

DESIGN REVIEW BOARD

February 8, 2016

Case Number

DRB2016-04

Owner/Applicant

Buttrey Realty Company

Representative

Gene Davidson
Davidson Kuhr Archi-
tects

Property Location

1308 10th Avenue South

Requested Action

Design Review for the
redevelopment of com-
mercial property for Ca-
sino, Type I

Recommendation

Approve the submitted
design with conditions

Project Planner

Charles Sheets, CFM

CASHOUT CASINO - 1308 10TH AVENUE SOUTH



Project Description

The applicant is proposing the redevelopment of the former TJ's Lounge and Casino and Godfathers Pizza Restaurant property that has been vacant since a fire destroyed the interior of the building in November 2009. The proposed redevelopment includes the demolition of a portion of the structure and reconstruction of a 2,400 square foot casino and enclosed storage area. The applicant proposes to construct a new parking lot and landscaping on the property. The existing property adjacent to 13th Street South and previously used for parking at TJ's Lounge is owned by different owners and not included in the redevelopment.

Background

- Legal Description: Mark 13, Section 13, Township 20 North, Range 3 East.
- Property Zoning: C-2 General Commercial District
- Parcel Area: 13,000 square feet
- Structure Size: 2,400 square feet

Project Overview

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

The proposed renovation of the portions of structure not destroyed by the fire includes reusing the exterior painted brick wainscot and the existing metal fascia/parapet. The remaining portion of the exterior walls will be covered with exterior insulation and finish system (EIFS) with decorative EIFS columns equally spaced on the walls. It is suggested that the owner install windows on the exterior walls to match neighboring commercial building. The parking lot is being built to provide 13 parking stalls, including accessible van space and access aisle. Curbed landscape islands are being constructed to provide separation between the casino's property and the existing parking lot to the west. The dumpster is located in the southeast corner of the property, just off the alley, for easy access and will be screened with chain link fence and privacy slats. The existing street and alley lights will provide lighting for the parking lot. Down cast wall sconces will accent the building and illuminate the sidewalks around the building. No signage is provided as a part of this application and will be review for compliance and permitting at a later time in the redevelopment. The proposed project seems to dismiss some of the guidelines in Exhibit 28-1 in that:

- Minimum proportion of doors and windows,
- Window tinting, and
- Visual interest.

The remaining elements of the proposal appears to comply with the guidelines for design review of redevelopment. It should be noted however that the renovation does vastly improve the current condition of the site which has been unoccupied since 2009. The placement of architectural features, design elements, colors and materials are somewhat modest but given the constraints that an existing building can present, reasonably represent an overall improvement. No detailed information was provided in this application but the code requires that all mechanical equipment be screened from view.

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.

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 redevelopment of 1308 10th Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

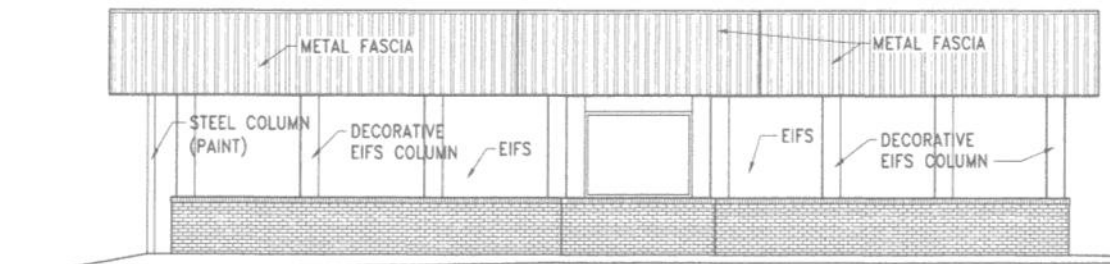
- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the concept development plan as amended by this Board, 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. All mechanical equipment servicing the building must be screened from view.

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

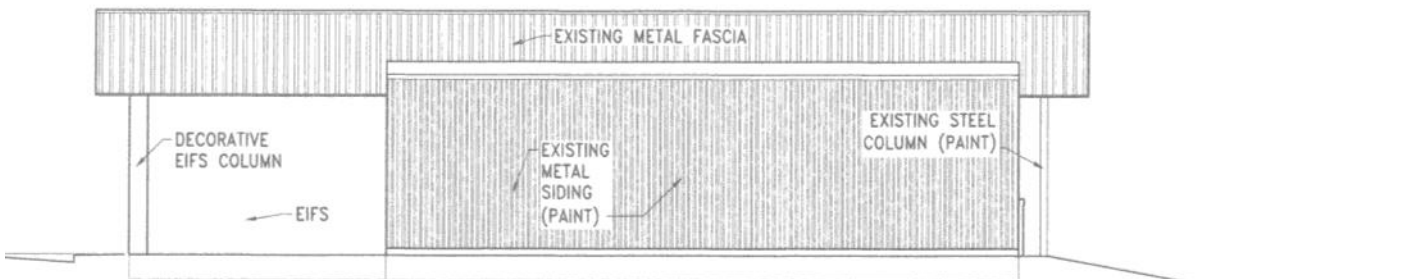
CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Buttrey Realty Company, ed@buttreyrealty.com
Gene R Davidson, gdavidson@bresnan.net



