

DESIGN REVIEW BOARD

December 8, 2014

Case Number

DRB2014-30

Applicant/Owner

Great Falls Public
Schools District

Representative

Phil Faccenda, AIA,
Faccenda
Architects | Planners

Property Location

3117 5th Avenue North

Neighborhood Council
#8

Requested Action

Design review for
accessory storage
structure

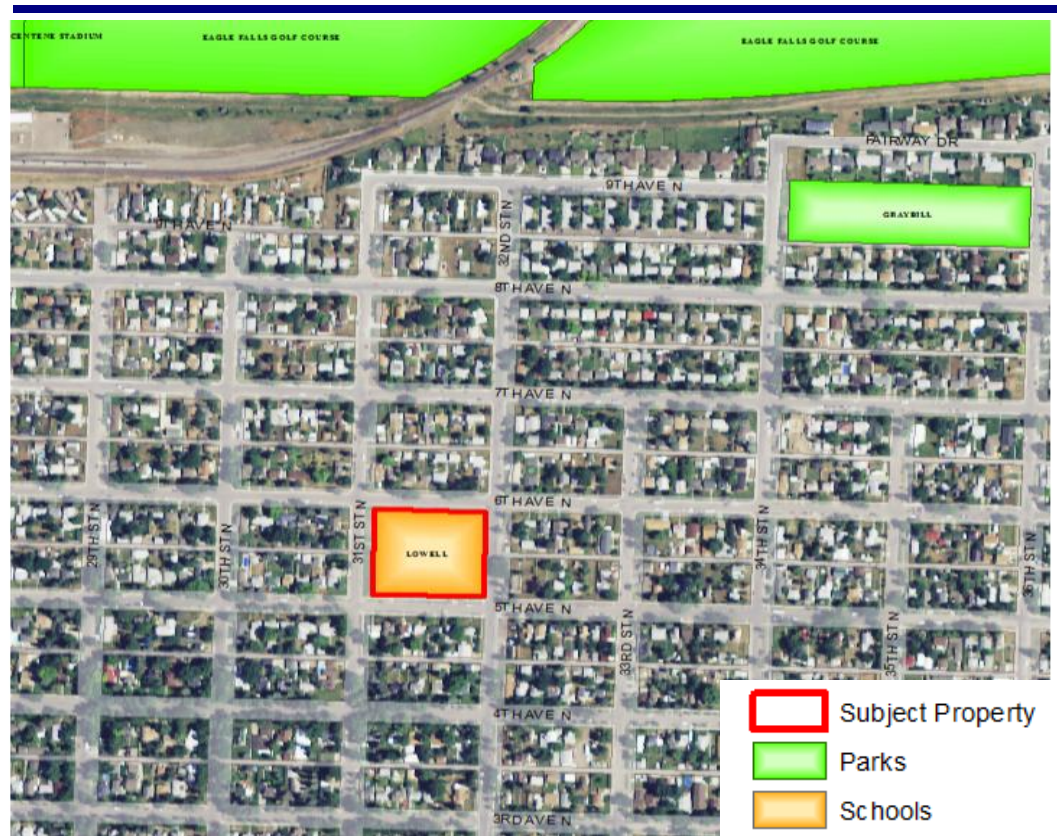
Recommendation

Approve the submitted
design with
recommendations

Project Planner

Charles Sheets, CFM

GREAT FALLS PUBLIC SCHOOL DISTRICT LOWELL SCHOOL BUILDING GROUNDS, WORKSHOP, AND STORAGE: ACCESSORY STORAGE STRUCTURE



Project Description

For decades, the Great Falls Public School District (District) has used the former Lowell School for their building grounds, workshop, and storage. As their operation expanded, the need to store equipment and materials outside arose. The District is proposing an accessory storage structure, located inside a vinyl slatted, six-foot chain linked fence area, in the northern portion of the property.

Background

- Legal Description: Lots 1 - 14, and vacated alley, Block 160, Twelfth Addition to Great Falls Townsite.
- Property Area: 2.58 acres = 112,000 square feet
- Property Zoning: PLI Public Lands and Institutional
- Existing Building: Building grounds, workshop, and storage

Project Overview

The District proposes six, 160 square foot accessory storage building components, for a combined total of 920 square feet, placed inside the existing fenced storage area. The individual structures will be placed side by side, becoming one structure in the northern portion of the storage area. The finished building will store supplies and equipment. The proposal is for a single story structure that measures 20 feet wide by 48 feet in depth, and is eight feet, six inches in height, with a flat roof. The exterior of the building varies in colored prefinished metal panels, which are attached to the underlying structure. The building will be placed on an existing asphalted area.

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

The applicant's representative has provided a project narrative addressing the guidelines and standards of Exhibit 28-1 in the Land Development Code. The existing Lowell School is a multi-colored earth tone, brick masonry with a low slope metal roof system. The proposed structure will not remove any existing landscaping. The existing facility has adequate paved parking for its employees and public. The property has large sod boulevards and side yards, with a small playground located outside the fence, along 31st Street North.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17, Land Development Code, for the legal nonconforming building grounds, workshop, and storage, including, but not limited to zoning, setbacks, building height, lot coverage, and parking.

Conformance with Title 15

The applicants representative will 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 recommendations.

Suggested Motion

1. Board member moves:

I move that the Design Review Board (approve/approve with recommendations) the Design Review Application for the expansion of the Great Falls Public School District building grounds, workshop, and storage facility located at 3117 5th Avenue North, as shown in the conceptual development plans attached to this report and provided by the Applicant, subject to the following recommendations:

- A. The proposed project shall be developed consistent with the recommendations 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. Façade: It is recommended the storage building match more closely with the existing Lowell School building earth tones, pursuant to Land Development Code Section 17.28.030.1, which is intended to promote development that is compatible with nearby properties, neighborhood character, and natural features.
- D. Landscaping: It is recommended the applicant install four (4) boulevard style trees spaced evenly along the north half of the western boulevard along 31st Street North and ten (10) boulevard style trees spaced evenly along the 6th Avenue North boulevard, pursuant to Land Development Code Section 17.44.2.040.C.4, which requires 1 canopy tree to be planted and maintained in the boulevard for each thirty-five (35) lineal feet of street and avenue frontage.
- E. Fencing: It is recommended the applicant install diagonal slats in addition to the existing vertical vinyl slats, along the entirety of the existing chain link fence line to provide additional screening of the maintenance yard, pursuant to Land Development Code Section 17.28.030.5, which is intended to visually enhance development.

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
 Phil Faccenda, AIA, Faccenda Architects Planners, phil@straymoose.com