

# DESIGN REVIEW BOARD

July 25, 2016

**Case Number**

DRB2016-13

**Applicant**

High Line Funds, LLC

**Representative**

Kenneth Huff

Solus Architecture

**Property Location**

1905 4th Street Northeast

**Recommendation**

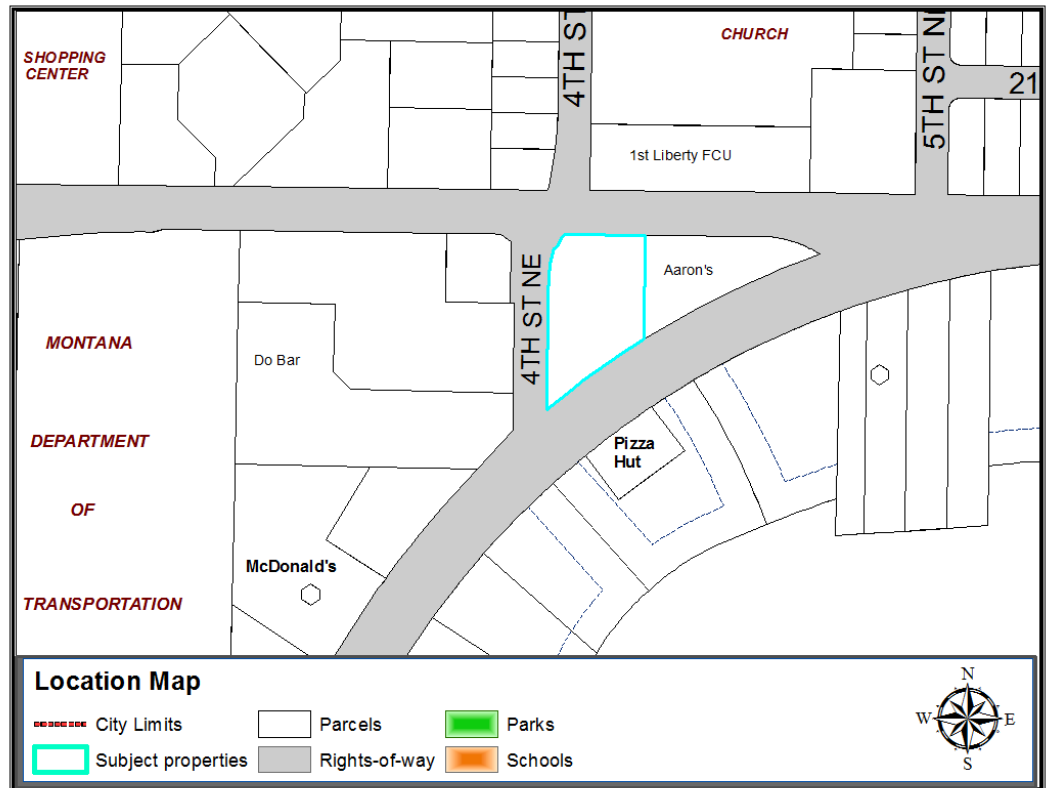
Approve the submitted design with conditions

**Project Planner**

Gregory Gordos

## 2 RESTAURANT COMPLEX (CITY BREW)

1905 4TH STREET NORTHEAST



### Project Description

The applicant is proposing to construct a new franchise restaurant located at the corner of 3rd Street Northwest, 4th Street Northeast, and Smelter Avenue Northeast. The proposed tenant, City Brew, consists of a single-lane drive-thru, an outdoor patio, and a dining area seating for up to forty patrons. A second 2,600 square foot space, attached to City Brew, would house an unnamed fast-casual restaurant. Parking as proposed is designed to accommodate both potential tenants in one building.

