

DESIGN REVIEW BOARD

August 24, 2015

Case Number
DRB2015-25

Applicant

Western National
Properties
c/o Casey Cummings

Representative

Anthony Houtz, AIA
CTA Architects

Property Location

4448 3rd Avenue North

Recommendation

Approve the submitted
design with conditions

Project Planner

Charles Sheets, CFM

12—UNIT APARTMENT COMPLEX
4448 3RD AVENUE NORTH



Project Description

The applicant is proposing to construct a new 12-unit apartment building with garage facilities on the vacant lot located at the southwest corner of 46th Street North and 3rd Avenue North. The applicant had developed a similar 12-unit apartment building with garage facilities across the alley at 4501 2nd Avenue North.

Background

- Legal Description: Lots11A, Block 12, Morningside Addition, Section 9, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: ±25,200 sq. ft.
- Property Zoning: R-5 Multi-family residential medium density
- Existing Land Use: Vacant
- Proposed Apartment building footprint: 3430 sq. ft.
- Proposed Garage building footprint: 3400 sq. ft.

Project Overview

The applicant is proposing to construct a three level (two story), 12-unit apartment complex with garage facilities. The apartment building will have four – 2-bedroom apartments on each level. There will be two entrances on the north and south elevations of the building and a interior common hallway connecting the entrances. Each entry consists of two doors – one door accesses the main level and is ADA accessible, the other door accesses a split-level landing and accesses the 2nd and 3rd levels. Each unit has a patio area that extends beyond the exterior envelope, and storage closets conveniently located adjacent to their access hallways. The exterior of the building will primarily be composed of a synthetic stucco system in earth tones with accent colors at the corners and center of the east and west elevations. These accent areas are outlined in raised prefinished steel siding. The roof is asphalt shingle, and the fascia and soffit are aluminum, resulting in low-maintenance exterior finishes.

Landscaping

The proposed development includes a landscaped detention pond in the northwest corner of the property and will be required to drain all surface water to the pond or to the public right-of-way. The development includes 9,570 sq. ft. of sod, 12 interior trees and 11 boulevard trees that will be evenly spaced along the 3rd Avenue North and 46th Street North frontages. Other landscaping material will be required to be planted with proper equipment clearances and will screen the utility entrance equipment and air conditioning condensing units placed next to the building. The landscape plan will need to be modified to provide that screening. With that modification the plan appears to be compliant with the requirements of Chapter 44 of Title 17 of the Official Code of the City of Great Falls.

Lighting

The entrances to the apartment building are lit with down cast wall packs and the alley and street lights provide lighting for the parking area.

Circulation

The project also indicates a new sidewalk along the street frontages, with the curb cut entrance to the parking lot on the 3rd Avenue North and full access off the alley. City Code requires 18 parking spaces and the applicant is providing 21 spaces, including 2 ADA spaces.

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. The proposed exterior material, entries, 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 PVC coated chain-link fence and gates located at the alley for easy access. The mechanical equipment is located on the eastern side of the building and will need to be screened by landscaping of screening material.

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

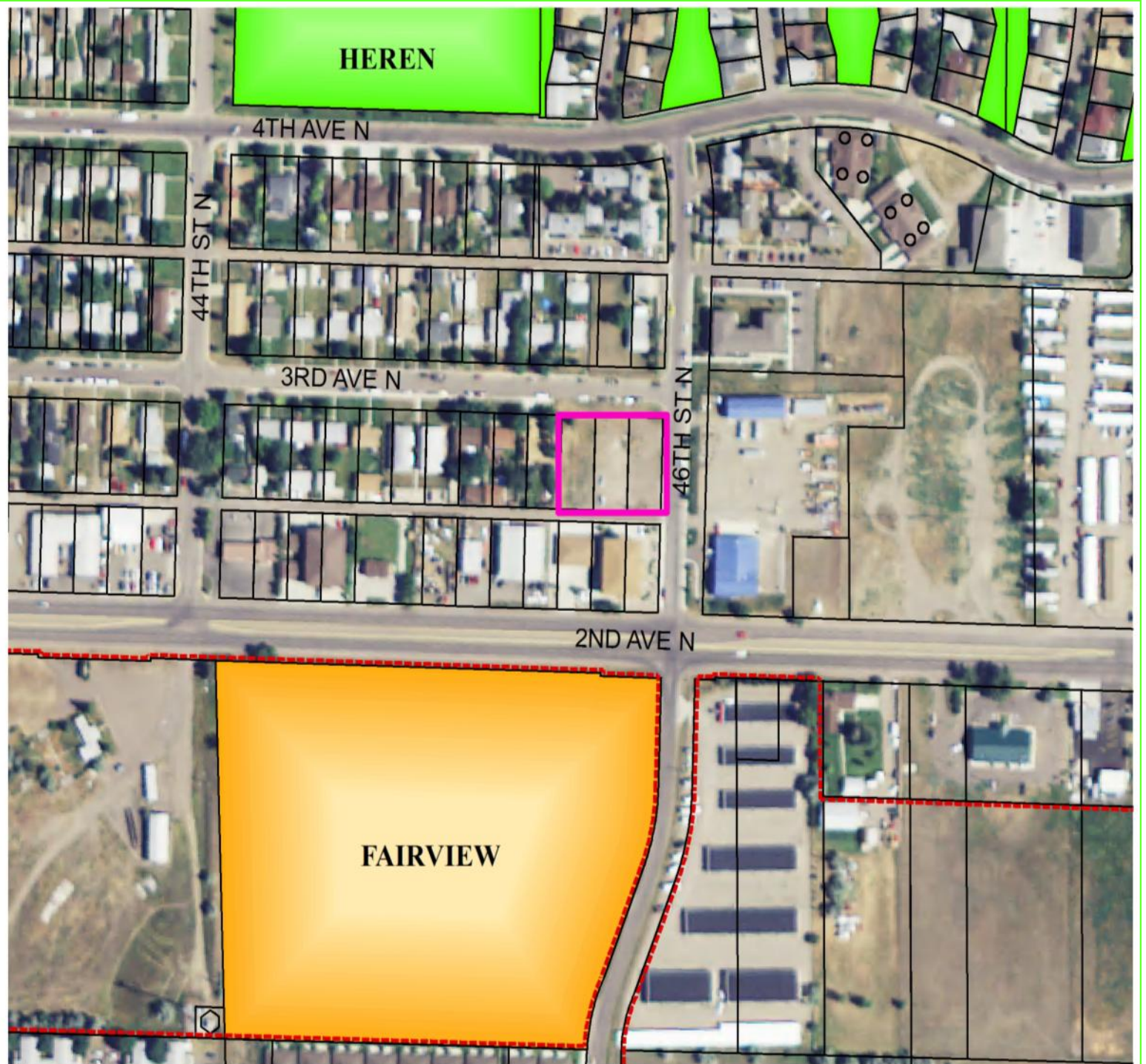
1. Board Member moves:

