

DESIGN REVIEW BOARD

March 28, 2016

Case Number

DRB2016-05

Owner/Applicant

TDK Holdings, LLC.

Applicant Representative

Ryan Pokorny
KEI Montana

Property Location

400 Smelter Ave NE

Requested Action

Design Review for a new construction franchise restaurant

Recommendation

Approve the submitted design with conditions

Project Planner

Gregory Gordos

POPEYES—400 SMELTER AVENUE NORTHEAST



Project Description

The applicant is proposing a newly constructed franchise restaurant located at 400 Smelter Ave NE. There is a drive-thru and a dining area seating 60. A coffee drive-thru has been discussed on the southeast corner of the subject property but is not proposed within this application.

Background

- Legal Description: Lot 2A Stanoil Tracts, Section 1&2, Township 20 North, Range 3 East, P.M. M.T.
- Property Zoning: C-2 General Commercial
- Existing Land Use: Vacant
- Parcel Area: 39,458 square feet.
- Structure Size: 2,695 square feet

Project Overview

New Construction: Exhibit 28-1 Standards for specified projects and buildings.

The subject property would house a new construction fast-food chain restaurant (Popeyes Louisiana Kitchen) while setting aside a portion of the lot for future development. The site is currently vacant. Parking requirements are tied to the proposed restaurant whereas the landscaping requirements apply to the entire 39,468 site regardless of future plans. The subject building is forty feet long by nineteen feet, four inches tall on its front elevation. As applied this serves as the front of the building but faces east towards the parking lot. Colors include a red awning along all windows (including the drive thru), green trim including a faux balcony, and stone trim along the bottom exterior.

Three signs are proposed on the façade of the building; two “P” illuminated cabinets (nine square feet) on both the east and west elevations, with the main illuminated channel letters on the south side facing 2nd Street Southwest, measuring approximately fifty-one square feet. Illustrations are provided as Exhibit E.

Chapter 36 - Parking

Thirty-one parking spaces are provided on site as proposed. The project narrative states that sixty (60) seats will be provided within the restaurant, requiring a minimum of twenty four guest spaces plus employee parking. Parking stall dimensions are ten feet wide and nineteen feet width (10' x 19'), the City standard. Two ADA accessible parking spaces are provided nearest to the entrance with an eight foot van-accessible space, although all parking spaces are forced to cross the drive aisle in order to access the restaurant as proposed. Two bike racks accounting for four bicycle parking spaces are provided on the eastern front of the building, providing the equivalent of an additional two automobile parking spots.

The dumpster enclosure is screened with a masonry wall and steel gates.

Chapter 40 - Lighting

A photometric plan was submitted as part of the application and is provided as Exhibit I.

Chapter 44 - Landscaping

The subject property is compact, providing grass sod primarily along the boulevard. A retaining wall is proposed on the northwest corner of the site (Smelter Avenue Northeast and 4th Street Northeast) made of compact unit masonry. The detention pond located at the southwest corner of the site provides a building setback from the property line and is proposed as grass sod throughout. Paved or nonliving surfaces are the dominant texture within the interior of the site, with cement walkways surrounding the building, asphalt parking throughout, and shale ground cover in all landscape beds.

Fifteen trees and 105 shrubs are proposed for interior landscaping, including Armstrong Gold trees and juniper and Japanese spirea shrubs. Fourteen additional shade trees are provided along the boulevard, although as proposed they are not an approved species as provided in Appendix B of the Official Code of the City of Great Falls. An updated landscape plan showing approved species is required as Condition of Approval.

The Landscape Plan denotes the location of a second phase including a proposed drive-thru retail building and associated perimeter landscaping. In order to ensure the development fulfills the required rate of planting under Chapter 44 - Landscaping of the Official Code of the City of Great Falls (minimum of one (1) tree and seven (7) shrubs planted and maintained per four hundred (400) square feet, or fraction thereof, of required interior landscaping), the applicant has proposed that the plant species within the future landscaping area will be bonded for and planted with sod in interim. The estimated cost is to be provided by an outside party to the development.