### Background

- Legal Description: Lot 2A Stanoil Tracts, Section 1&2, Township 20 North, Range 3 East, P.M. M.T.
- Existing Land Use: Vacant
- Building Area: ±4,521 square feet (1,921 square feet dedicated to City Brew)
- Project Area: ±39,457 square feet
- Property Zoning: C-2 General Commercial

## Project Overview

City Brew is a coffee shop found primarily in the state of Montana that makes extensive use of the drive-thru component for its business. The restaurant would be open from peak morning hours and throughout the day (until 10 p.m. as proposed). The site is addressed as 1905 4th Street Northeast and was recently approved by the Design Review Board in early 2016 for a Popeye's franchise restaurant. The configuration of the current proposal differs from the Popeyes petition in that only one building is proposed for two tenants, and because the drive-thru lane is adjacent to 4th Street Northeast and now exits onto this street, creating three total curb cuts for the wedge shaped site. The Popeyes proposal had two access points and no access to 4th Street Northeast.

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

The applicant is proposing a new one-story structure on what is currently a vacant lot. Both commercial spaces are fifteen feet high as proposed. The proposed building would have a uniform appearance across the two restaurants. See Exhibit F. A tenant for the second unit has not been secured at this time, but is expected by the applicant to be a "fast casual" restaurant. The materials primarily consist of E.I.F.S in shades of brown and tan. CMU block lines the building foundation and wood siding acts as building accent on the corners and building entrances. The dumpster enclosure is screened with a masonry wall and steel gates.

Staff has determined that the proposal is consistent with the design guidelines found within Exhibit 28-1.

### **Chapter 32—Transportation Facilities**

As noted earlier in the report, the applicant proposes a third access point onto the adjoining street network. This new access would be an exit-only from the drive-through to 4th Street Northeast. This is a change from both the Popeye's proposal as well as the original submission from the applicant, which featured a looped drive-through lane along the west side of the building back to the parking area accessing off 3rd Street Northeast. This design, however, created two problems for the applicant. First, the parking fell short of the 50 required spaces. Second, vehicles exiting from the drive-through lane would be crossing both pedestrian traffic entering the business as well as vehicles parked in the southern parking lot. As a result, the applicant amended the previous design to bring forward the current proposal.

Approval of any access onto City streets is subject to staff review, in particular 17.32.150(D) of the OCCGF requires traffic safety review by the City Engineer. Staff is outreaching with Engineering to determine whether this third access point will be accepted. However, Planning staff does note the following safety concerns with the proposed drive-through exit onto 4th Street Northeast.

Speed of northbound traffic on 4th Street Northeast. This street receives some fairly high speed traffic moving northbound between 3rd Street Northeast and Smelter Avenue Northeast. If this drive-through exit is used, there could be periodic difficulties for exiting vehicles being able to make left turns given the frequency of receiving traffic and speed on 4th Street Northeast.

Because the drive-through window is positioned very close to the exiting point onto 4th Street Northeast, there is very little stacking distance available if vehicles can't readily make the left turn onto 4th Street Northeast. This could cause backups in the drive-through lane or vehicles lining up side by side at the 4th Street exit (one trying to turn left, the other turning right). Although the designer's turning movement template shows vehicles can make the pretty abrupt turn from the drive-through window into the exit point, the proposed configuration is a concern for Planning staff.

Given the two alternatives, Planning staff recommends that the applicant's original design without the exit onto 4th Street Northeast be approved by the Design Review Board. Staff believes that any pedestrian or vehicle conflicts can be handled through signage and crosswalks. As for compliance with parking space counts, staff would rather work with the applicant at the permit stage to modify parking dimensions or even accept a reduced number of spaces to increase the safety of the proposal.

## **Chapter 36—Parking**

The applicant is proposing fifty (50) parking spaces to be added to the site to support both the coffee shop and fast-casual restaurant. This includes bicycle parking replacing two traditional automobile spaces and two ADA accessible spaces at the entrance of the coffee shop and shared patio space. Parking is based on the time when both tenants would be open to the public, although traffic is expected to be highest in the mornings for City Brew whereas the fast-casual restaurant is not expected to open until after 11 a.m. (no breakfast). Based on the seating requirements as proposed, this number meets the minimum number of spaces required for a drive-in restaurant land use.