I move that the Design Review Board (approve/approve with conditions) the Design Review Board Application for the proposed 12-unit apartment building, located at 4448 3rd Avenue North, as shown on the conceptual development plans contained within this report and provided by the applicant's representative, subject to the following:

- 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 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
Anthony Houtz, AIA, CTA Architects , anthonyh@ctagroup.com



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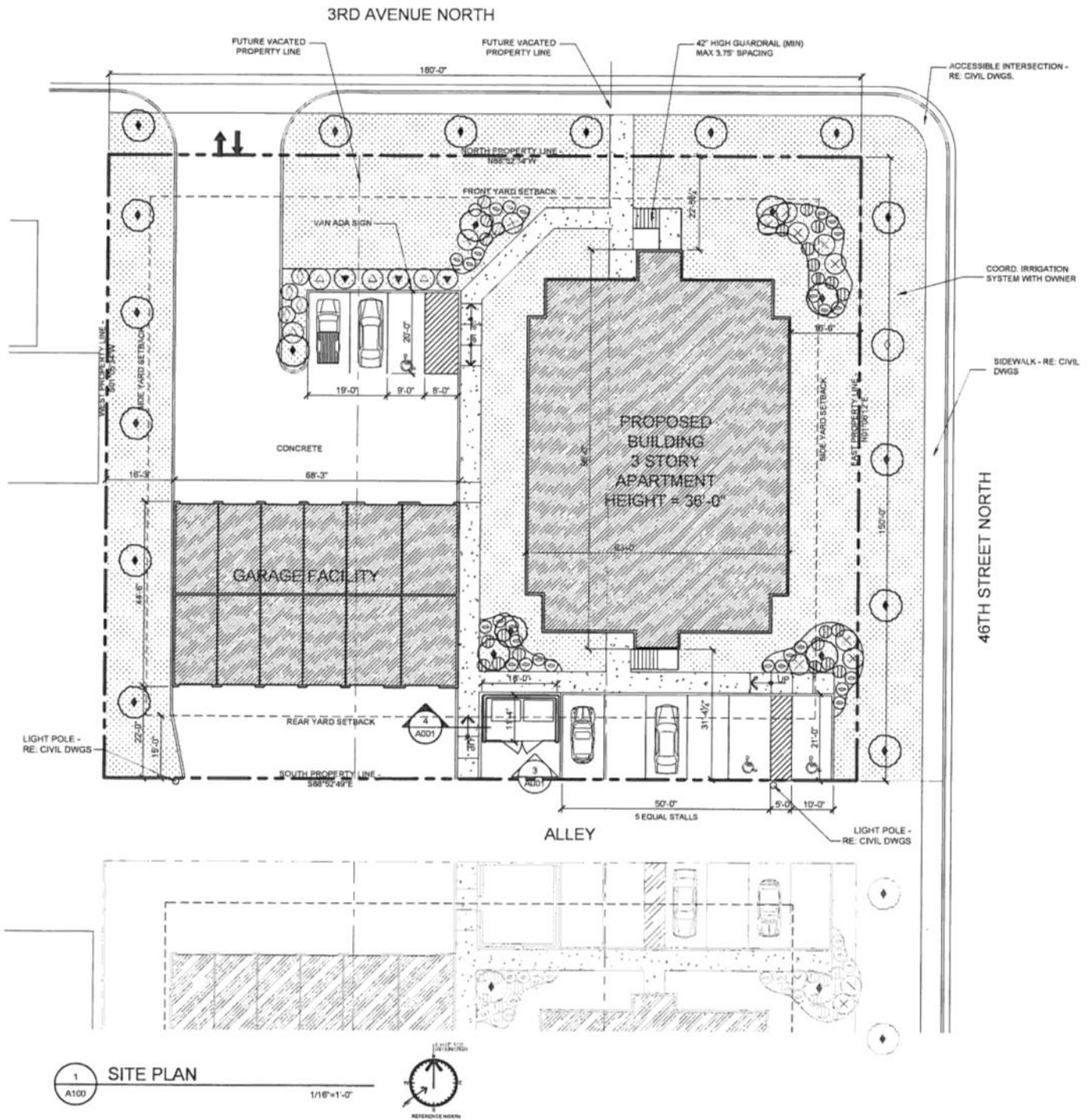
-  Subject Property
-  City Limits
-  Parcels
-  Schools
-  Parks



