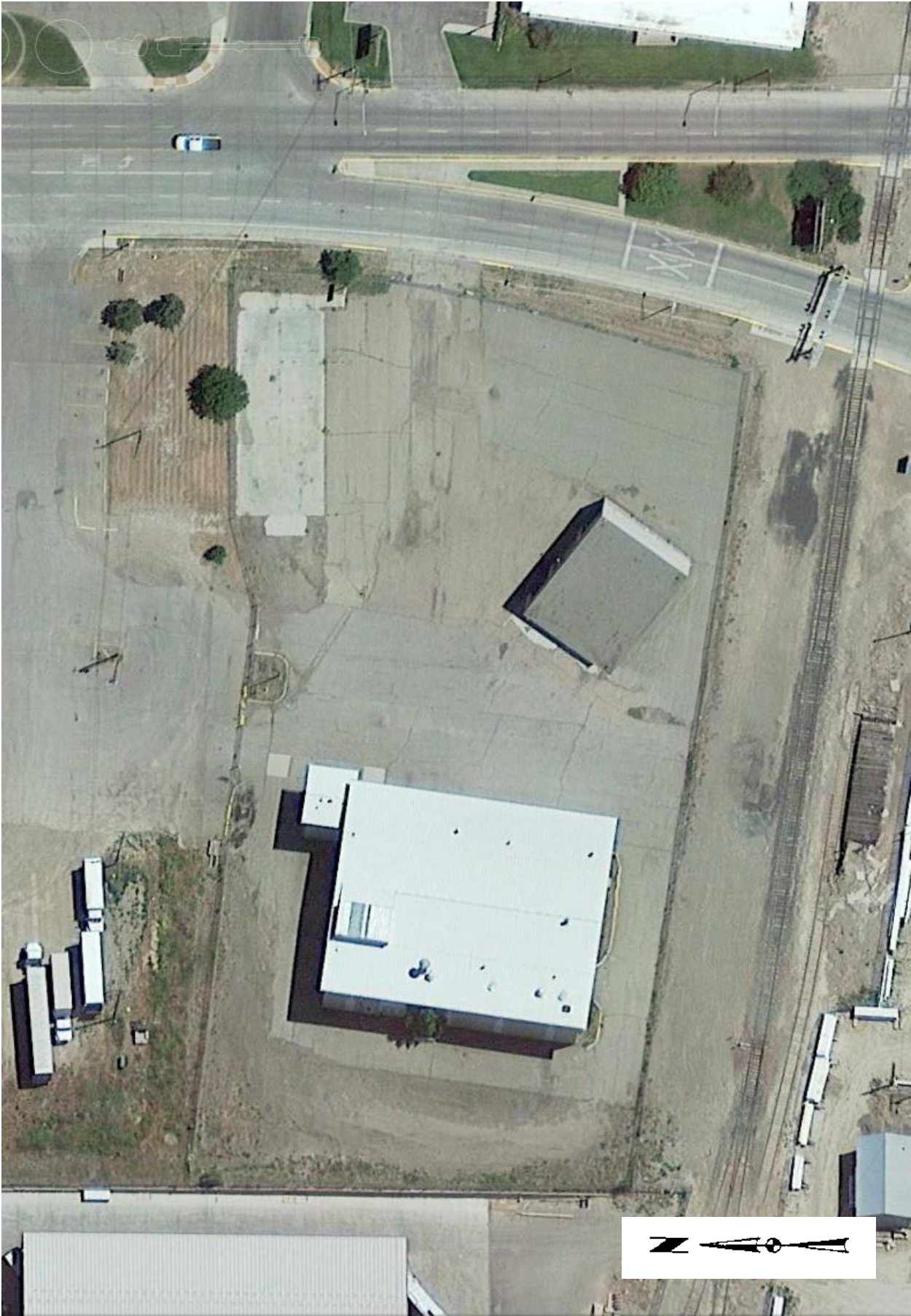
I (We), the undersigned, attest that the above information is true and correct to the best of my (our) knowledge. Further, I (We) owner of said property authorize the above listed representative to act as my agent in this application.