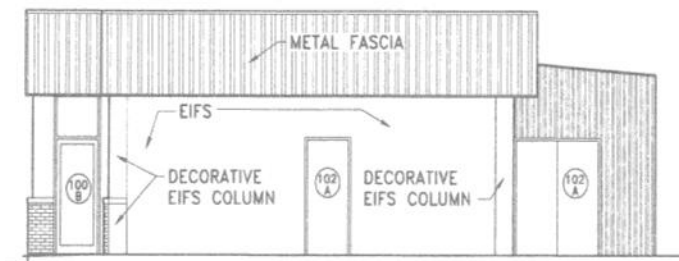




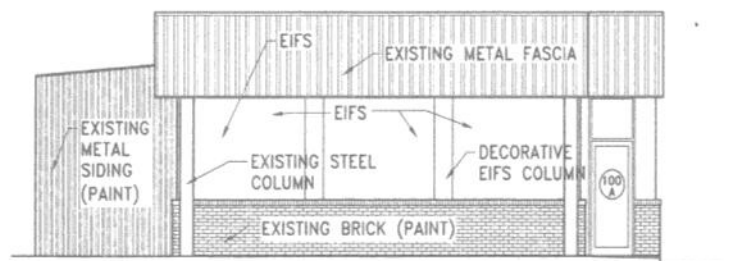
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