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 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 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. 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.

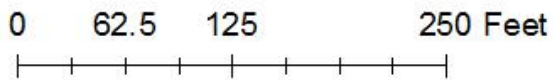
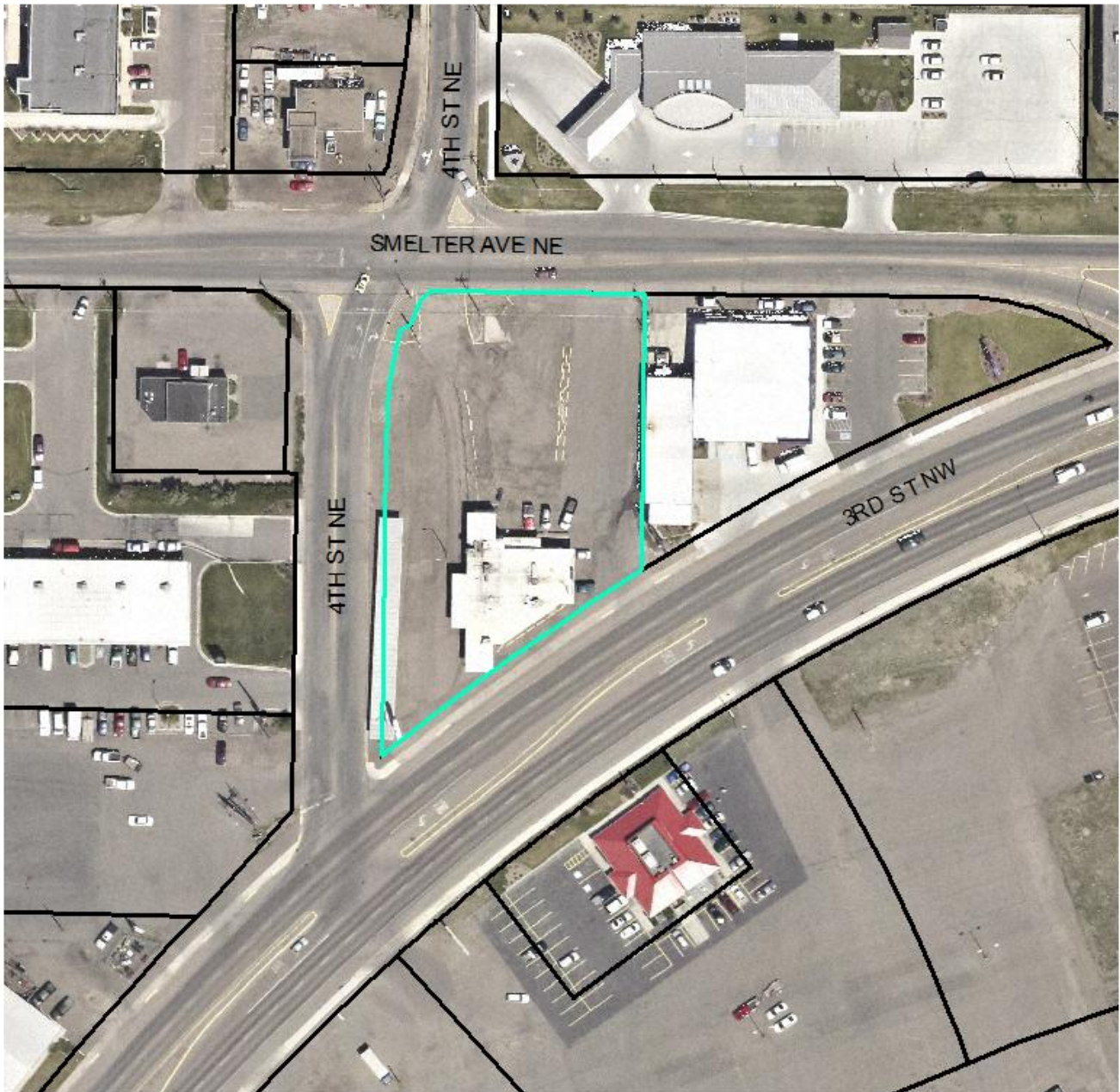
- 2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.