In addition to the proposed change to the drive-thru exit access, staff is also proposing a Condition of Approval to relocate the private crosswalk along 3rd Street Northwest in order to ensure pedestrian safety. Relocating the crosswalk further east would decrease the length to cross and increase distance from the curb cut where automobiles enter and exit onto 3rd Street Northwest.

## **Chapter 40—Lighting**

A photometric plan was submitted as part of the proposal and is attached to this report as Exhibit J. The lighting plan complies with the Official Code of the City of Great Falls (OCCGF).

## **Chapter 44—Landscaping**

Fifteen percent (5,919 square feet) of the subject property is covered in landscaping through screened shale ground cover and vegetation. Grass sod is provided along the entire street boulevard along with sixteen boulevard trees. Junipers, spiraea, and reed grass are planted at a rate of seven shrubs per 400 square feet of interior landscaping. The proposed tree species, Ash, currently complies with Boulevard species requirements of Exhibit B of the OCCGF. However, the City Forester recommends replacing these species with another tree from the approved list due to Emerald Ash Borer threats and other species concerns. This is also added as a Condition of Approval.

## **Compliance 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 City Brew restaurant, as shown in the conceptual development plans contained within this report and provided by the applicant’s representative, subject to the following Conditions of Approval:

- 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 relocate the private crosswalk along 3rd Street Northwest in order to ensure pedestrian safety. Relocating the crosswalk further east would decrease the length to cross and increase distance from the curb cut where automobiles enter and exit 3rd Street Northwest.
- E. The applicant shall replace the Black Ash and Green Ash tree species shown on the Landscape Plan with another species allowed under Appendix B on the Official Code of the City of Great Falls. A new Landscape Plan reflecting these changes shall be submitted to Planning and Community Development prior to approval of any building permits.
- F. The applicant shall resubmit a revised Site Plan, Landscape Plan, and Parking Plan to Planning and Community Development to improve drive-thru functionality and create safer public street access. The 4th Street Northeast curb cut shall be deleted from the proposal.

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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  
Kenneth Huff, Solus Architecture KHuff@solus-mt.com  
High Line Funds, LLC Gary@highlinefunds.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

2 Unit Restaurant Complex (City Brew Confirmed) / Fast Food Restaurant

Name of Project / Proposed Use:

High Line Funds LLC

Owner Name:

170 S. Interstate Plaza Dr. #130, Lehi, UT 84043

Mailing Address:

801-376-6850

Phone:

Gary@highlinefunds.com

Email:

Kenneth Huff

Representative Name:

1032 Klondyke Loop, Somers, MT 59932

Mailing Address:

406-890-9342

Phone:

KHuff@solus-mt.com

Email:

### PROJECT LOCATION:

1905 4TH ST NE, GREAT FALLS, MT 59404

Site Address:

39,458

Sq. Ft. of Property:

4,521 sq ft

Sq. Ft. of Structure:

### LEGAL DESCRIPTION

002

Mark/Lot:

S01

Section:

T20

Township/Block

R03

Range/Addition

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.

*N. Paul Gifford*

Property Owner's Signature:

6/26/2016

Date:

*Kenneth Huff*

Kenneth Huff  
 2016.06.26 15:26:36 -06'00'

Representative's Signature:

6-26-16

Date:

# EXHIBIT B - APPLICANT NARRATIVE

*Solus Architecture*  
*K.Huff@Solus-mt.com*

*Somers, MT*  
*406-890-9342*

July 11, 2016

Re: 1905 4TH ST NE, GREAT FALLS (City Brew)

The following submittal is a revision of a previously approved scheme that was proposed for this site. Similar to that previous scheme the applicant proposes to redevelop the entire site.

