

DESIGN REVIEW BOARD

October 27, 2014

Case Number

DRB2014-26

**Applicant/
Representative**

Daniel O'Leary, Signature
Homes

Owner

Damon Carroll

Property Location

36th Ave NE, between 11th
St NE and 14th St NE

Requested Action

Design Review of six 4-
plexes

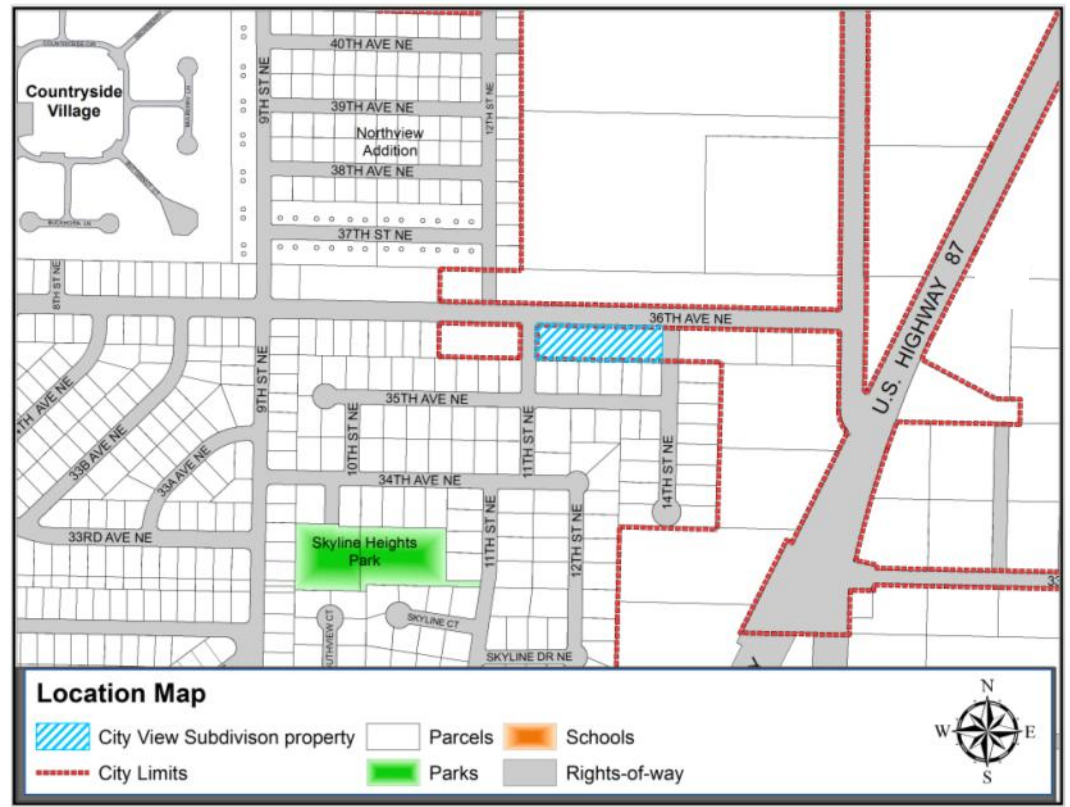
Recommendation

Approve design with con-
ditions

Project Planner

Galen Amy

CITY VIEW SUBDIVISION 4-PLEXES 36TH AVENUE NORTHEAST



Project Description

The applicant is proposing development of a vacant tract of land in order to construct six 4-plexes and a City owned storm water detention pond. The property is located immediately west of the Skyline Heights Apartments, which consist of two 12-plexes. This project strongly support the goals of the City's Growth Policy's goals and principles, which include encouraging a safe, adequate and diverse supply of housing and fair housing opportunities in the City, and developing new and diverse housing supply throughout the City, including single-family residential, multi-family, and housing for those with special needs.

