

DESIGN REVIEW BOARD

April 27, 2015

Case Number

DRB2015-13

Applicant

John Reeves

Representative

Philip Faccenda

Faccenda Architects |
Planners

Owner

John Reeves

Property Location

501 13th Avenue South

Recommendation

Approve the submitted
design with conditions

Project Planner

Garrett Norman

REEVES FAMILY EYE CARE

501 13TH AVENUE SOUTH



Project Description

The applicant is proposing to construct a new optometrist medical office on two vacant lots located on the northeast corner of 5th Street South and 13th Avenue South, addressed as 501 13th Avenue South.

Background

- Legal Description: Lots 15T and 15J, Block 1, Great Falls 15th Addition, Section 13, T20N, R3E, P.M.M., Cascade County, Montana
- Property Area: ±19,200 sq. ft.
- Property Zoning: C-2 General commercial
- Existing Land Use: Undeveloped lot
- Proposed Project Area: 3,390 sq. ft.

Project Overview

The property owner/applicant is proposing to construct a single story 3,390 square foot optometrist medical office. The structure of the building will be roughly 12.5-feet in height to roof eave and will include an earth tone ceramic tile wainscot, EIFS synthetic stucco on the upper wall area with metal soffit, and dark gray asphalt shingles. A color and materials board will be provided at the meeting, in which the architect will explain the design.

The proposal includes:

- 7 exam rooms
- 1 reception/waiting room
- 1 office for the doctor
- 1 office for the nurses
- 3 restrooms
- 1 lunch room
- 1 file and mechanical electrical room

Landscaping

The proposed development includes sod and street trees that will be evenly spaced along the 13th Avenue South and 5th Street South frontages. Other landscaping material will be planted at the base of the proposed free standing sign, entrances to the parking lot and building, and will be scattered throughout the site. The applicant shall submit a separate landscape plan that complies with the requirements of Chapter 44 of Title 17 of the Official Code of the City of Great Falls.

Lighting

The proposed development shows lighting within the parking lot that shines down and away from the sky. The plans also denote flush lights in the soffit at the entry of the building and along the walkway that surrounds the west and south sides of the building. Lighting will also be provided to accentuate the proposed free standing sign on the southwest corner of the property. The applicant shall submit a separate outdoor lighting plan measured in foot candles, that complies with Chapter 40 of Title 17 of the Official Code of the City of Great Falls.

Circulation

The project also indicates a new sidewalk along the street frontages, with the curb cut entrance to the parking lot on the 5th Street South. City Code requires 14 parking spaces and the applicant is providing 17 spaces, including 1 ADA space.

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

The proposed project is consistent with the guidelines and standards of Exhibit 28-1. The proposed building is a positive asset to the neighborhood and the site. The building placement maximizes the space and takes advantage of southerly solar exposure. The proposed exterior material, primary entry, façade design and colors create an inviting visual interest. Overall, the design positively addresses access, natural terrain, and relationship to adjoining buildings to the maximum extent feasible. The proposed trash enclosure will be surrounded by a concrete masonry wall with corrugated steel doors that is located at the rear, or northern end of the property. The mechanical equipment is located near the eastern property line and will be screened by a fence.

Conformance with Title 17

The applicant's representative will develop plans and specifications in conformance with the relevant requirements of Title 17 Land Development Code.

Conformance with Title 15

The applicant's 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 subject to the Conditions of Approval.

Suggested Motion

1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions) the Design Review Board Application for the Reeves Family Eye Care medical office, as shown in the conceptual development plans contained within this report and provided by the applicant's representative, subject to the following Conditions of Approval:

- 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 submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- D. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls.
- E. The applicant shall submit a outdoor lighting plan as a separate plan sheet, measured in foot candles, that complies with all relevant requirements of Chapter 40 of Title 17 of the Official Code of the City of Great Falls.
- F. The applicant shall submit a landscape plan as a separate plan sheet, that complies with all relevant requirements of Chapter 44 of Title 17 of the Official Code of the City of Great Falls.

