

DESIGN REVIEW BOARD

June 22, 2015

Case Number

DRB2015-21

Applicant/Owner

Victory Christian Center of Great Falls

Representative

LPW Architects
Tim Peterson

Property Location

3001 13th Street South

Requested Action

Design review approval of the design of the new worship facility

Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

VICTORY CHURCH 3001 13TH STREET SOUTH



Location Map



Project Description

The applicant is proposing to construct a new worship facility on the now vacant tract of land along 13th Street South and in the vicinity of 29th Avenue South. The property was annexed into the City of Great Falls in 2011 and zoned R-3 Single-family high density with a conditional use permit allowing a worship facility.

- Legal Description: Tract 1, Victory Christian Center Tracts
- Property Area: ± 10 acres — ± 435,600 square feet
- Proposed Development Area: ± 150,000 square feet
- Proposed Worship Facility: ± 15,000 square feet
- Proposed Sanctuary: ± 3,000 square feet / 250 seats
- Proposed Parking lot :± 45,000 square feet with 72 parking spaces and 3 accessible parking spaces

Project Overview

This Victory Church project is the first of a three phase long-term plan. The first phase includes a sanctuary seating for 250 parishioners, gathering/narthex space, classrooms, offices, and a small kitchen. Future phases will expand the sanctuary, classroom and narthex space. Metal siding was chosen as a cost effective, low maintenance material for the exterior of the building. The entrance is covered by a metal awning located on the southwest corner of the structure. Contrasting profiles and colors provide interest and break up the exterior façade. The warm neutral color pallet was chosen to complement the surrounding landscape. Metal screens painted to match the siding will be used to hide the mechanical rooftop units. Landscaping will bring color and texture to the site. Trees create a buffer from the street and help define the play area at the north end of the site. A sidewalk that connects to the adjacent residences will provide connection to the neighborhood and encourage utilization of the new play area.

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

The proposed new construction complies with the standards and guidelines for design review of new construction contained within Exhibit 28-1. The property is relatively flat and the grading will be towards the proposed retention pond in the northeast corner of the parking lot. The proposed primary entrance and public access to the parking lot faces west. The landscaping consists of a mix of trees, shrubs, and curbed mulched planting beds. Building exterior lighting is provided at each of the entrances to light sidewalks. The parking lot will have overhead full cutoff lights.

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. Sign information for the project has not been provided at this time, but all signage would be subject to review and permit by the Planning and Community Development Department.

Conformance with Title 15

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

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Victory Church, located at 3001 13th Street South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the following conditions:

1. 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.
2. 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.
3. 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.
4. The applicant shall provide sidewalks along 13th Street South and 29th Avenue South as required by City Code and as directed by the City Engineer’s Office.

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
- Victory Christian Center, ghart@victorychurchgf.com
- Tim Peterson, LPW Architects, timothy@lpwarchitecture.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

Victory Church

Name of Project / Proposed Use:

Victory Christian Center of Great Falls

Owner Name:

3220 11th Ave S. Great Falls, MT 59405

Mailing Address:

406-452-6451

ghart@victorychurchgf.com

Phone:

Email:

Timothy Peterson, AIA

Representative Name:

LPW Architects, 15 5th St. South, Great Falls, MT 59401

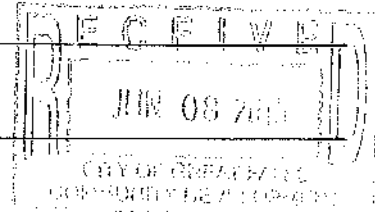
Mailing Address:

406-771-0770

timothyp@lpwarchitecture.com

Phone:

Email:



PROJECT LOCATION:

3001 13th St. S. Great Falls, MT 59405

Site Address:

436,035 Lot/150,640 SF Developed

15,307

Sq. Ft. of Property:

Sq. Ft. of Structure:

LEGAL DESCRIPTION

PL 18-2011	S 19	T 20 N	R 04 E
Mark/Lot:	Section:	Township/Block	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:

6/8/15
Date:

Representative's Signature:

6/8/15
Date:

EXHIBIT B - AERIAL MAP



 3001 13th St S Victory Christian

 City Limits

 Tracts of Land

600 300 0 600 Feet



EXHIBIT C - SITE PLAN

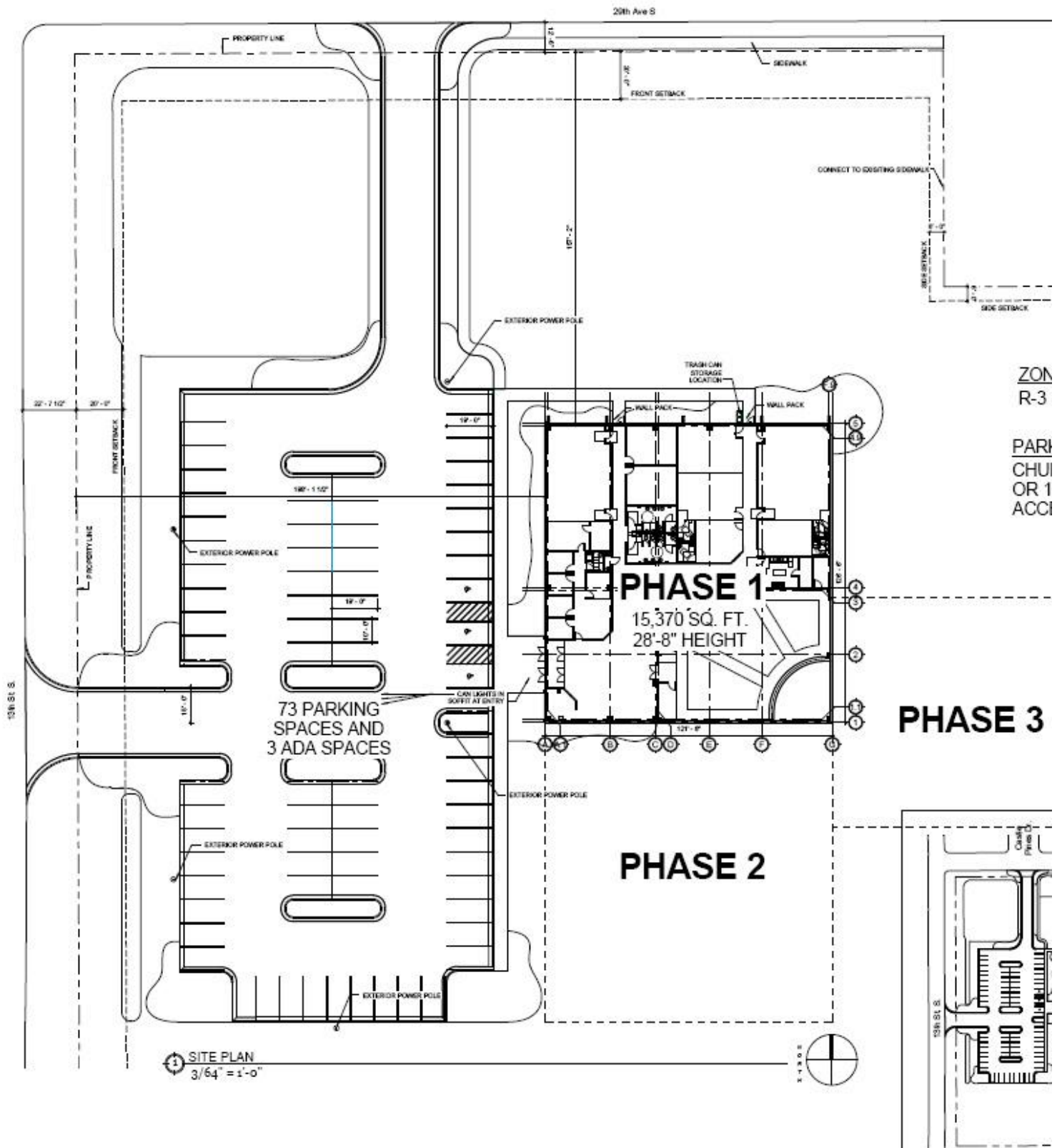
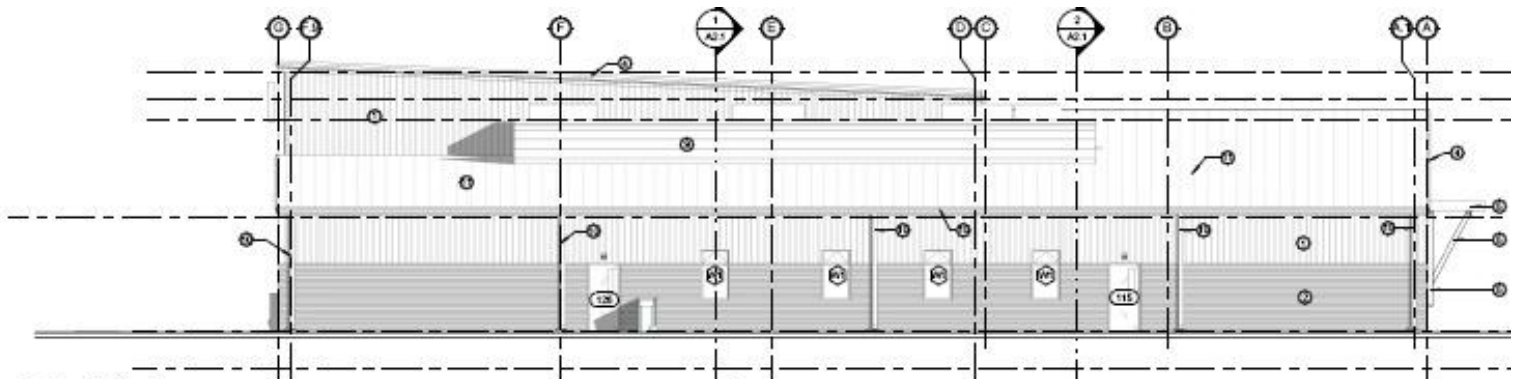