Background

- Legal Description: Tract 2 in the N½ NE¼ Section 36, Township 21 North, Range 4 East, Cascade County, Montana
- Property Area: ±1.82 acres or ±79,092.1 square feet
- Each residential lot: ranges from ±10,773.08 - ±13,212.59 square feet
- Property Zoning: R-5 Multi-family medium density

Project Overview

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

The applicant is proposing construction of six 4-plexes, each on its own fee simple lot. The buildings will be two stories atop a 4-foot crawl space. Each 4-plex will have a foot print of $\pm 2,260$ square feet, totaling 4,520 square feet per building. There will be two 22 feet by 22 feet detached garages per each multi-family building. The 4-plexes will be approximately 25 feet tall with the garages being 15 feet high. Both structures will have gabled roofs. The applicant plans on using James Hardie Fiber Cement Siding in earth-tone colors of dark brown, light brown, tan and greens and will bring in color samples for the Design Review Board meeting. There will be a 4-inch trim board around the windows.

The site plan shows a dormer on the north side of the building, however the elevations submitted do not show this specific building feature. Staff strongly recommends the dormer be replaced at time of construction, as it will serve to break up the façade, match the adjacent neighborhood character, and make the building look more impressive. The entire project will have a shared road 27-foot wide along the south side of the property. This road and the driveways will be asphalt with a concrete curb bordering. In addition, there will be marked parking along the south side of the shared road for guest parking. This should allow an additional 3 parking spots per 4-plex for a total of 11 parking spots per 4-plex. Garbage dumpsters will be placed on the south side of the shared road and will have a 5-foot tall fence on the sides and backs of the dumpsters. Two 4-plexes will share each dumpster, for a total of 3 dumpsters serving the project. Other than the fence to screen the dumpsters, no fence will be erected.

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

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 which meeting the code requirements, as described above. The applicant shall comply with Chapter 40 - Outdoor Lighting of the Land Development Code in order to prevent light trespass, glare or offensive lighting. Site lighting will be reviewed at time of the building permit review.

The applicant has worked with the City Public Works Department in order for Lot 1 of City View Subdivision to be dedicated for the development of a storm water detention pond. This detention pond will be a public facility owned and operated by the City that will serve the lots in City View Subdivision as well as runoff from 36th Avenue Northeast. The proposed development will have total impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a storm water management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development. However, some preliminary review comments included:

1. The developer will be responsible for constructing all of the storm water conveyance improvement to drain the site to the pond, whether they be surface conveyance and/or inlets and pipe.
2. The developer shall install a fire hydrant off the existing water main on 11th Street Northeast and 36th Avenue Northeast.
3. Each lot/building shall have an individual water and sewer service in accordance with City standards and code.

The proposed landscaping meets the minimum requirements of the Land Development Code with $\pm 58\%$ of the net lot area being turf grass. Per the landscaping code for multi-family development, a canopy tree or evergreen tree shall be planted and maintained for each one thousand five hundred (1,500) square feet of net lot area. Up to two (2) shade trees located in the boulevard area may be applied to this requirement, provided that at least one (1) canopy tree or evergreen tree shall be planted within the interior. This equates to each lot needing 8 trees prior to using the 2 boulevard trees, so each lot will need to have at least 6 trees, which will be also City approved, such as lindens, Canadian red cherry, and fruitless spring snow crabapples.

Each 4-plex will have a 2 or 3-foot border of gravel and curbing surrounding the buildings. The gravel will have City approved bushes, such as crimson pigmy barberry, spirea, potentilla, and dwarf mugo pines. These will be spread along the outside of each building. Along the south edge of the property will be a 2-and-a-half-foot buffer between the shared road and the neighboring properties. This will have a solid concrete curb along the street side and gravel and bushes in the 2-and-a-half-foot buffer area. The remaining portion of each lot will be grass with sprinkler systems installed.

Summary

The project is an infill opportunity of a vacant lot in the vicinity of two developing subdivisions and along a collector roadway. The R-5 zoning to the east and the commercial mini-storage immediately to the north make this site unattractive for single-family units. Anywhere there is a confluence of multiple zoning districts, mindful development and compatible land uses should be precedent. Staff supports approval of this application.

The applicant is not proposing any signage for the 4-plexes as they will be addressed similar to single-family residential units.