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

Cc: Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood Council Coordinator
Todd Seymanski, City Forester
Philip Faccenda, Project Architect; phil@straymoose.com
John Reeves, Project Applicant/Owner; ReevesOD@hotmail.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

Name of Project / Proposed Use:

REEVES FAMILY EYE CARE MEDICAL OFFICE

Owner Name:

JOHN REEVES

Mailing Address:

1012 SKYLINE COURT GREAT FALLS, MT 59404

Phone:

406.761.6841

Email:

REEVES OD@HOTMAIL.COM

Representative Name:

PHILIP M. FACCENDA FACCENDA ARCHITECTS PLANNERS

Mailing Address:

3 ANACONDA HILLS DRIVE BLACK EAGLE, MT 59414

Phone:

406.727.6670

Email:

PHIL@STRAYMOOSE.COM

PROJECT LOCATION:

501 - 507 13TH AVENUE SOUTH GREAT FALLS, MT

Site Address:

19,200 SQ FEET

Sq. Ft. of Property:

3,390 SQ FEET

Sq. Ft. of Structure:

LEGAL DESCRIPTION

LOTS 15T, 15J

Mark/Lot:

13

Section:

T20N/001

Township/Block

R03E/15TH

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:

4/13/15

Representative's Signature:

Date:

04.13.15

EXHIBIT B - AERIAL MAP



0 40 80 160 240 320 Feet

 Subject Property
 Parcels

EXHIBIT C - SITE PHOTOS



NORTHEAST VIEW OF SITE



13TH AVE. S BOULEVARD
LOOKING EAST



SOUTHEAST VIEW OF SITE



5TH ST. S BOULEVARD
LOOKING SOUTH

EXHIBIT D - APPLICANT NARRATIVE, RENDERINGS, AND SITE PLAN



April 13, 2015

PROJECT NARRATIVE

Reeves Family Eye Care

The proposed medical office building project located at 501 and 507 13th Avenue South, Great Falls, MT is a single story 3,390 sq. ft. Type (V) business occupancy structure. The property owned by Dr's James and John Reeves is currently an unimproved site. The property includes Lots 15T and 15J, S 3, T20N, Block 001, R03 N, of the 15th Addition to Great Falls. The size of the property is 19,200 sq. ft. and the dimensions are 128 ft. East to West and 150 ft. North to South. The front of the property is South along 13th Avenue South and the West side of the property is along 5th Street South.

The 55ft. by 60ft. by 12ft. 6in high. Architectural finishes on exterior will be dark gray asphalt shingles, earth tone ceramic tile wainscot, EIFS synthetic stucco on the upper wall area and metal soffit.

The proposed project will include 7 Exam Rooms, Reception / Waiting Area, Dr's Office, Nurses' Office, 3 Restrooms, Lunch Room, File Room and Mechanical Electrical Room.

Landscaping is planned and is referenced on the submitted Site Plan.

Exterior signage includes a colored 3D EIFS graphic logo representation on the entry pediment and a colored 3D EIFS free standing sign on the property at the corner of 5th Street South and 13th Avenue South. Both signs will be remotely lighted and will conform to existing codes.