NORTHWEST VIEW FROM 46TH STREET NORTH



SOUTH VIEW LOOKING FROM 3RD AVE NORTH



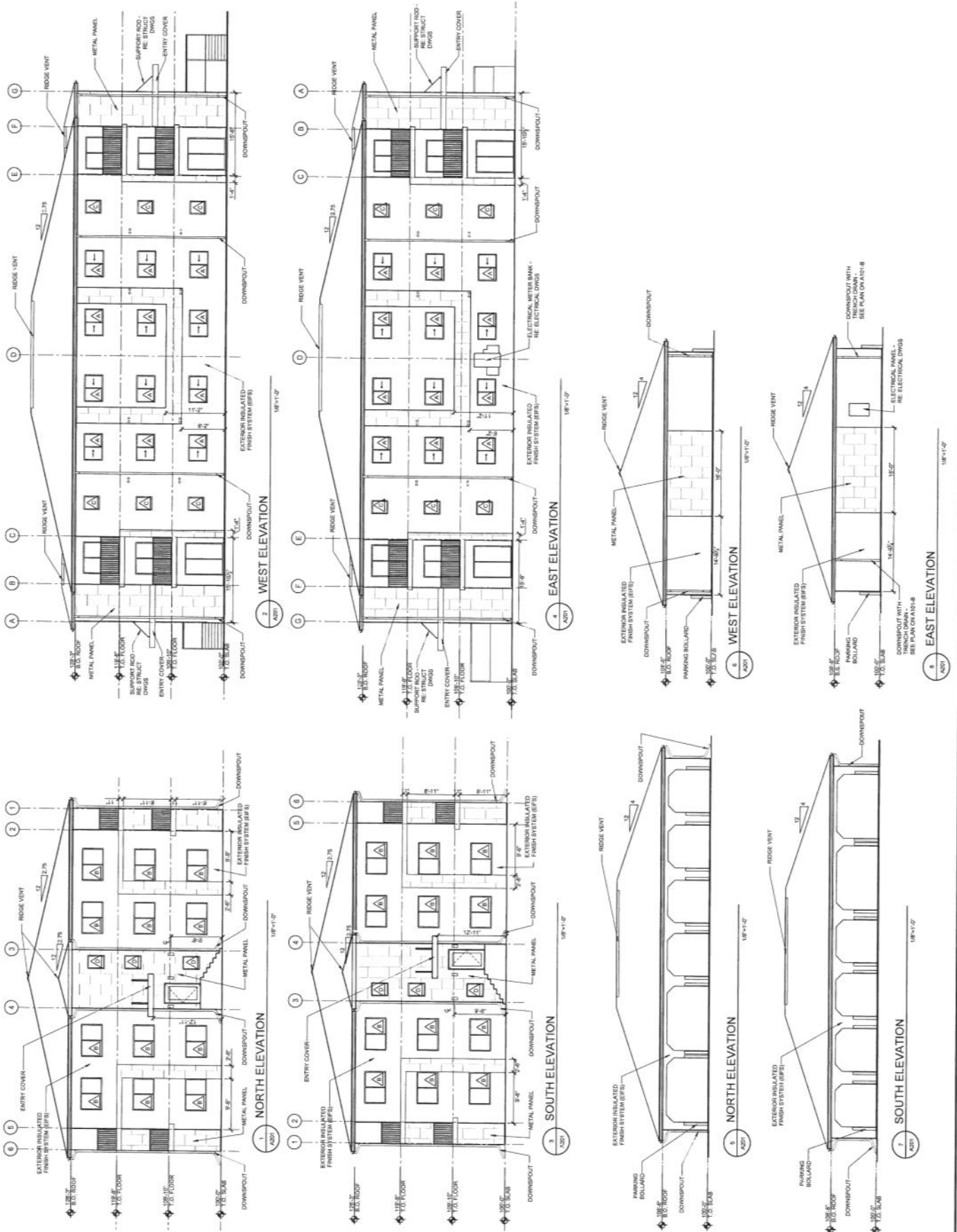


EXHIBIT E - TYPICAL FLOOR PLAN

