

# DESIGN REVIEW BOARD

**August 10, 2015**

***Case Number***

DRB2015-24

***Owner/Applicant***

Les Eastman

***Representative***

Bill Stuff, Fusion Architecture

***Property Location***

3400 10th Avenue South

***Requested Action***

Design Review for an exterior façade renovation

***Recommendation***

Approve the submitted design with conditions

***Project Planner***

Charles Sheets, CFM

**O'REILLY AUTO PARTS STORE AND DAVITIA HEALTHCARE PARTNERS, COMMERCIAL FAÇADE RENOVATION - 3400 10TH AVENUE SOUTH**



**Project Description**

The applicant is proposing an exterior façade renovation of the existing commercial building. No changes are proposed for the existing parking lot.

**Background**

- Legal Description: Lots 1 and 2, Block 3, Charles Russell Addition
- Property Zoning: C-2 General Commercial District
- Parcel Area: 40,000 s.f.
- Structure Size: 16,000 s.f., two suites @ 8,000 s.f. each

## Project Overview

### **Exterior Renovation: Exhibit 28-1 Standards for specified projects and buildings.**

The existing building was built in 1983 and the front façade was constructed with a full length mansard roof supported by steel columns. The existing doors and windows are aluminum framed, insulated glass. The applicant proposes removing the mansard roof and the unneeded steel columns. The new front facade will be covered with exterior insulation finish system (EIFS), prefinished metal parapet cap and new exterior wall light fixtures. Two new entry parapets will be constructed to create hierarchy to the entry doors of the two commercial suites and to create visual interest. The remaining steel columns supporting the parapets will have brick or EIFS column bases. The preliminary drawing of the elevations show colored bands across the façade at three levels: low on the wall, at ceiling height and on the uppermost part of the parapet. New exterior light fixtures are being added to cast light towards the sidewalk along the facade.

The landscaping and parking site lighting are existing and will remain unchanged.

A portion of the parking lot that serves the commercial property was originally platted as a separate lot. The City Attorney in 1972 prepared a file memo requiring the parking area be incorporated into the adjoining lots by filing a new amended plat. The applicant is being required to file the documents to accomplish this correction.

The proposed project complies with the guidelines for design review of exterior renovations contained within Exhibit 28-1. The renovation will create a fresh, new look to the building and creates visual interest in the property.

### **Conformance with Title 17**

Except for the aforementioned plat amendment, 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, of the Land Development Code.

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 commercial façade renovation located at 3400 10th Avenue South, 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 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. The applicant is required to amend the existing parking area into the existing tracts of land per the file memo requested in 1972.

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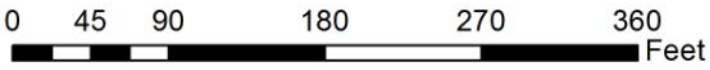
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2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

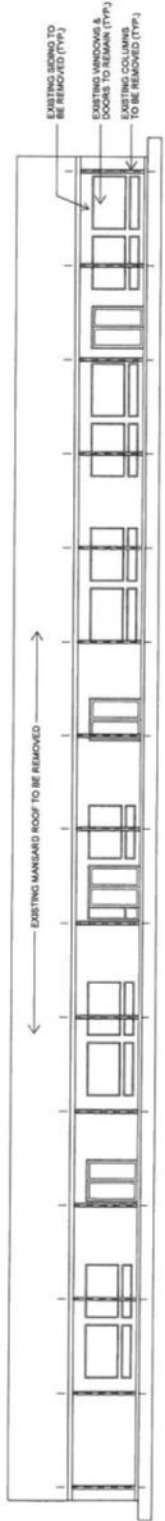
CC Dave Dobbs, City Engineering  
 Patty Cadwell, Neighborhood and Youth Council Coordinator  
 Todd Seymanski, City Forester  
 Les Eastman, leastman@verizon.net  
 Bill Stuff, bill@fusion-and.com