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670



Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

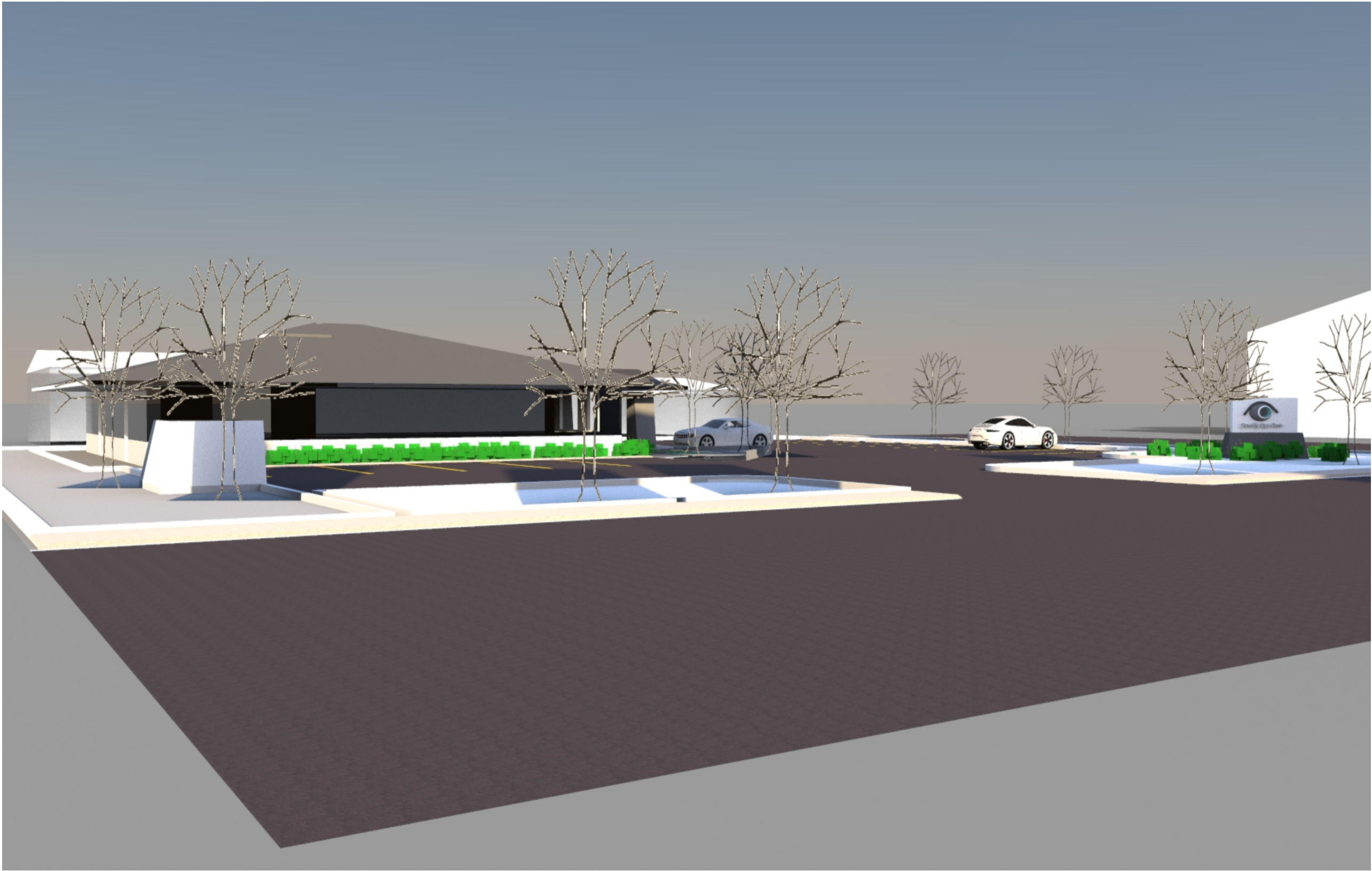
Description
Site Elevations

Elevations
A-03.00

1 SITE ELEVATION SOUTHWEST
NO SCALE



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670



Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

1 SITE ELEVATION WEST
NO SCALE

Elevations
A-03.10



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670

Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

Elevations
A-03.20

1 SITE ELEVATION SOUTH
NO SCALE



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670

Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

Elevations
A-03.30

1 SITE ELEVATION NORTH
NO SCALE



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670

Project

Reeves Family Eye Care
Great Falls, MT

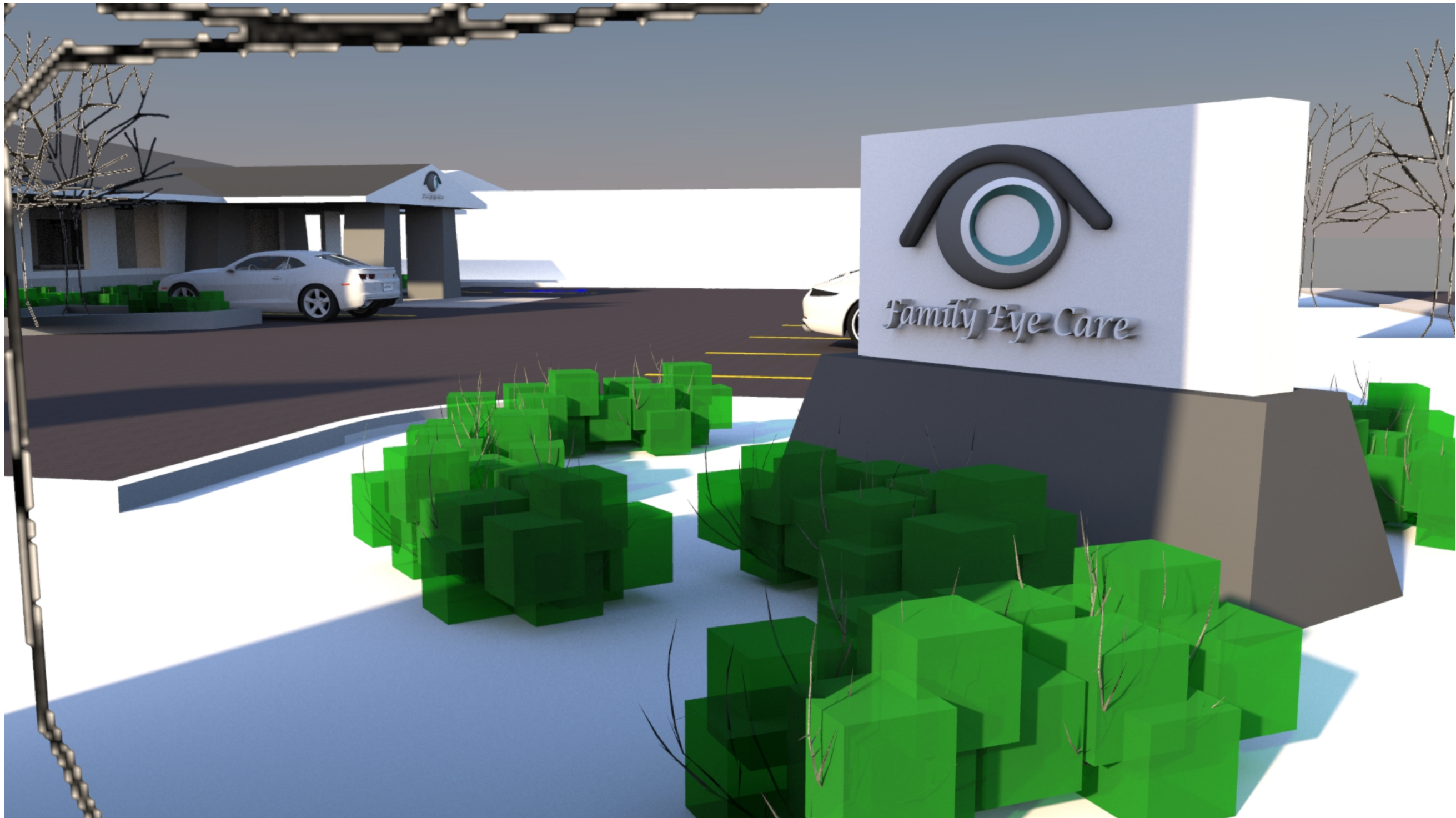
Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

