

DESIGN REVIEW BOARD

January 12, 2015

Case Number

DRB2015-03

Applicant/Owner

Quattro Development
Great Falls

Representative

CTA Architects & Engineers
Anthony Houtz

Property Location

826 10th Avenue South

Requested Action

Design review for exterior
renovation of retail shell

Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

RETAIL SHELL

826 10TH AVENUE SOUTH



Project Description

The applicant is proposing the exterior renovation of the former SWAT retail store, located at 826 10th Avenue South, for an undisclosed retailer. The existing building is 1,984 s.f.

- Legal Description: Lots 7A and 8, Block 002, Fifteenth Addition to Great Falls
- Property Area: \pm 8,799 square feet or \pm 0.202 acres
- Property Zoning: C-2 General commercial district

Project Overview

The application is to renovate the exterior of the existing structure and build a dumpster enclosure on the rear property line. The existing wood shingle awning and arches will be removed and E.I.F.S. installed on the exterior walls. The new walls will extend 19' high and screen the H.A.V.C. equipment located on the roof. New store front windows will be installed with a projecting awning over the top of them to protect the entrances and sidewalk. The new dumpster enclosure will be constructed of wood. The exterior renovation does not trigger the requirement of the property meeting the City Code for landscaping. In conversations with the project architect, there is the possibility that the applicant may introduce some landscaping into the property.

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 E.I.F.S. to the existing building and by creating the new store front will improve the currently vacant retail space for the new tenant.

Conformance with Title 17

The proposed redevelopment of this property visually enhances the business corridor of 10th Avenue South.

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 renovation of the dated retail business creates a positive commercial property on the busy intersection of 9th Street and 10th Avenue South. Staff supports approval of this application.

Suggested Motion

Board Member moves:

1. “I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Quattro Development Great Falls, retail shell located at 826 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the follows 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 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.
 - C. An Amended Plat aggregating the two existing lots into one lot shall be filed by the property owner with the County Clerk & Recorder’s Office, and shall incorporate corrections of any errors or omissions noted by staff.
 - D. 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.

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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
 Anthony Houtz, CTA Architects & Engineers, anthonyh@ctagroup.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: _____
 Application Number: _____

DESIGN REVIEW BOARD APPLICATION

Retail Shell

Name of Project / Proposed Use:

Quattro Development Great Falls

Owner Name:

1100 Jorie Blvd - Suite 140 Oak Brook, IL 60523

Mailing Address:

630-891-6473

Phone:

www.quattrodevelopment.com

Email:

CTA Architects & Engineers

Representative Name:

219 2nd Street S, Great Falls, MT 59405

Mailing Address:

406-452-3321

Phone:

anthonyh@ctagroup.com

Email:

PROJECT LOCATION:

826 10th Avenue S, Great Falls, MT 59405

Site Address:

8,799 SF

Sq. Ft. of Property:

1,984 SF

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 7A and 8

Mark/Lot:

S13

Section:

Fifteenth Addition, Block 002

Township/Block

R03 E

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:

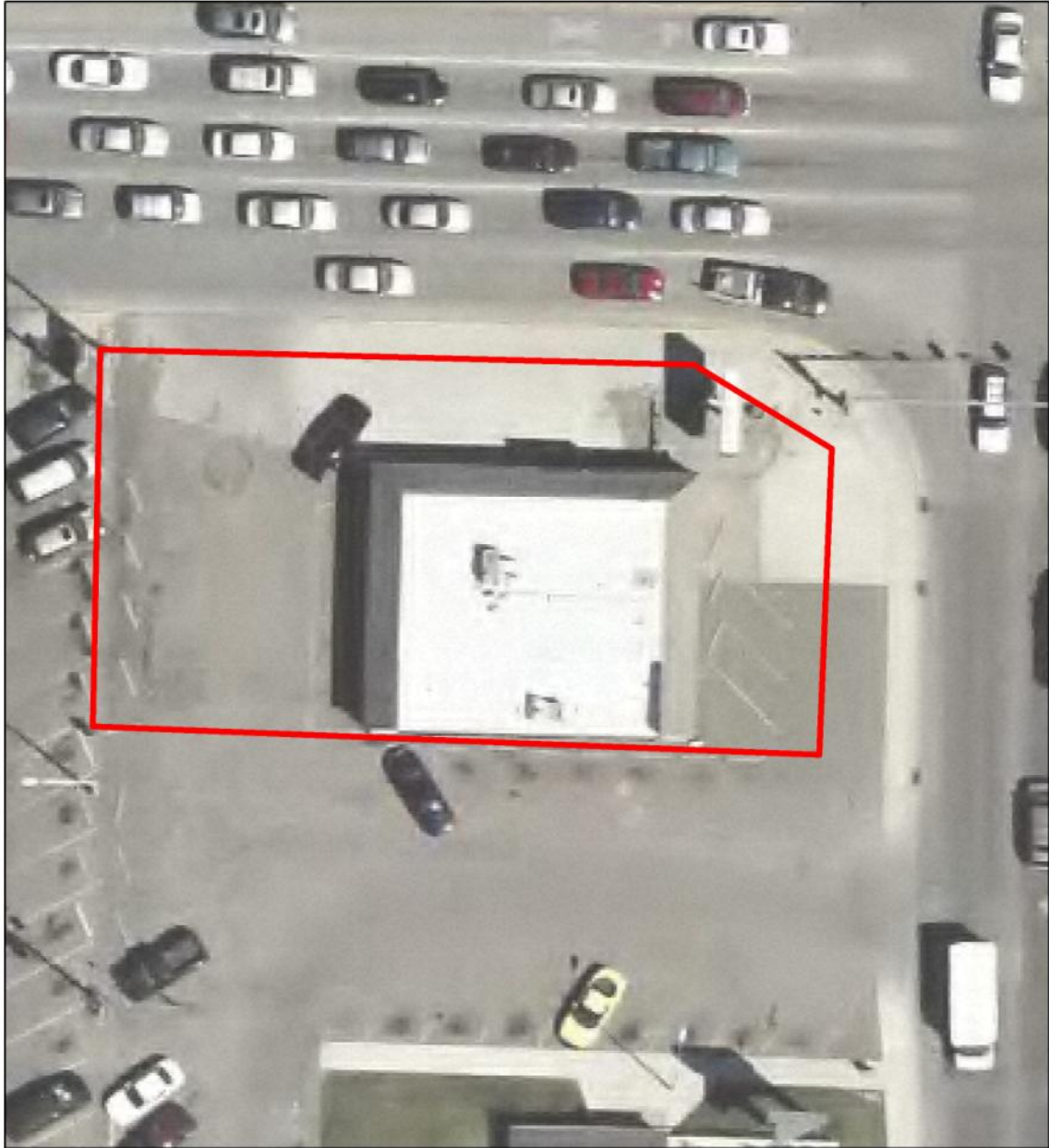
Date:

Representative's Signature:

12-9-2014

Date:

EXHIBIT B - AERIAL MAP



Lots 7A & 8, Block 002, Fifteenth Addition

30 15 0 30 Feet



EXHIBIT C - SITE PLAN

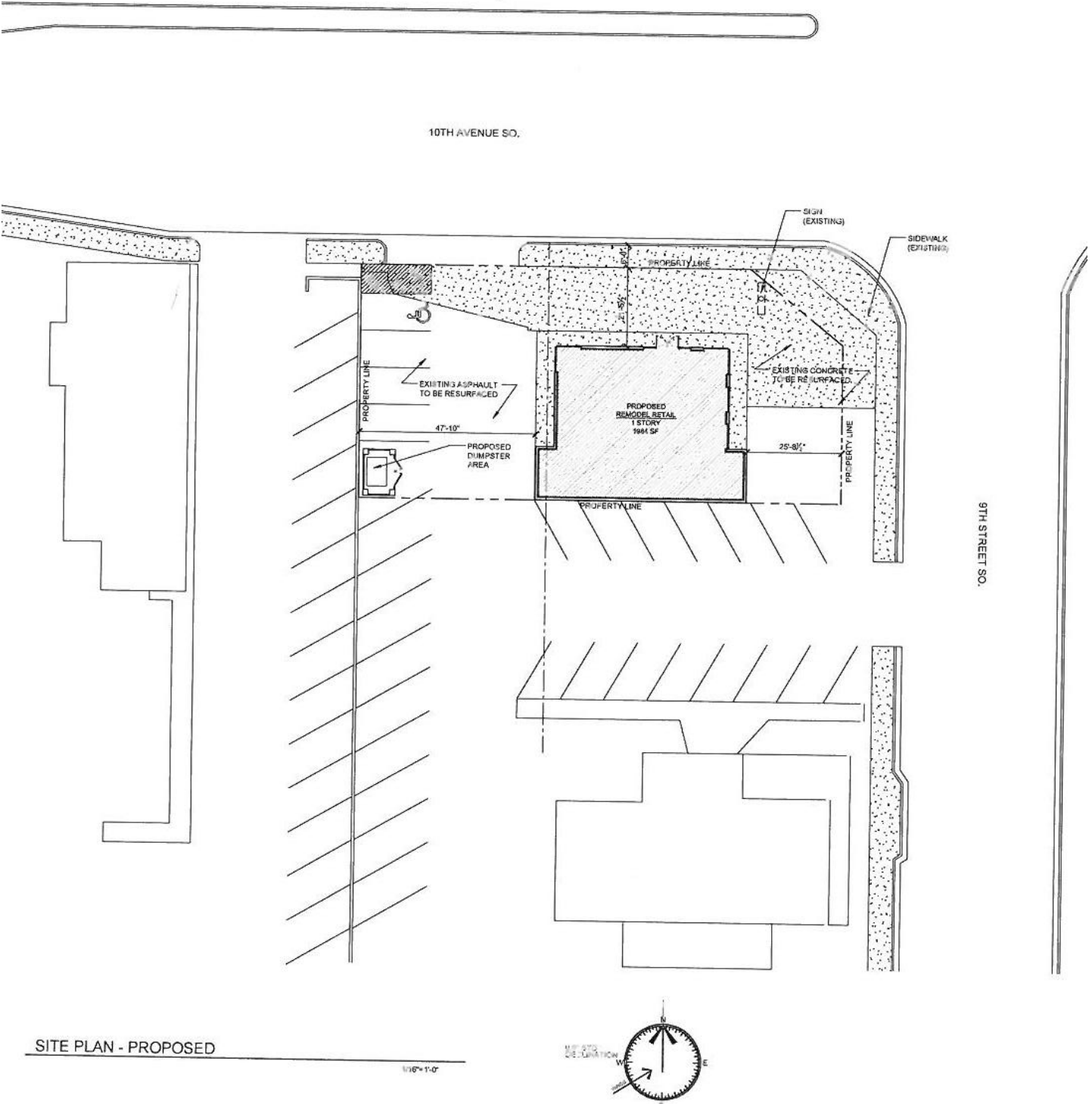


EXHIBIT D - ELEVATIONS / RENDERING

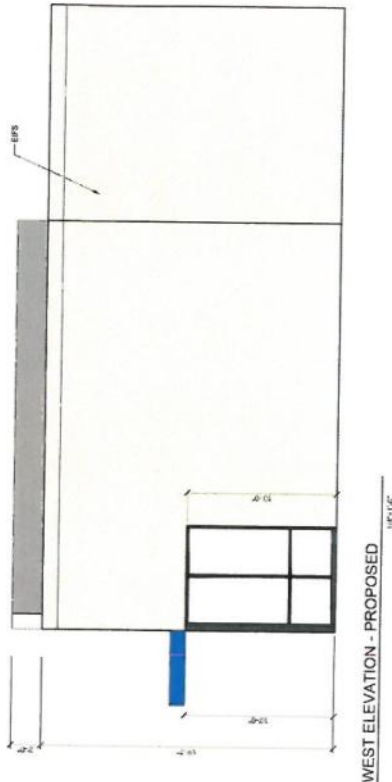
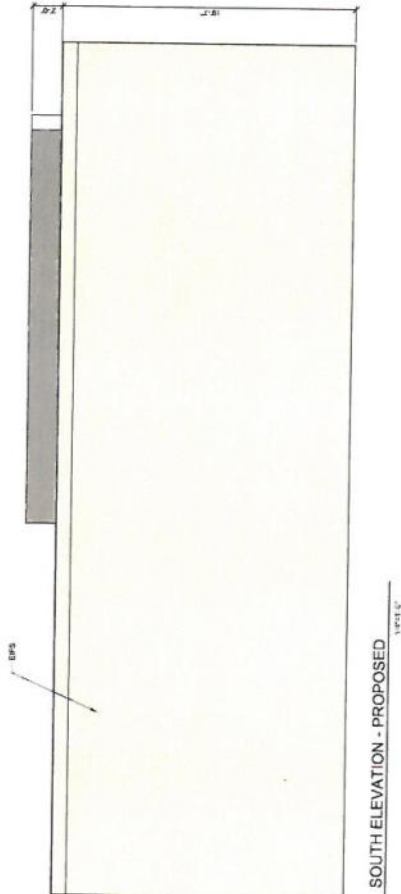
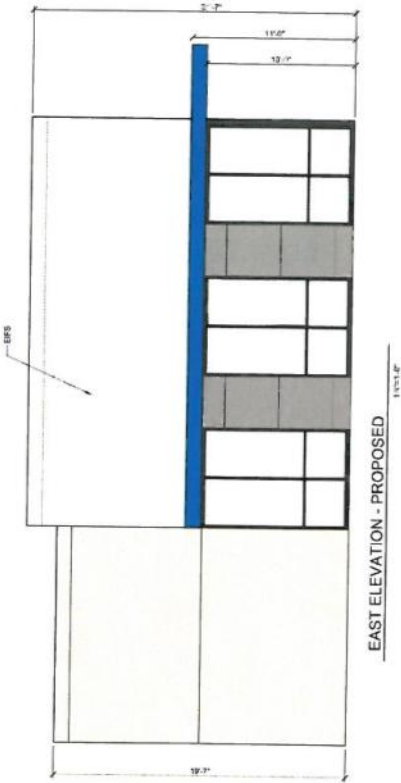


EXHIBIT E - SITE PHOTOS



View southeast from 10th Avenue South.



View northwest from 9th Street South.