CC Dave Dobbs, City Engineering
Patty Cadwell, Neighborhood and Youth Council Coordinator
Todd Seymanski, City Forester
Ryan Pokorny, Kramer Enterprises, Inc.
ryan@keimontana.com

Popeyes Great Falls

Project Narrative

This Popeyes building is a 2,695 s.f. restaurant serving southern regional cuisine. There is a drive-thru and a dining area seating 60. The exterior design is a regional design with appropriate scale and various decorative elements representative of the Louisiana culture the menu reflects.



-  Subject Property
-  Parcels

EXHIBIT C - EXISTING SITE PHOTOS (2015)



NORTH ELEVATION ALONG SMELTER AVE NORTHWEST



SOUTH ELEVATION ALONG 3RD STREET NORTHWEST

EXHIBIT D - RENDERINGS



ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL:

(1) SET OF NON ILLUMINATED CHANNEL LETTERS

(POPEYE'S) - IL-27

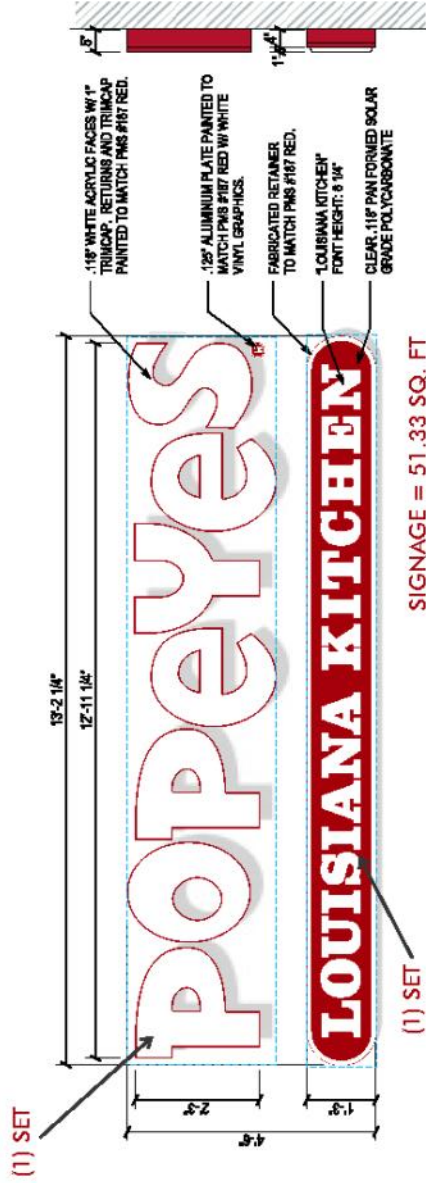
- ⓐ FACES: 3/16" TRANS WHITE SG PLEX
- ⓑ TRIM: 1" RED TRIMCAP PAINTED P1
- ⓒ RETURNS: .040 ALUMINUM 5" DEEP PAINTED P1
- ⓓ BACKS: .063 ALUMINUM STOCK COLOR
- ⓔ FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

(1) VACUUM FORMED CHANNEL LETTER (LOUISIANA KITCHEN)

- ⓐ FACES: 3/16" CLEAR VACUUM FORMED PLEX, 1" FLANGE, 1" DRAW, V1-V2 APPLIED 2ND SURFACE
- ⓑ RETAINER: .090 ALUMINUM PAINTED P1
- ⓒ RETURNS: .063 ALUMINUM 4" DEEP PAINTED P1
- ⓓ BACKS: .063 ALUMINUM STOCK COLOR
- ⓔ FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