Elevations
A-03.40

1 SITE ELEVATION SOUTH 2
NO SCALE



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670

Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

Elevations
A-04.00



Faccenda Architects
Great Falls, MT 59405
(406) 727.6670

Project

Reeves Family Eye Care
Great Falls, MT

Drawn By SM, TM

Issue
4.12.15

Description
Site Elevations

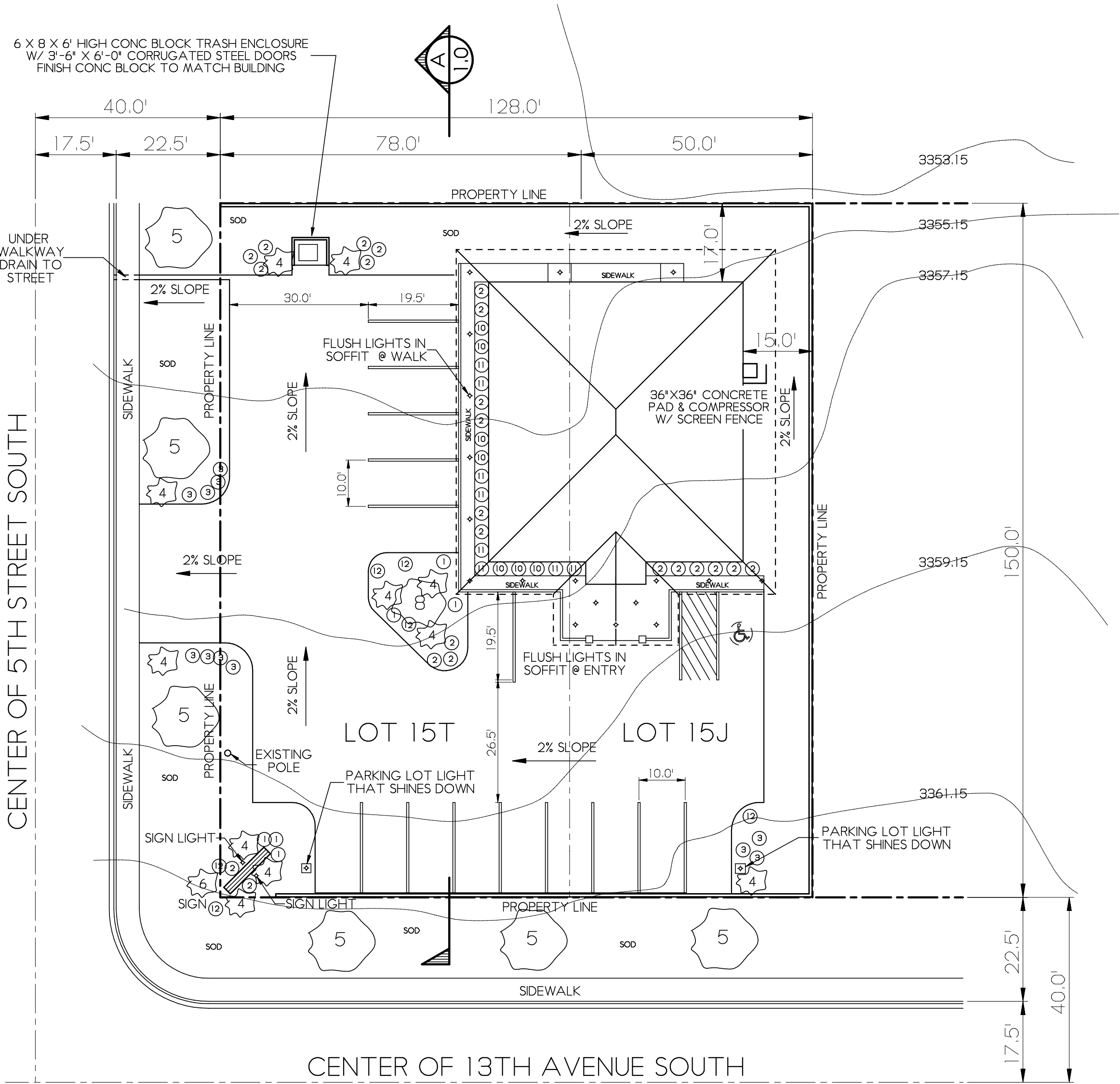
Elevations
A-04.10

LANDSCAPING:			
PLANT KEY			
SYMBOL	QUANTITY	SIZE	DESCRIPTION
1	6	1 GAL	KARL FOESTER GRASS -- CALAMAGROTIS
2	29	2 GAL	LITTLE PRINCES SPIREA
3	11	2 GAL	GOLD DROP POTENTILLA
4	11	5 GAL	CALGARY CARPET JUNIPER -- JUNIPERUS
5	6	1-1/2" DIA	GREENSPIRE LINDEN -- TILIA CORDATA
6	1	7 GAL	WEeping WHITE SPRUCE -- PICEA
7	--	1-1/2" DIA	JAPANESE TREE LILAC -- SYRINGA RETICULATA
8	--	1-1/2" DIA	GINNALA MAPLE -- ACER GINNALH
9	--	3 GAL	SLOWMOUND MUGHO PINE -- MUGHO
10	7	#2	CRIMSON PYGMY BARBERRY -- BERBERIS
11	8	3 GAL	HETE MIDGET ARSORVITAE -- THUJA
