

DESIGN REVIEW BOARD

November 9, 2015

Case Number

DRB2015-28

Applicant/Owner

First Alliance Church

Representative

CTA, Inc.
Anthony Houtz, A.I.A.

Property Location

908 47th Street South

Requested Action

Design review for expansion of common area and parking lot of the existing worship facility

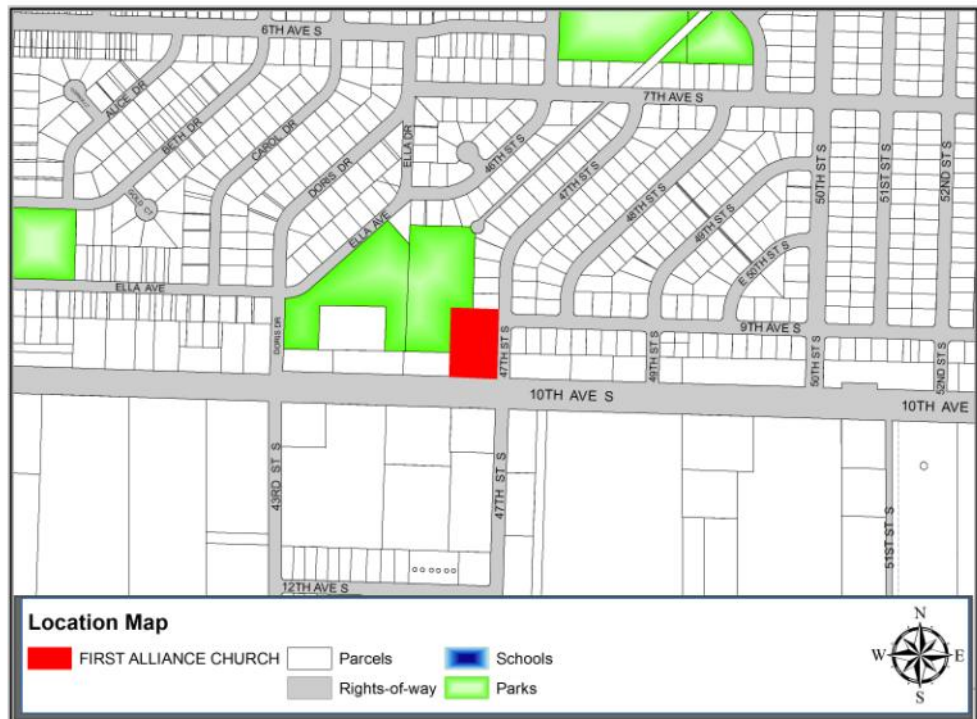
Recommendation

Approve design with conditions

Project Planner

Charles Sheets, CFM

FIRST ALLIANCE CHURCH 908 47TH STREET SOUTH



Project Description

The applicant is proposing to construct a new entry common area into the existing worship facility and increase the existing parking lot. Both projects increase functionality, improve the outward appearance of the existing building, and increase the on site parking. The proposed project would not increase the occupancy load of the worship facility.

- Legal Description: Lot 30, Block 3, Sunrise Terrace Addition No. 2 and Lot 4, Block 1, Bleskin Tracts
- Property Area: ± 1.5 acres — ± 64,778 square feet
- Existing Building area: ± 5,560 square feet
- Proposed Additions: ± 1,425 square feet foyer and 1425 square feet basement
- Property Zoning: R-3 single-family high density district

Project Overview

First Alliance Church is seeking to expand their entry common area that leads into their sanctuary, and develop it in such a way to lend maximum flexibility and usefulness for the congregation. The original worship facility was built in 1968 and added to in 1995. Currently, there are major utility easements that bisect their property – one goes east-west, the other north-south. This addition seeks to maximize their buildable area. There will also be an occupied basement below the common area for a classroom, some mechanical space, and storage. The exterior facade of the addition will match the existing E.I.F.S. and earth tone colors with metal clad windows and doors. The design of the entry will create a stronger sense of entry from the west, which is the primary entrance to the facility. There is no increase in seating or occupancy due to the addition, but they do see a practical need for an additional parking area and better flow for vehicles. They intend to build an additional parking area south toward 10th Avenue South. The existing landscaping south of the worship facility will remain, and the trees being removed from the common area will be relocated and arranged into this area. The landscaping for the site will relocate eight trees and introduce 130 shrubs in the project area and parking lot. The existing irrigation system will be adjusted to accommodate the parking lot.