PAINT SCHEDULE	
CONTAINS THE COLOR INFORMATION PROVIDED	
	PAINT - PTM PMS #187C-RED, SATIN

VINYL SCHEDULE	
CONTAINS THE COLOR INFORMATION PROVIDED	
	VINYL - 3M 43030-20 WHITE
	VINYL - 3M 43030-73 DARK RED



IL-27-CHANNEL LETTERS

SCALE: 1/2"=1'0"

Utah Contractors: 375609-5501 • Nevada: 604-486 • Colorado: 23776 • Idaho: 23776 • **Idaho: 23776**

UTAH COUNTY:
18,52 N. Parkway Court
Springville, UT 84663
(801) 489-3645
WWW.ALLIED-SIGN.COM

ALLIED ELECTRIC SIGN
of America
Signs that build business!

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

DRAWING STEPS:
 CONCEPT
 ESTIMATE
 PERMIT/LOADS/DBP
 PRODUCTION

CLIENT: Popeyaks
Address: 201 18th St East
Kollipalle, UT 57901
Date: 08-21-2015

DESIGNER: Richard
Sellers, Cadeb
Title: Design/Construct, Utah Sign, Inc. 08-1-2015

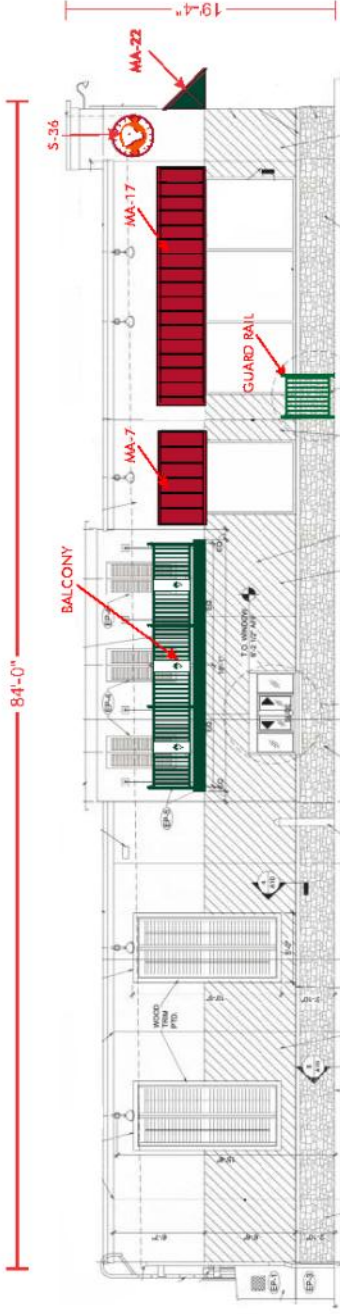
SALT LAKE CITY: 1920 S 900 W, S.L.C., UT 84104 • (801) 972-5503
OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612



EXHIBIT E - SIGNAGE (CONTINUED)