12	5	2-3' DIA	BOULDERS

STREET ADDRESS:
501 & 507 13TH AVENUE SOUTH
GREAT FALLS, MONTANA

LEGAL DESCRIPTION:
GREAT FALLS 15TH ADDITION,
S13, T20 N, R03 E, BLOCK 001,
LOTS 15T & 15J

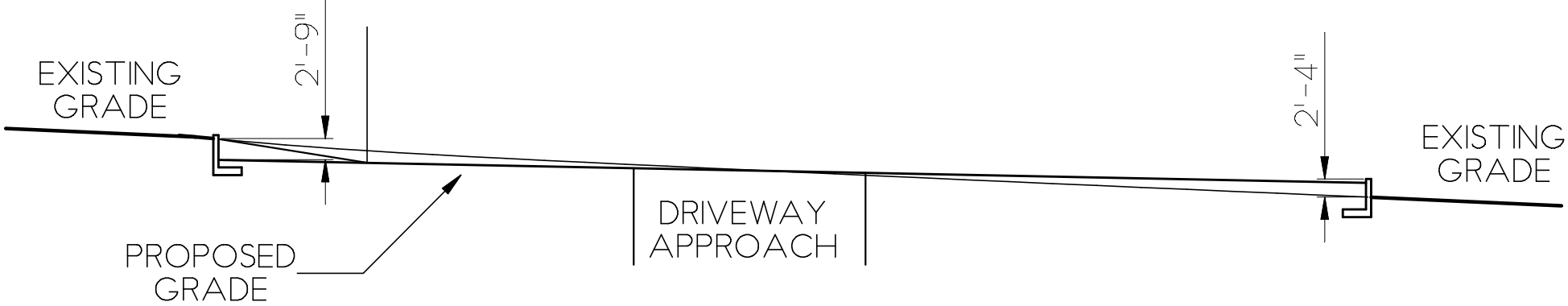
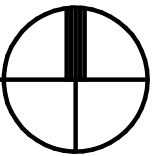
DEFERMENT NOTE:
PLUMBING, ELECTRICAL AND MECHANICAL PLANS,
CALCULATIONS AND PERMITS TO BE DEFERRED
AND SUMMITTED BY THE APPROATE ENGINEERS
OR THE PLUMBING, ELECTRICAL, MECHANICAL
CONTRACTORS. TRUSS CALCULATIONS TO BE
DEFERRED AND SUMMITTED BY THE TRUSS
MANUFACTURER.



SITE PLAN

SCALE: 1" = 20.0' 22x34 // 1" = 40.0' 11x17

NORTH



SITE SECTION

SCALE: 1" = 20.0' 22x34 // 1" = 40.0' 11x17



Faccenda Architects
Great Falls, MT 59405
406.727.6670

Copyright (C) 2015, Faccenda Architects

Project

Reeves Family Eye Care
Great Falls, MT

Drawn by CPB
Checked by:

Issue
03.03.15

NOT FOR
CONSTRUCTION

Description:
Site Plan and
General Notes

SITE PLAN

A01.10