**Site:** The existing site has been stripped of old structures and landscaping. The site is essentially barren. The proposed project will provide 2 new business locations and a completely developed site with landscaping to comply with city requirements. Boulevard trees will be provided around the entire site. A fenced trash enclosure will be provided. One business will have use of a drive thru along the west side of the site.



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## EXHIBIT B - APPLICANT NARRATIVE (CON'T)

**Building:** A single building will be provided on site to house two restaurant locations. The building will have a uniform appearance across the two restaurants. Each side of the building will have some unique design elements to help distinguish between them.

City Brew- City Brew Coffee is confirmed for the west unit. This unit will make extensive use of a drive thru. The heaviest hours of use will be in the early a.m. hours with traffic reducing as the day progresses.

Second unit- A tenant has not been secured at this time. The second tenant is intended to be a "Fast Casual" restaurant with heaviest traffic from lunch to dinner hours.

The two locations will complement each other rather than compete directly. This unique arrangement will ensure a balanced use of the site throughout the day.

**Parking:** The previous development scheme for this site provided 31 parking spots. That scheme was for 2 separate buildings and 2 drive thru lanes. The new proposed scheme will provide 50 parking spots (47+2 bike spots). This increase in parking was made possible by combining the two businesses into a single building

Because of the alternating peak times of use by the businesses it is proposed to calculate parking demand at various times throughout the day.

**Summary:** The proposed project will be a great addition to this area of the city. The existing lot is a blank space that needs to be filled. It is a blank dirt lot with no landscaping. We believe that this project will have a positive visual effect on the area.

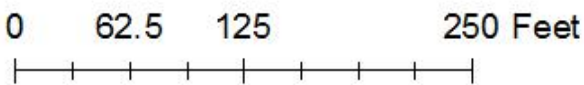
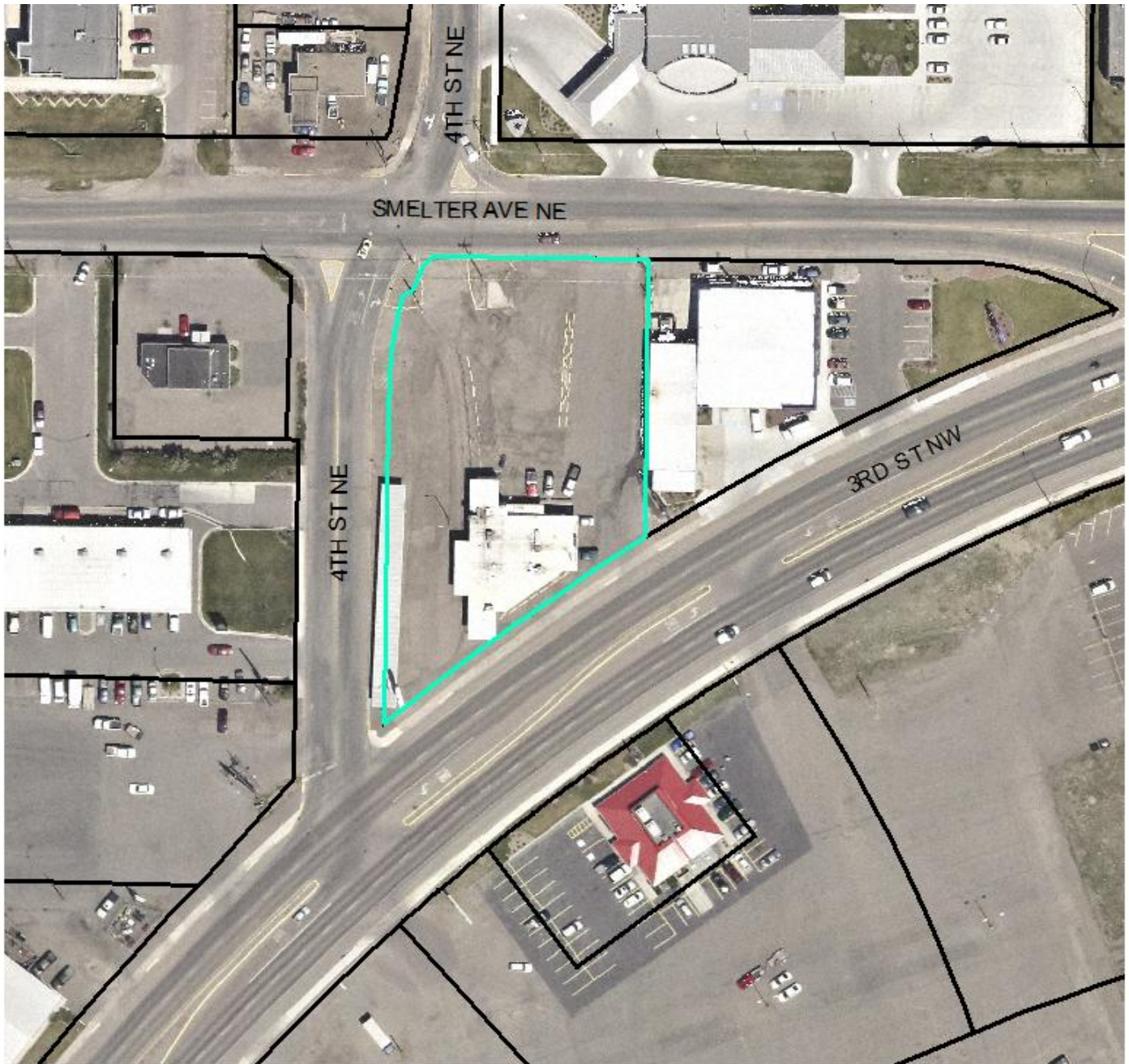
Thank you,