POPEYE'S BUILDING ELEVATIONS

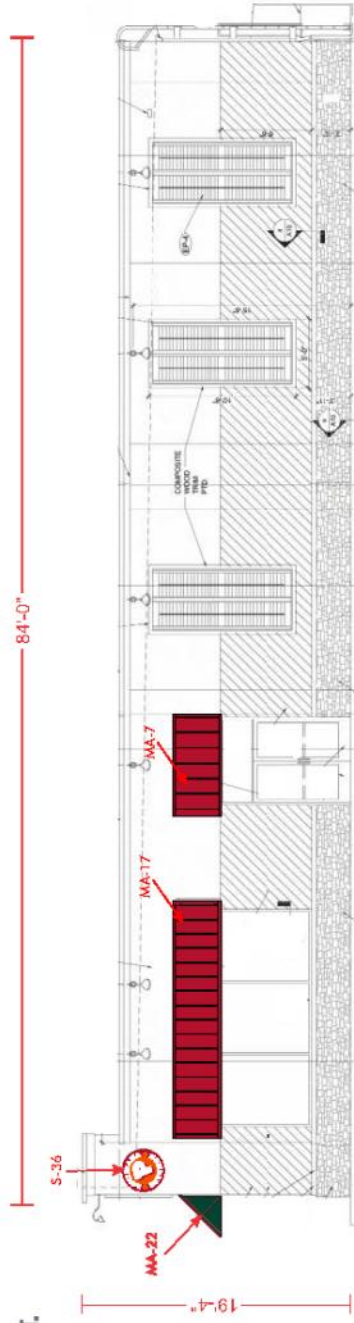
SIGNAGE = 9.00 SQ. FT.



SIDE ELEVATION

SCALE: 1/8" = 1'0"

SIGNAGE = 9.00 SQ. FT.



SIDE ELEVATION

SCALE: 1/8" = 1'0"

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

Utah Contractors: 375609-5501 • Nevada: 60486 • Colorado: 23776 • Idaho: RCE-29949

UTAH COUNTY:
1852 N. Parkway Court
Springville, UT 84663
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS
 CONCEPT
 EXHIBIT
 PERMIT/PLANS
 PRODUCTION

CLIENT: Popeye's
 Address: 201 18th St East
 Kollipalle, UT 84901
 Date: 08-21-2015

SALES APPROVAL:
 Designer: Richard
 Sales: Chris
 Title: Sales Manager 08/21/2015

CUSTOMER APPROVAL:



SALT LAKE CITY 1920 S 900 W, S.L.C, UT 84104 • (801) 972-5503 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612

EXHIBIT G - LANDSCAPING PLAN

LANDSCAPE CALCULATIONS

GROSS SITE 39,457 sf
 REQ. LANDSCAPING 15% = 5,919 sf
 NET SITE 33,538 sf
 400 plants / 14.79 = 14.79 = 15 TREES & 105 PLANTS



ACER RUBRUM 'JFS-KW78' PP 25301
 (ARMSTRONG GOLD)
 QTY. = 29



2" SCREENED SHALE GROUND
 COVER OVER FABRIC



SPIRAEA JAPONICA 'NEON FLASH'
 (JAPANESE SPIREA)
 QTY. = 34



CALAMAGROSTIS X ACUTIFLORA 'KARL FOESTER'
 (FEATHER REED GRASS)
 QTY. = 33

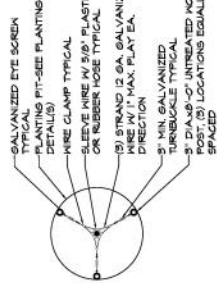


JUNIPERUS SABINA 'ARCADIA'
 (JUNIPER - ARCADIA)
 QTY. = 41

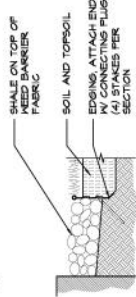
3" IRRIGATION SLEEVE

GRASS SOD

FUTURE LANDSCAPING TO BE COMPLETED WITH BUILDING #2. AREA TO BE SEEDED IF BUILDING #2 IS NOT COMPLETED IN NEAR FUTURE.