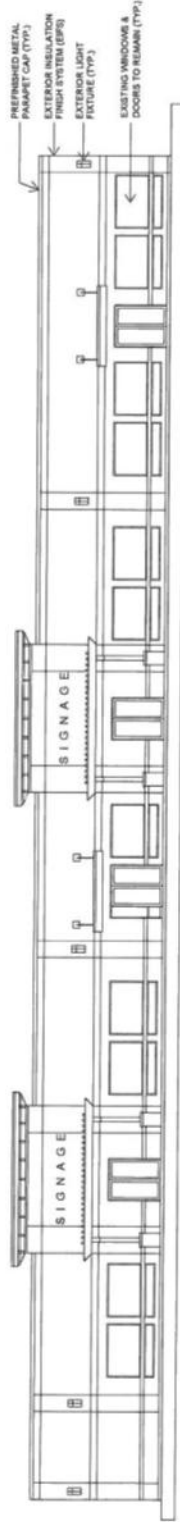
-  Subject Property
-  City Limits
-  Parcels



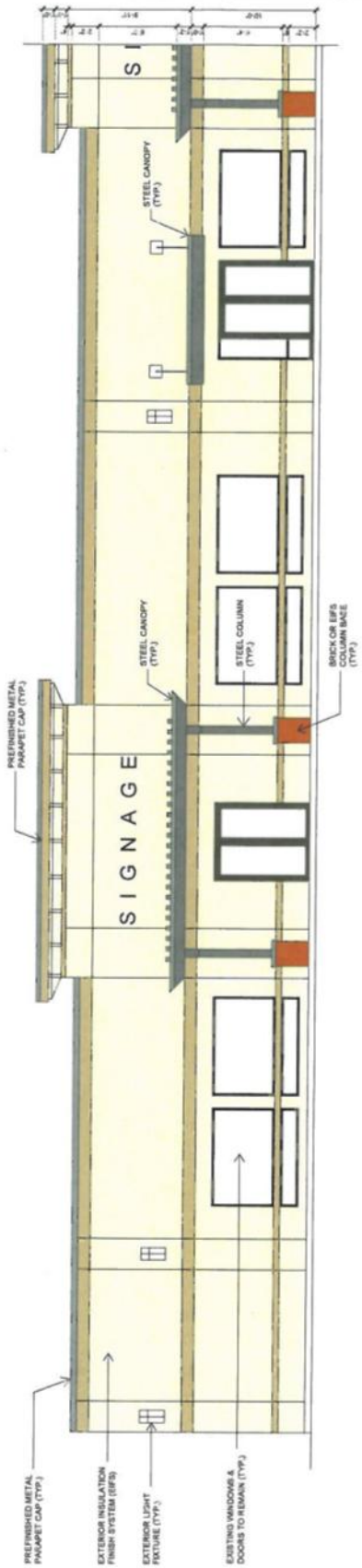
<p>1822 China Drive Great Falls, Montana 59404 P: (406) 715-2818 E: info@fusionarch.com</p>	<p>STATE OF MONTANA WILLIAM STULT 2007</p>	<p>GREAT FALLS, MONTANA</p> <p>3400 10TH AVENUE SOUTH</p> <p>EXTERIOR FACADE RENOVATION</p>		<p>Project No. _____</p> <p>Date: July 17, 2014</p> <p>Revised: _____</p> <p>Drawn By: _____</p>	<p>Sheet Title</p> <p>exterior elevations</p>	<p>Sheet Number</p> <p>A-2.0</p>
		<p>EXISTING MANSARD ROOF TO BE REMOVED</p>			<p>EXISTING WINDOWS &amp; DOORS TO REMAIN (TYP.)</p> <p>EXISTING COLUMNS TO BE REMOVED (TYP.)</p>	



NORTH ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



COLORED - PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

FILE MEMO

June 29, 1972

CORRECTIVE PLAT - CHARLES RUSSELL ADDITION

In October, 1966, Ordinance No. 1550 authorizing the making of a new and corrected plat was passed by City Council. The original plat shows a strip of land 50 feet wide lying immediately south of 10th Avenue South was to be used strictly for parking purposes. The corrective plat was to dedicate the 50 foot strip as an easement for all utilities and to be utilized as parking space for the adjacent property owners.

The corrective plat was fully signed except for City Council which was awaiting receipt of the 50 foot easement.

In June, 1972, Carter Williams, who was handling the corrective plat, was contacted by the City Attorney. Mr. Williams stated at this time, he was representing no one and his files were closed on the matter.

City Attorney Don Ostrem, said the original plat remains in effect and the only way to clear the easement question is to go to each adjacent property owner with a petition or condemn the property for easement purposes. Don suggested sitting on the matter until someone wishes to take it over and push it. In the meantime, the 50 foot strip remains as parking area containing City water mains.