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Kenneth Huff  
Architect

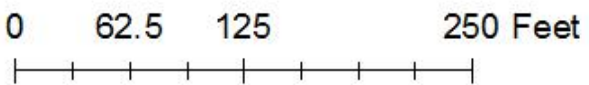
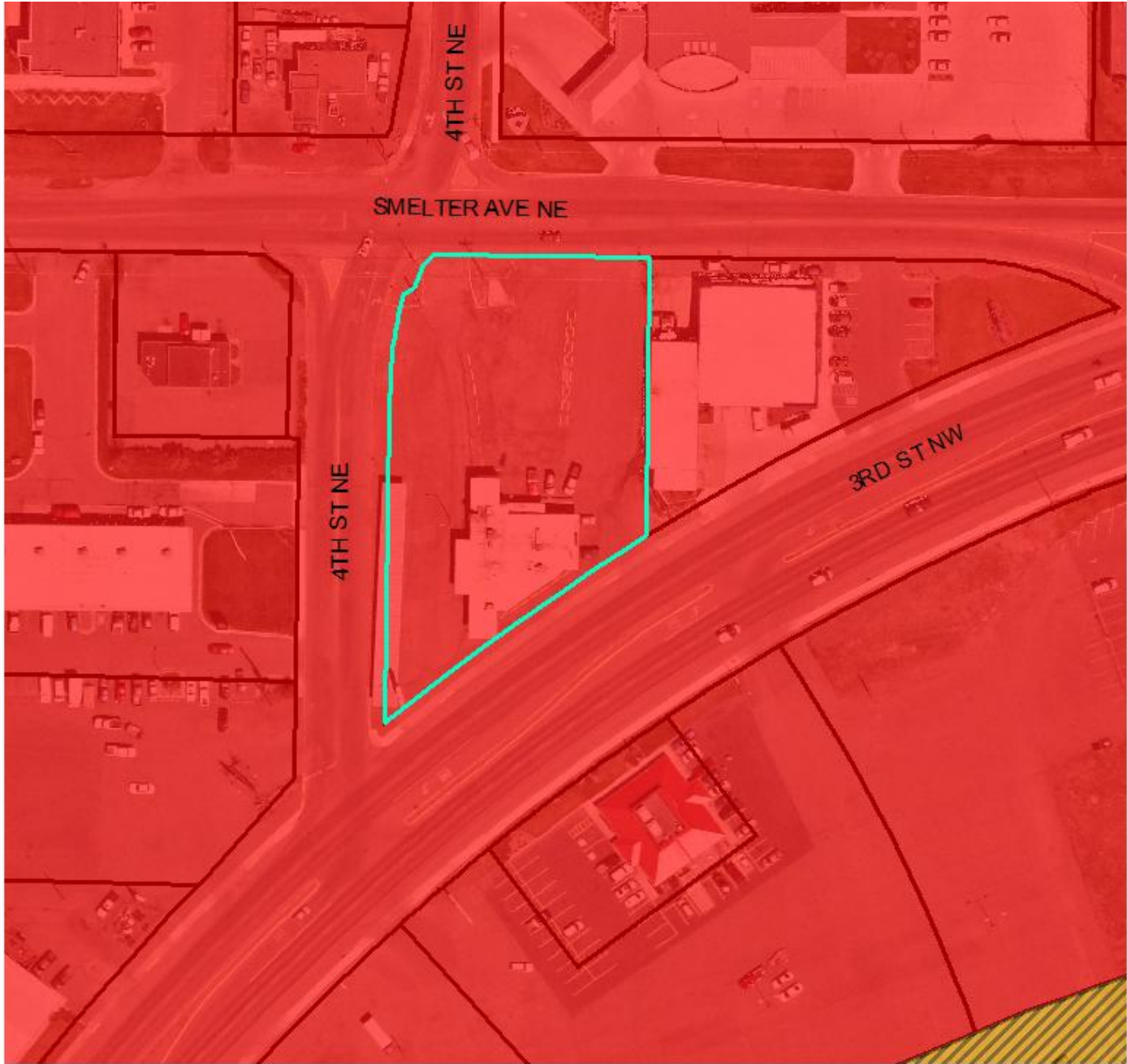
# EXHIBIT C - AERIAL MAP (GIS)



-  Subject Property
-  Parcels



# EXHIBIT D - ZONING MAP



-  PUD Planned Unit Development
-  C-2 General Commercial
-  Subject Property
-  Parcels

# EXHIBIT E - SITE PHOTOS



LOOKING NORTHEAST ALONG 3RD STREET NORTHWEST; APPROXIMATE LOCATION OF STORMWATER POND



LOOKING EAST ALONG 4TH STREET NORTHEAST, SHOWING PROPERTY



LOOKING EAST AT INTERSECTION OF 4TH STREET NORTHEAST AND SMELTER AVENUE NORTHEAST; GRADE CHANGE BETWEEN SIDEWALK AND BUILDING LOCATION



LOOKING NORTHWEST ACROSS SITE SHOWING PROPOSED LOCATION OF CURB CUT ONTO 4TH STREET NORTHWEST; LANE WIDTH NARROWS AT EXISTING CURB CUT