City Staff has met with the applicants designers and provided the following review comments that will need to be addressed before the project can move on to construction:

1. The property is currently split by a property line and two different zoning districts. The lots are required to be aggregated into one lot and rezoned to the same zoning district.
2. A public sidewalk is required to be installed along 10th Avenue South.
3. Boulevard trees are required to be installed along 10th Avenue South at a rate of one per 35 feet of frontage.

Exterior Renovation: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

With the addition of the staff review comments, the proposed project meets the guidelines and standards of Exhibit 28-1. The construction of the common area and parking lot will visually enhance the property, improve neighborhood traffic congestion on the street and reinforce public space with the design, architecture style and materials.

Conformance with Title 17

With the addition of the staff review comments, the proposed addition meets the goals, objectives and policies of the regulations and standards for conformance with the relevant requirements of Title 17, Land Development Code.

Conformance with Title 15

The applicant has hired CTA, Inc. to develop plans and specifications in conformance with the relevant requirements of Title 15 Building and Construction.

Suggested Motion

Board Member moves:

1. “I move that the Design Review Board (approve/approve with conditions) the Design Review Application of First Alliance Church, addition and parking lot located at 908 47th Street South, as shown in the conceptual development plans contained within this report and provided by the project representatives, subject to the follows 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 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.
 - D. The applicant shall apply for and obtain City Commission approval for the amended plat, and rezone of the property.
 - E. The final plans for the project shall include the addition of the public sidewalk along 10th Avenue South and the installation of boulevard trees as per City Code.

2. 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
First Alliance Church, office@firstalliancegf.org
Anthony Houtz, AIA, CTA Architects , anthonyh@ctagroup.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

First Alliance Church

Name of Project / Proposed Use:

First Alliance Church - John Reese, Chairman of the Board

Owner Name:

908 47th St South; Great Falls, MT

Mailing Address:

406.452.8647

Phone:

Email:

CTA, Inc c/o Anthony Houtz, AIA

Representative Name:

219 2nd Ave South; Great Falls, MT

Mailing Address:

406.452.3321 x1220

Phone:

anthonyh@ctagroup.com

Email:

PROJECT LOCATION:

908 47th Street South; Great Falls, MT

Site Address:

65,000 (combined)

Sq. Ft. of Property:

13,970 (combined)

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Mark/Lot:	Section:	Township/Block	Range/Addition
Lot 30-32	S09	T20N	R04E

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:

Representative's Signature:

10-06-2015

Date:

OCT 13 2015

EXHIBIT B - AERIAL MAP





-  PROJECT AREAS - COMMON AREA
-  PROJECT AREAS - PARKING LOT



EXHIBIT D - WEST ELEVATION / RENDERING



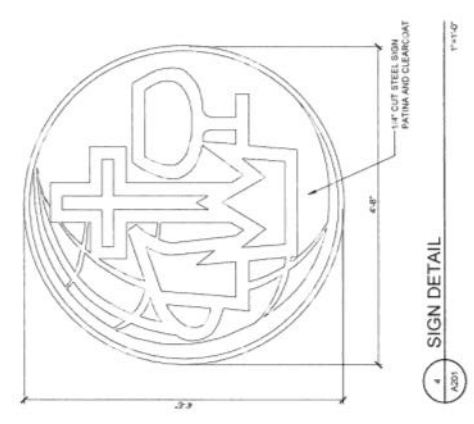
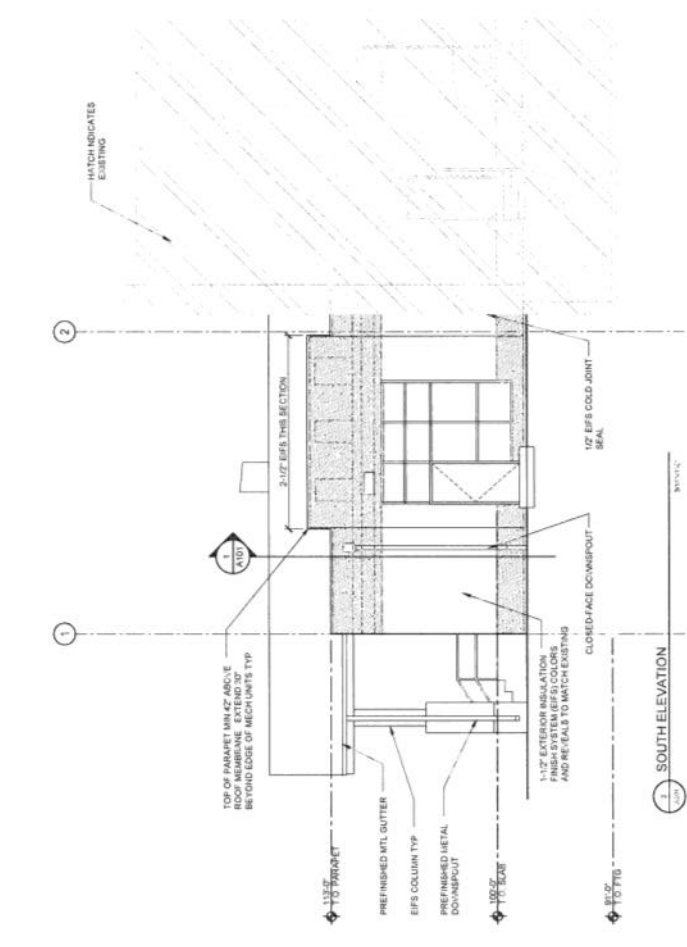
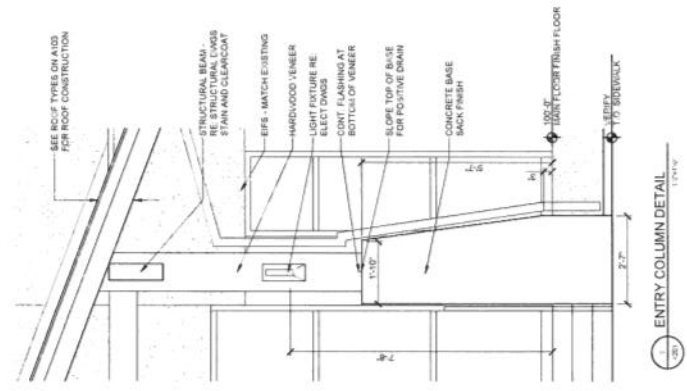
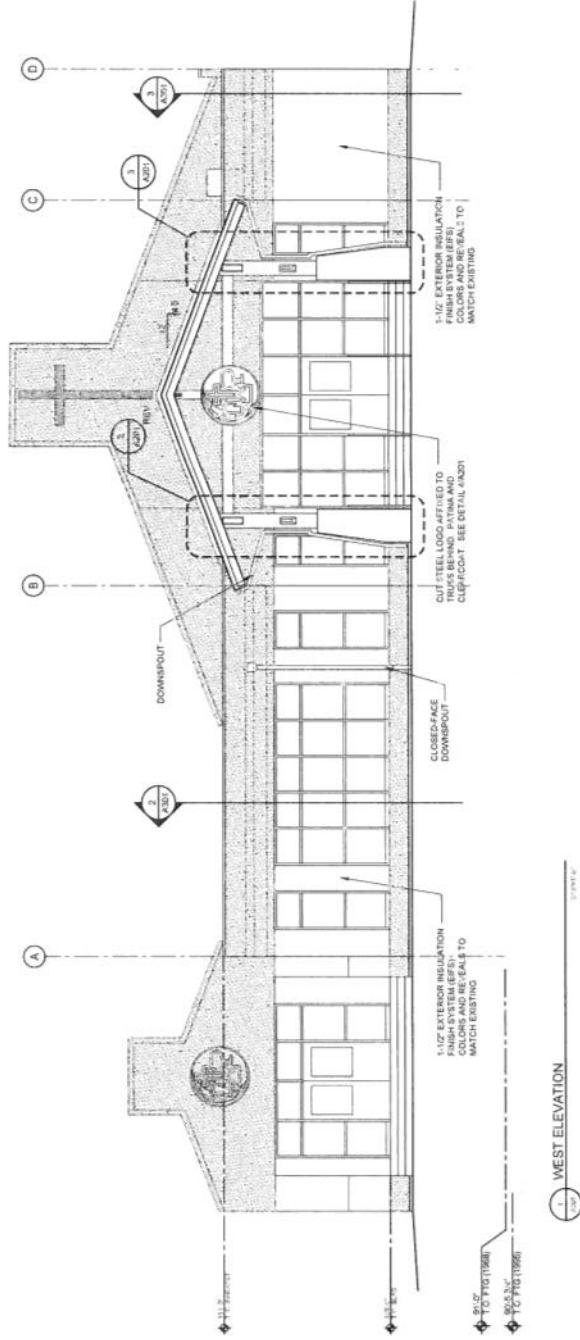


EXHIBIT F - SITE PHOTOS



View of existing west elevation.



View of existing south elevation.

EXHIBIT G - SITE PHOTOS



View of 47th Street looking north.



View of 10th Avenue South looking west.