

DESIGN REVIEW BOARD

April 13, 2015

Case Number

DRB2015-11

Owner/Applicant

Reese and Natalie Riggin

Property Location

5501 9th Ave S
Neighborhood Council #4

Requested Action

Design review for construction of a Go Kart Track

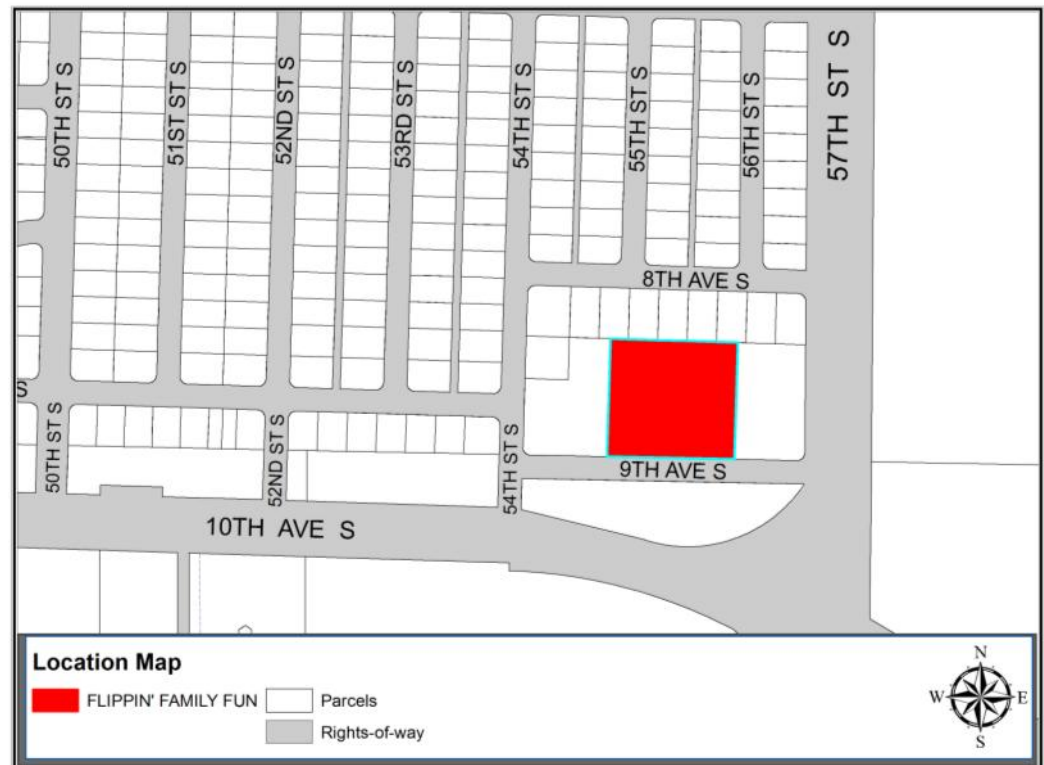
Recommendation

Approve the submitted design with conditions

Project Planner

Charles Sheets, CFM

FLIPPIN' FAMILY FUN GO KART TRACK 5501 9TH AVENUE SOUTH



Project Description

The owners are proposing construction of a go kart track to expand the existing indoor recreation and entertainment business, Flippin' Family Fun. The existing paved parking exceeds the requirements for the existing building and land use of the property.

Background

- Legal Description: Lot 12, Block 13, Sunrise Terrace Addition, No. 3, Part 4
- Parcel Area: 2.20 acres or 95,875 s.f.
- Property Zoning: C-2 General Commercial
- Existing Land use: Indoor recreation and entertainment
- Existing Building:
- Proposed Project Area: 35-foot by 70-foot, along 6th Street Northwest

Project Overview

The expansion of the indoor recreation and recreation facility to include an exterior go kart track requires review by the Design Review Board. The owners purchased elements and equipment for a go kart track and will be incorporating this into their recreation business. The track is being configured on the southeast corner of the property away from the multi-family residences. The adjoining business is a casino, beauty salon, and vehicle repair business. The track is being built on the surface of the existing paved parking that is not needed for the business. The elements of the track include the track curbing and used tires for bumpers. The owners are proposing to install 10 trees in the boulevard along 9th Avenue South. Along the north property line, they will install 6 spring snow crab-apple trees and 43 alpine current shrubs. The owners will restripe the existing parking lot for 55 parking stalls and 3 handicap assessable stalls with access aisles next to the entrance.

Conformance with Title 17

The proposed expansion of the indoor recreation and entertainment to include the outdoor recreation facilities appears to be compliant with the relevant requirements of Title 17 of the Land Development Code, including but not limited to zoning, setbacks, height, design, and visibility. The visual aspects of the project would not diminish the character or visual quality of the surrounding properties. The project area is 15,500 s.f. of parking lot, in the southeast corner of the subject property and along 9th Avenue South. The track curbs and bumpers are all on the surface of the parking lot. The proposed go kart track does not trigger the requirements of Chapter 40 Outdoor Lighting.

Conformance with Title 15

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

Design Review: Exhibit 28-1 Standards for Expansion

The submitted plans for an outdoor recreation facility meets the intent of the standards of Exhibit 28-1 of the Land Development Code. The location of the track is in the southeast corner of the parking lot away from residential uses. The project shall include the installation of the irrigation system for the new landscaping.

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 the concealed telecommunication facility located at 305 6th Street Northwest, 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.
 - C. The applicant shall restripe the existing parking lot for 55 parking stalls, three accessible parking stalls with access isles and driving aisles.
 - D. The applicant shall consult with landscape design professionals to develop and install irrigation, trees and shrubs within the property boulevard and along the north property line between the parking lot and the multi-family residences.
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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Reese and Natalie Riggin, flippfamily@gmail.com; reeseandnatalie@hotmail.com



PROJECT AREA - GO KART TRACK





NORTH VIEW



EAST VIEW



WEST VIEW