

# DESIGN REVIEW BOARD

April 13, 2015

*Case Number*

DRB2015-02

*Applicant/Owner*

University of Great Falls

*Representative*

Springer Group, P.C.  
Lowell Springer, A.I.A.

*Property Location*

1401 20th Street South

*Requested Action*

Design Review of a proposed new student housing

*Recommendation*

Approve design with conditions

*Project Planner*

Charles Sheets, CFM

## UNIVERSITY OF GREAT FALLS STUDENT HOUSING, 1401 20TH STREET SOUTH RESUBMITTAL - LANDSCAPING AND TRASH ENCLOSURE



### Project Description

The applicant is now submitting the deferred submittal plans for the landscaping and dumpster enclosure for the new student housing, conditionally approved on January 12, 2015.

- Legal Description: Tract 2, Lincoln Heights Addition to Great Falls
- Campus Area: ± 41.50 acres
- Project Area: ± 38,000 square feet or ± 0.88 acres
- Property Zoning: PLI Public Land and Institutional district

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## Project Overview

The student living quarters is under construction and the design team, in conjunction with the Sanitation Department of the City, have proposed the dumpster enclosure on the northeast corner of the project area on a recessed concrete slab, curb and sidewalk. Access for the sanitation trucks is on the east side through double gates. The students will access the dumpster on the west side of the enclosure from the sidewalk. The dumpster enclosure is constructed of steel framing and horizontal lap siding to match the building. The access gates are constructed with the same material. The Landscape proposed for the project area has four tree varieties dispersed around the student housing and a landscape edging surrounding the student housing with 1½" landscape rock and three varieties of shrubs.

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

The proposed new trash enclosure and landscaping complies with the standards and guidelines for design review of new construction 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 including but not limited to zoning, setbacks, building height and lot coverage.

### Conformance with Title 15

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

### Summary

The construction of the new student living quarters is compatible with nearby properties, and provides additional housing for the University of Great Falls. 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 University of Great Falls, Student Living Quarters, located at 1401 20th Street 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.

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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  
University of Great Fall, [www.ugf.edu](http://www.ugf.edu)  
Lowell Springer, **Springer Group, P.C**, [lowell@springergroup.net](mailto:lowell@springergroup.net)

# EXHIBIT A - AERIAL MAP



1401 20th Street South, Student Housing  
Development Site