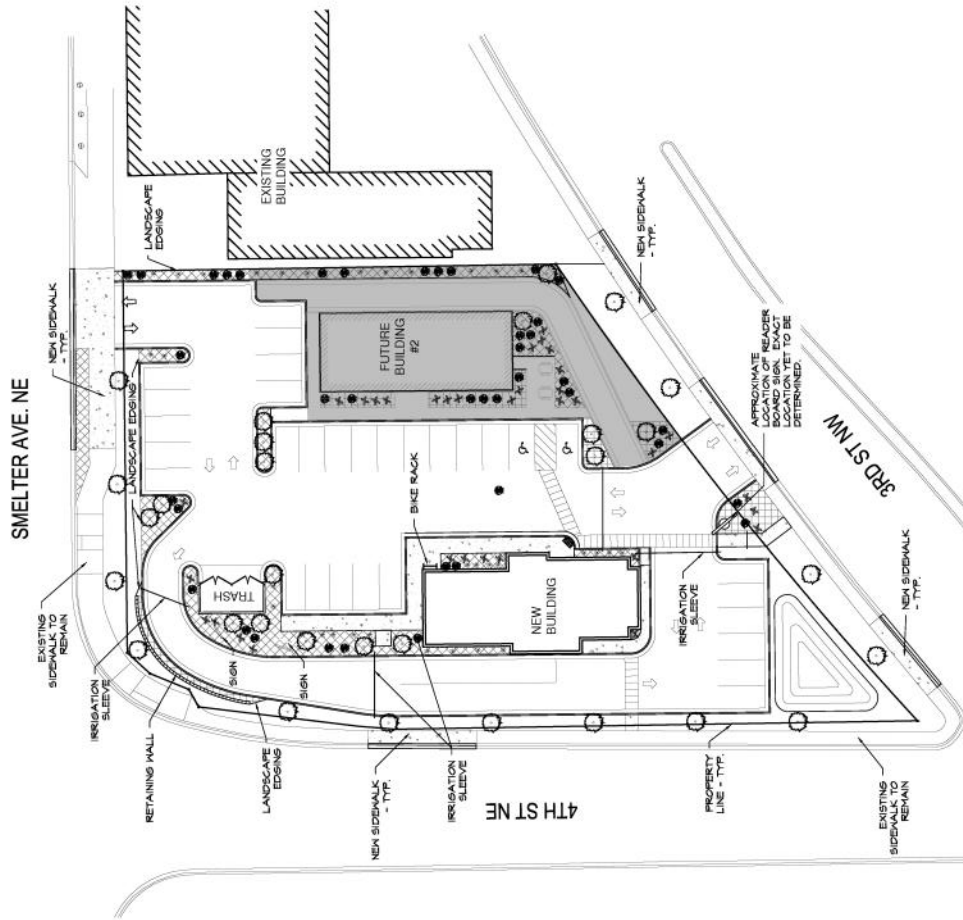
3 TREE STAKING PLAN
 SCALE: 1/2" = 1'-0"



4 LANDSCAPE EDGING DETAIL
 SCALE: 1 1/2" = 1'-0"

TREES SHALL MEET THE FOLLOWING STANDARDS:
 1. SHADE TREES SHALL BE AT LEAST ONE AND ONE-HALF (1 1/2) INCHES TRUNK CALIPER, MEASURED ONE (1) FOOT ABOVE THE GROUND.
 2. ORNAMENTAL TREES SHALL BE AT LEAST ONE AND ONE-QUARTER (1 1/4) INCHES TRUNK CALIPER MEASURED ONE (1) FOOT ABOVE THE GROUND.
 3. EVERGREEN TREES SHALL HAVE A MINIMUM PLANTING HEIGHT OF FIVE (5) FEET.

DRAWN BY: **Solus Architecture**
 KENNETH C. HUBBARD
 Email: khubbard@solusarch.com
 1032 Ketchikan Loop, Sitka, MT 59822



1 LANDSCAPING PLAN
 SCALE: 1" = 20'-0"

DATE: 03/10/16
 PROJECT: POPEYES - GREAT FALLS
 PROJECT # 15083
 SHEET: 008
 CLIENT: TDK HOLDINGS, LLC
 DESIGN: CONSTRUCTION DOCUMENTS



DATE: 03/10/16

9/20/2016 10:23 AM C:\Users\khubbard\Documents\Projects\015083\015083.dwg Plot by: khubbard

EXHIBIT I - LIGHTING PLAN