# EXHIBIT F - RENDERING ELEVATIONS





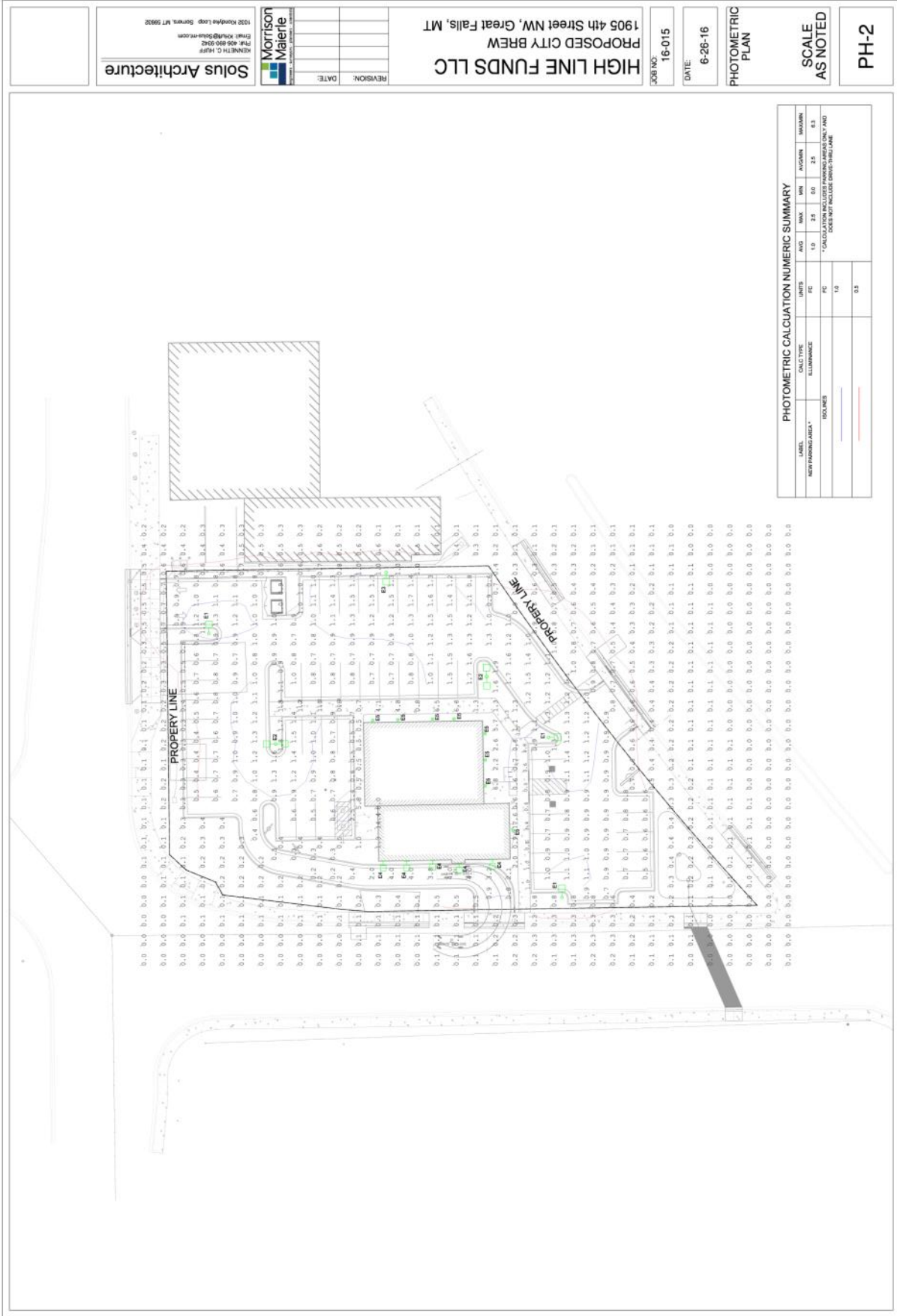




# EXHIBIT I—LANDSCAPE PLAN

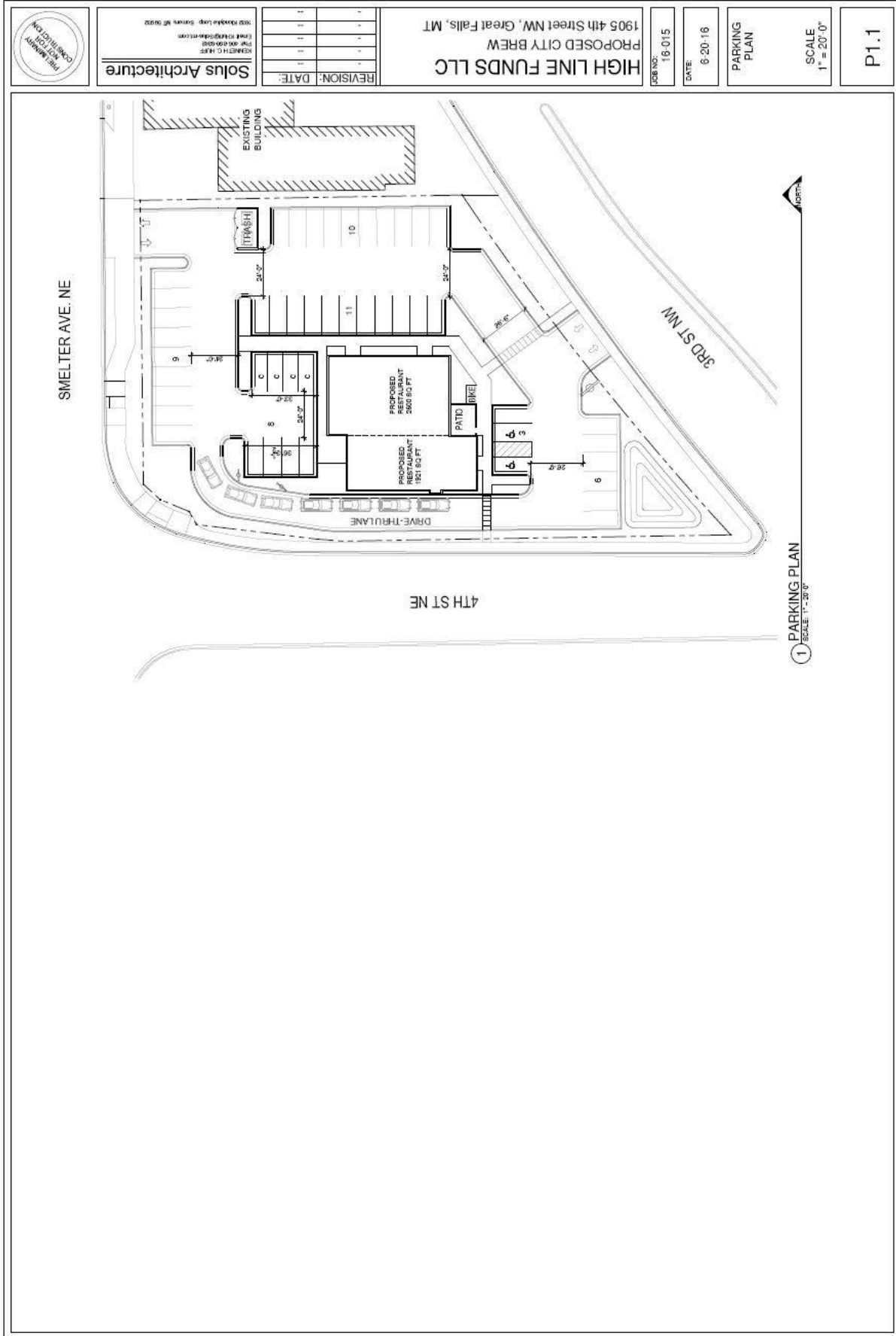


# EXHIBIT J—LIGHTING PLAN





# EXHIBIT K—PARKING PLAN (1ST SUBMITTAL)



**Solus Architecture**  
 1002 Douglas Lane, Essex, VT 05432  
 (802) 888-1111  
 www.solusarch.com

REVISION:	DATE:

**HIGH LINE FUNDS LLC**  
 PROPOSED CITY BREW  
 1905 4th Street NW, Great Falls, MT

JOB NO: 16-015  
 DATE: 6-20-16

**PARKING PLAN**  
 SCALE: 1" = 20'-0"

**P1.1**

① PARKING PLAN  
 SCALE: 1" = 20'-0"