Suggested Motion

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Daniel O'Leary, as shown in the conceptual development plans contained within this report and provided by the Project Manager, 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.
- ◆ Per section 17.44.5.030 of the landscaping code, the applicant shall plant at least 6 canopy or evergreen trees on each lot in addition to the required boulevard trees.
- ◆ Install north elevation dormer as shown on the site plan:

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

CC: Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Daniel O'Leary, Signature Homes, signaturehomesmt@gmail.com

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: 10/6/14
Application Number DRB2014-26

DESIGN REVIEW BOARD APPLICATION

City View Subdivision

Name of Project / Proposed Use:

Damon Carroll

Owner Name:

215 Russell Ranch Lane

Mailing Address:

406-799-0519

Phone:

pheasantrunbuilders@gmail.com

Email:

Daniel O'Leary

Representative Name:

1306 15th St So, Great Falls, MT 59405

Mailing Address:

406-868-9498

Phone:

signaturehomesmt@gmail.com

Email:

PROJECT LOCATION:

on 36th Ave NE, between 11th St NE and 14th St NE

Site Address:

Total 79,092.1

Sq. Ft. of Property:

Sq. Ft. of Structure:

lots range from 13,212.59 - 10,773.08 SF

LEGAL DESCRIPTION

Tract 2 COS# 4705 N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec 36 T21N 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:

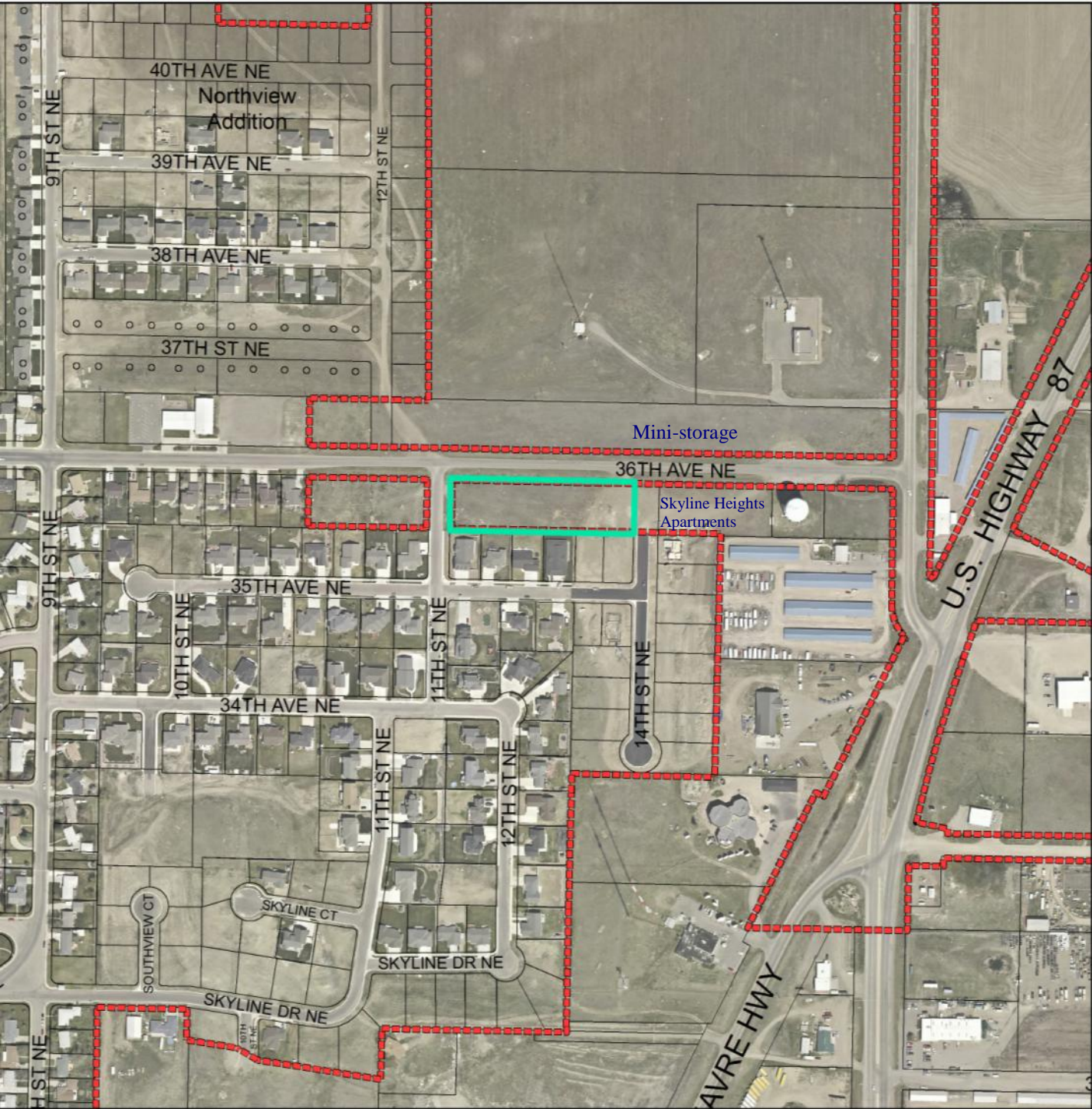
Date:




Representative's Signature:

Date:

05 Oct 14

EXHIBIT B - AERIAL MAP



-  City View Subdivison property
-  City Limits
-  Tracts of Land

300 150 0 300 Feet

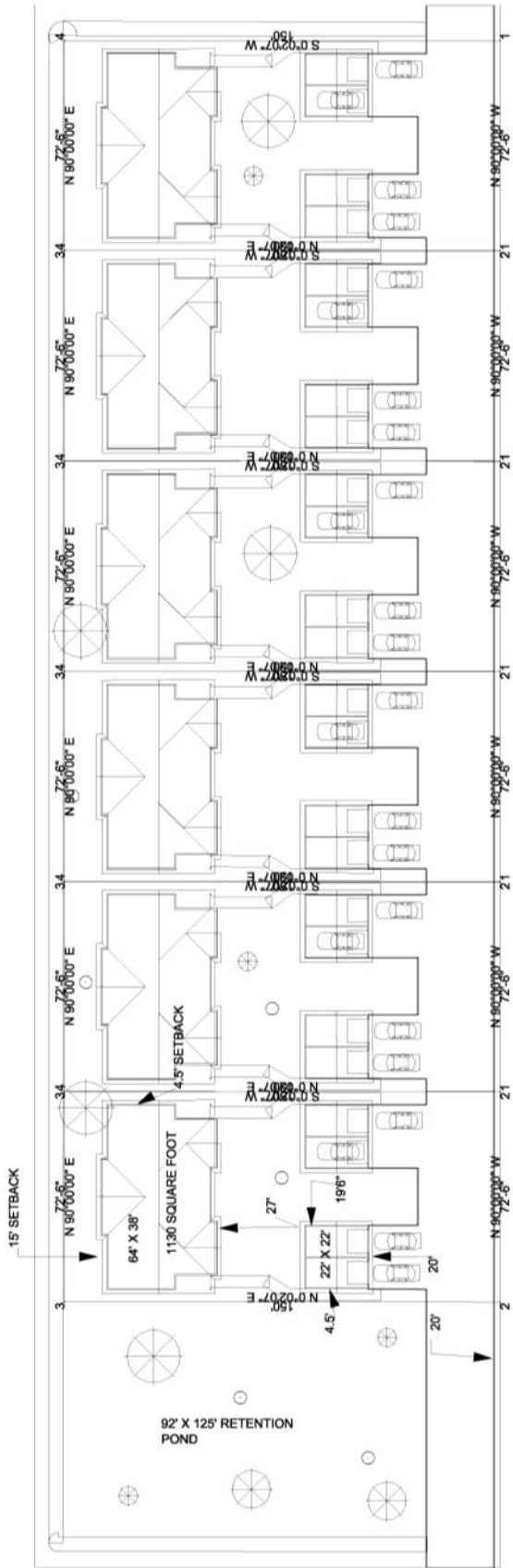


City View Subdivison/ Annexation & Zoning

NORTH

36TH AVE NE

11TH STREET NE



14TH STREET NE

EXHIBIT D - LANDSCAPING PLAN



36 TH AVE NE



11TH STREET NE

EXHIBIT E - ELEVATIONS



South



West



East



North

EXHIBIT F - SITE PHOTOS



View east from 11th St NE at the subject property, with 36th Ave NE on the left and the water tower in the background.



View west from where 14th St NE will be extended, with the subject property beyond.



View northeast from the southwest corner of the subject property at the existing mini-storage units and telecommunication towers located across 36th Ave NE.