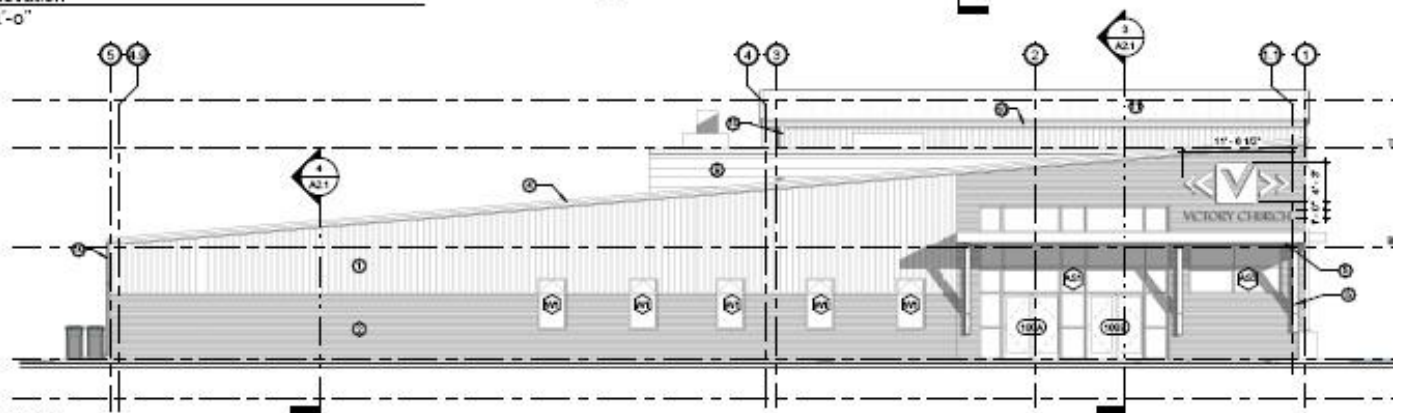
EXHIBIT D - RENDERING



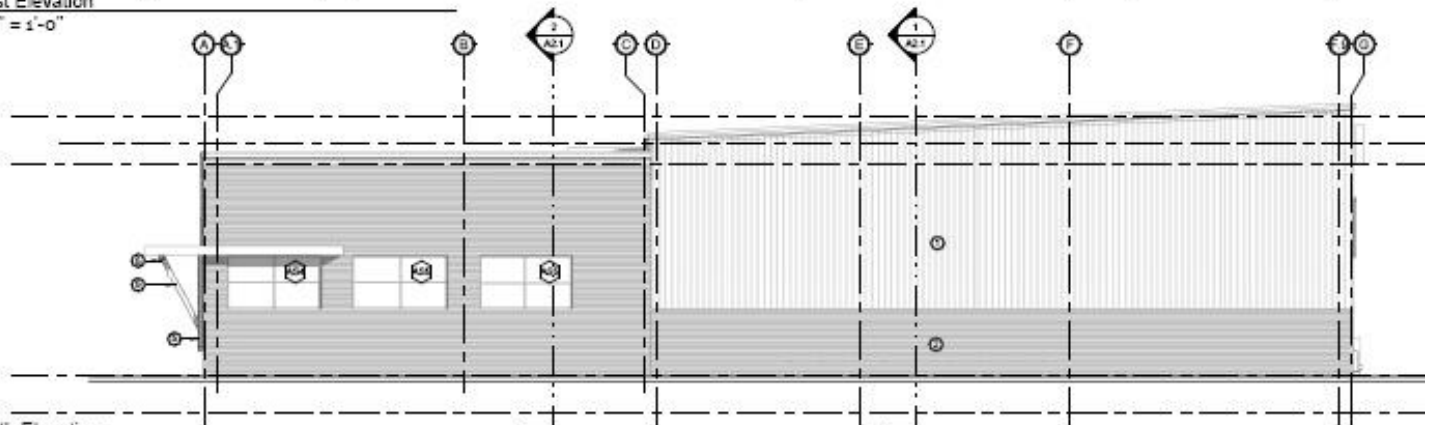
EXHIBIT E - ELEVATIONS



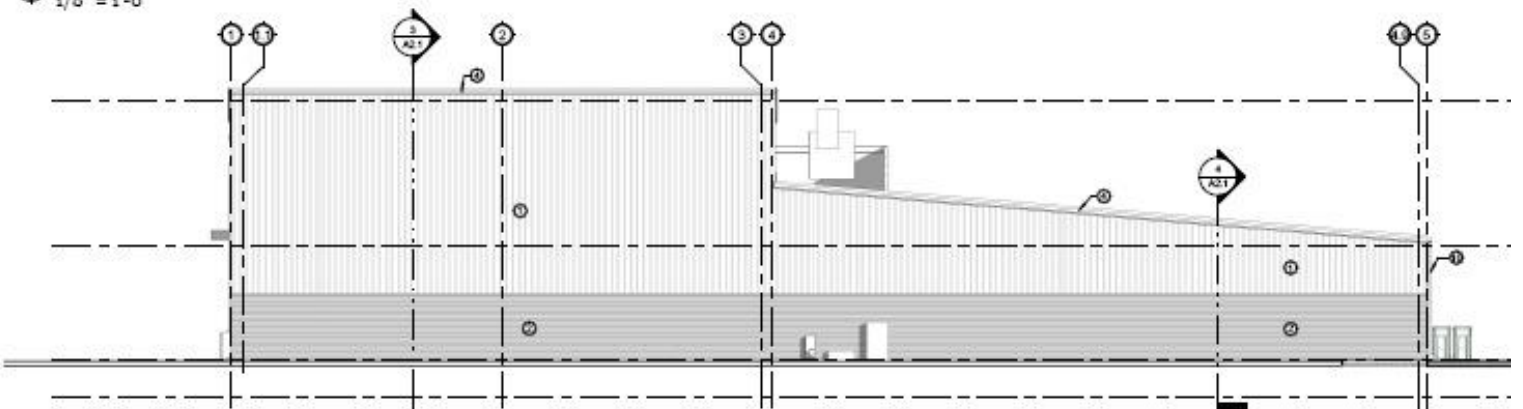
1 North Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

EXHIBIT F - SITE PHOTOS



View looking southeast from 29th Ave S.



View looking east from 13th St S.