

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
March 28, 2016**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Vice Chair Tyson Kraft at 3:06 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Tyson Kraft, Vice Chair
Ann Schneider
Kevin Vining

Design Review Board Members absent:

Dani Grebe, Chair
David Grosse

City Staff Members present:

Dave Dobbs, City Engineer
Tom Micuda, Deputy Director P&CD
Charlie Sheets, Development Review Coordinator
Gregory Gordos, Planner I
Erin Borland, Planner I

Others present:

Ryan Pokorny, Kramer Enterprises Inc.
Terry Kramer, TDK Holdings LLC
Deb Kramer, TDK Holdings LLC
Josh Sommer, KLJ Engineering
Jolene Schalper, Great Falls Development Authority

MINUTES

Ms. Schneider moved to approve the minutes of the February 8, 2016 meeting of the Design Review Board. Mr. Vining seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2016-05 Popeyes Louisiana Kitchen
400 Smelter Avenue Northeast**

Gregory Gordos, Planner I, entered the staff report into the record for Popeyes Louisiana Kitchen. The proposed restaurant would include a drive-thru and dining area seating 60, with a

portion of the lot set aside for future development. It is currently zoned C-2 General Commercial and is currently vacant with a proposed structure size of 2,695 square feet. As a new construction fast-food chain restaurant, the current vacant site would be required to landscape the entire 39,458 square foot site regardless of future plans, whereas parking requirements are only tied to the land use of the building itself. The proposed building would be 40 feet long by approximately 20 feet for the front elevation facing 3rd Street Northwest, and the building design features include tan stucco, red awnings, green trim including a balcony over the drive-thru, and stone trim along the bottom exterior. There are three proposed signs on the façade, and Mr. Gordos said the illustrations for those signs are shown in Exhibit E of the staff report.

Mr. Gordos said there are 31 proposed parking spaces for the site, and due to the awkward nature of the parcel itself, those spaces are relatively close to the site, but do meet City standards, including two ADA accessible spaces and two bike racks. The dumpster enclosure is screened with a masonry wall and steel gates.

Mr. Gordos said the landscaping requirements are the lengthiest item in the report, and the subject property is compact, with sod primarily along the perimeter of the site. The interior of the site is composed of primarily nonliving surfaces, with shale groundcover in all landscaping beds, and 15 trees and 105 shrubs proposed. Mr. Gordos noted the City code requires certain tree species in the boulevard which are not proposed in the current packet, but he spoke with the developer and listed the item as a condition of approval. He also said the landscaping plan denotes the second phase of the project, and due to the nature of the site, it is required by code that foundational plantings be in place prior to the actual building being constructed. The future landscaping area will be bonded for and planted with sod in the interim. He said the project is in conformance with Title 17 and Title 15 of the Land Development Code.

PETITIONER'S PRESENTATION

Terry Kramer, TDK Holdings, said while they are willing to bond for the landscaping on the vacant lot, they would like to make an agreement to hold off until September 1st before they seed the property. He said they are in the process of working with several franchises currently, and there is potential they will be in the ground in 90 days; he would hate to put seed in the vacant lot, and then have to tear it all out to build. It was also confirmed that in the updated landscaping plan, it will be seed as opposed to sod.

PUBLIC COMMENT

Jolene Schalper, Great Falls Development Authority (GFDA), said on behalf of the local economic developers she wanted to express support of the project. This project invests in the community, turns an abandoned property into a thriving hub, and the investment is in a thriving part of town. She thanked the developers and invited them to contact the GFDA if they can help with the project in any way.

Terry Kramer, TDK Holdings, stated they have bid the project out already, and all contractors are local with the exception of one.

BOARD DISCUSSION AND ACTION

Ms. Schneider confirmed there was both in and out traffic access on 3rd Street NW and Smelter Avenue NE. The curb cut on 4th Street NE was eliminated for safety reasons. There was more discussion on the future franchise that may fill the vacant lot.

Mr. Kraft inquired about landscaping on the corner of 4th Street NE and 3rd Street NW for clear vision, and there was discussion on possibly moving a tree to help with vision.

Motion: That the Design Review Board approve with conditions the Design Review Application for the construction of Popeyes Louisiana Kitchen located at 400 Smelter Ave NE, 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. Boulevard tree species shall comply with the list provided in Appendix B - LIST OF REQUIRED TREES FOR BOULEVARD AREAS AND STREET MEDIANS of the Official Code of the City of Great Falls prior to building plan approval as outlined in the final approved Landscaping Plan.

D. A bond for future landscaping shall be submitted to the City of Great Falls prior to building plan approval as outlined in the final approved Landscaping Plan.

Made by: Mr. Vining
Second: Mr. Schneider

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Ms. Schneider. All being in favor, the meeting was adjourned at 3:25 p.m.