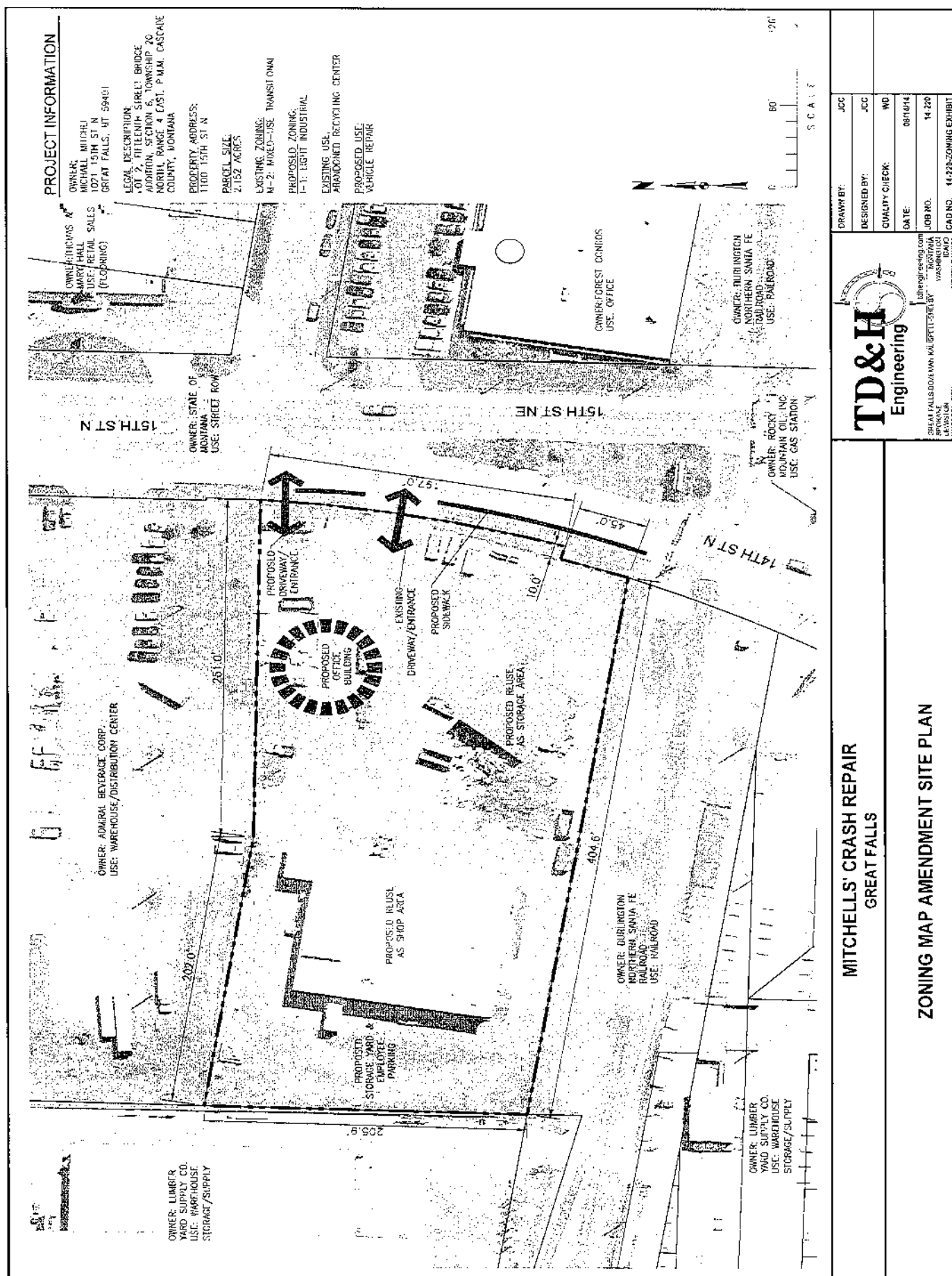
Property Owner's Signature: _____

Date: _____

Representative's Signature: _____

Date: _____









Existing concrete block storage building



Existing metal framed warehouse, northeast corner



Existing metal framed warehouse, southeast corner