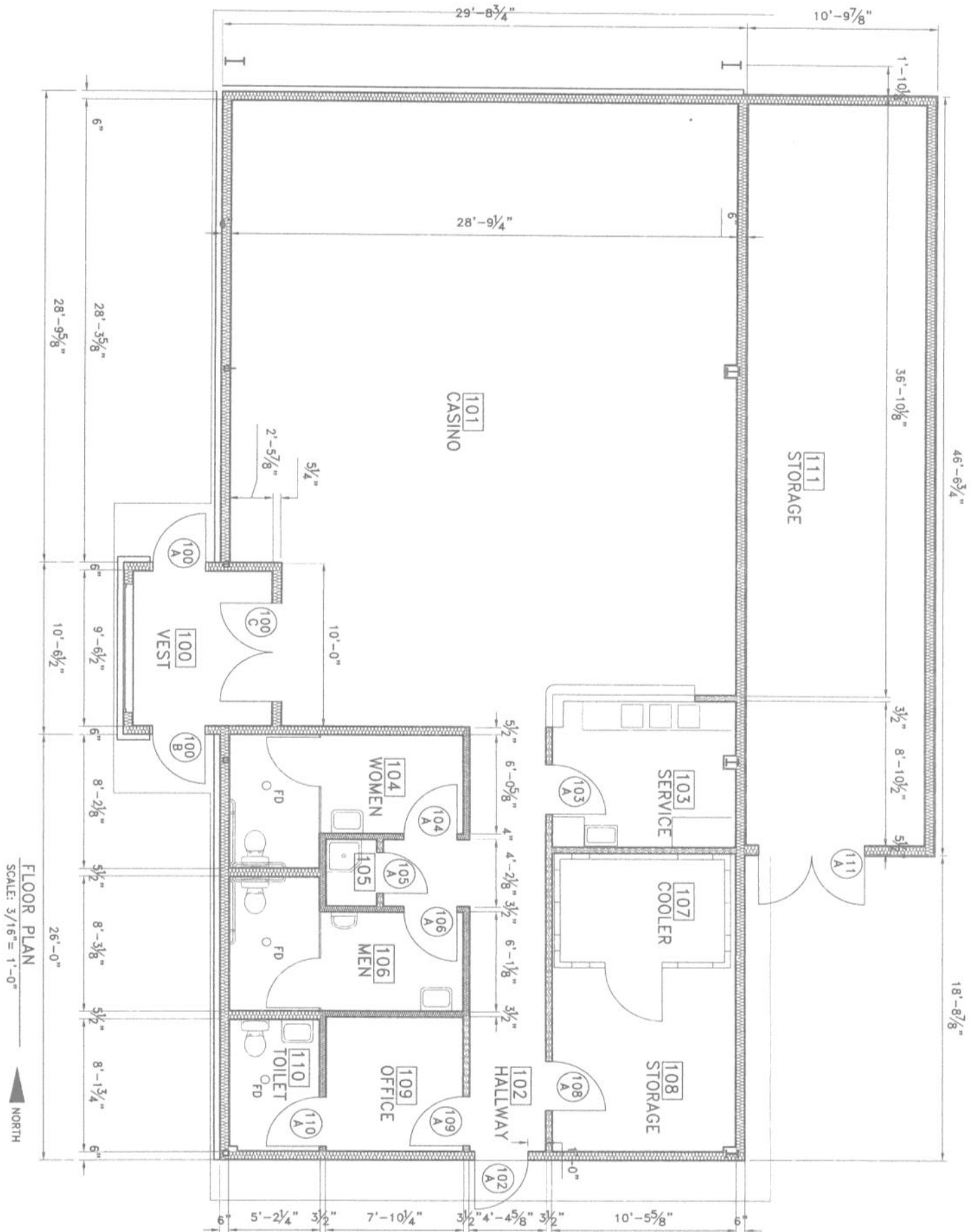
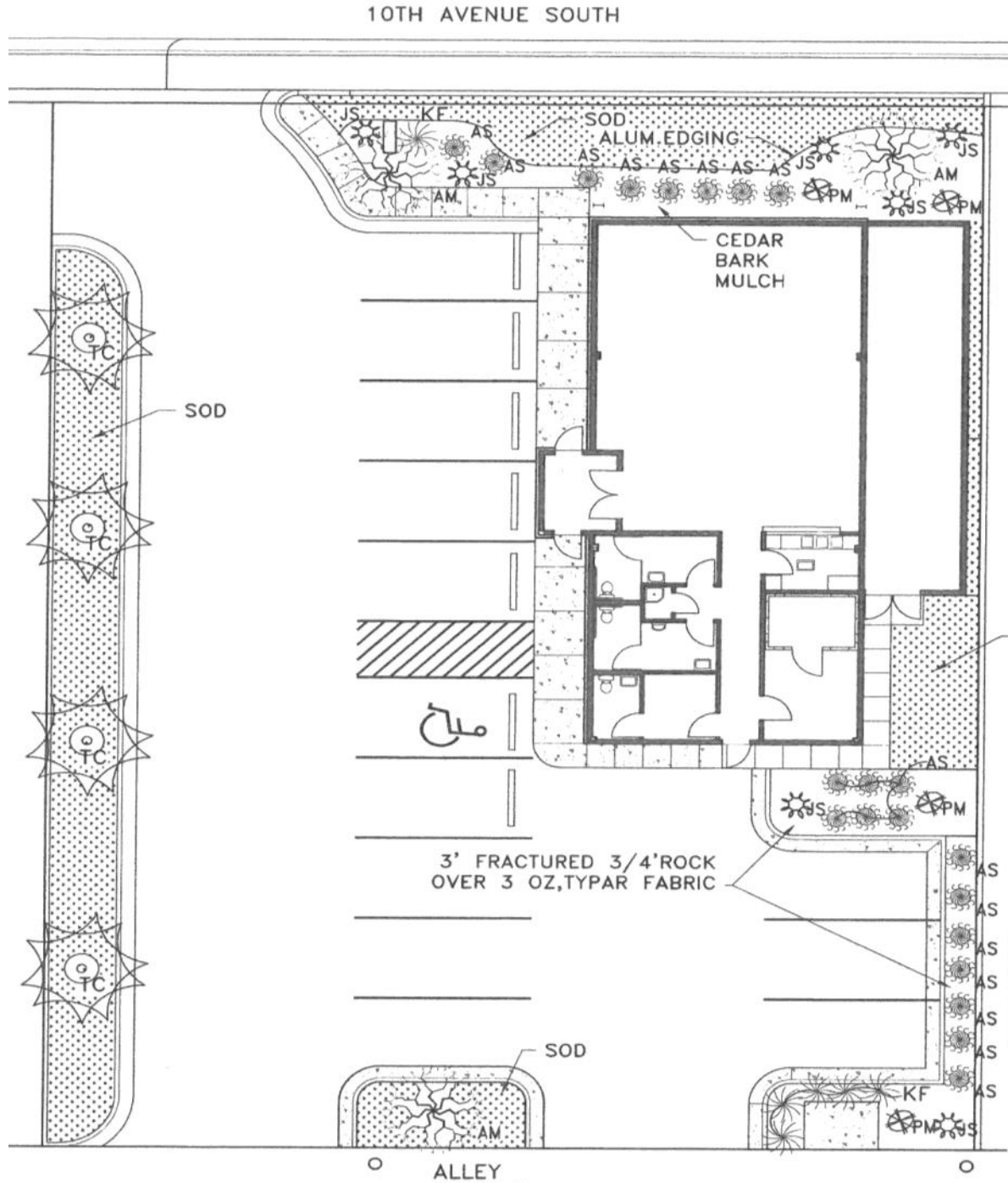


EXHIBIT E - SITE / LANDSCAPE PLAN



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

NORTH

PLANT TYPE SCHEDULE				
CODE	QUANTITY	BOTONICAL NAME	COMMON NAME	SIZE OR GAL.
AM	3	-	AMUR MAPLE	1 1/2"
TC	4	TILIA CORDATA	GREEN SPIRE LINDEN	1 1/2"
JS	7	JUNIPERUS SABINA	BUFFALO JUNIPER	3 GAL.
PM	4	PINUS MUGO PUMILIO	MUGHO PINE	3 GAL.
KF	6	-	KARL FORESTER GRASS	1 GAL.
AS	21	-	ANTHONY WATER SPIREA	2 GAL.