

DESIGN REVIEW BOARD

October 10, 2016

Case Number

DRB2016-18

Owner/Applicant

A&W Noodles, Inc.

Applicant

Representative

Oswood Construction
Company

Property Location

On 10th Ave S between
17th St S and 18th St S

Requested Action

Design Review for a
renovation and change of
use of an existing struc-
ture with site improve-
ments

Recommendation

Approve the submitted
design with conditions

Project Planner

Tom Micuda, AICP

TERIYAKI MADNESS: 1710 10TH AVENUE SOUTH



Project Description

The applicant is proposing an interior renovation and change of use of an existing building which was formerly an insurance office. The purpose of these improvements is to convert the building to a “fast-casual” chain restaurant called Teriyaki Madness. This restaurant will be focused on lunch and dinner service and contain a relatively small seating area. Carry-out service rather than drive-through will also be provided.

Background

- Legal Description: Lot 4 & 5, Block 3, Section 18, Township 20 North, Range 4 East, P.M. MT
- Property Zoning: C-2 General Commercial
- Parcel Area: $\pm 13,000$ square feet or ± 0.30 acres
- Structure Size: Existing Building $\pm 2,000$ square feet

Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The proposal is in compliance with all requirements of Exhibit 28-1, with the exception of Landscaping. The applicant proposes to remove the existing siding and masonry that currently exists on the north and east sides of the existing structure. These exterior materials will be replaced by a light gray exterior insulating finish system (EIFS). This will be augmented by gray metal siding, black ceramic tile, red metal trim, and red steel awnings. The creation of windows, the wrap-around awning, and addition of more vibrant colors will improve the building's aesthetics from 10th Avenue South. A minor extension of the building's roof parapet is proposed, as well as Rooftop mechanical units will be added. Those mechanical units must be screened by the parapet or other architectural features.

The building is located in the mid-block area of 10th Avenue South, on the south side of this commercial corridor. The property contains the existing building, which is one-story and approximately 2,000 square feet, as well as a large asphalt area on the east and south side of the structure. The front of the property contains a concrete patio. There are also billboards on the eastern property line. The property is considered "non-conforming" when it comes to the building and site condition. No features such as landscaping, parking lot striping, ADA parking, and proper access control currently exist. Because of the increase in use activity for this nonconforming situation, the property will be upgraded to address code requirements.

Applicable Sections of Title 17

The existing site was developed prior to the current code and doesn't comply with current development standards. As a result, the proposed increase in use intensity for the nonconforming site and structure was evaluated by staff. The Official Code of the City of Great Falls (OCCGF) determines parking requirements for restaurants based on proposed seating and employee count. With the proposed 30 seats and 3 employees, 15 parking spaces are required and are shown on the site plan. One (1) ADA van-accessible space has also been provided adjacent to the building entry. The required landing area for the van-accessible space will need a slight modification to create the required width for passenger unloading near the building entry.

Currently, there are two curb openings along 10th Avenue South for this property. The easternmost opening will be used for access into the parking area. The current access circulation will change in favor of a one-way entry off 10th Avenue South that will access parking spaces on the east side and south side of the building. Vehicles then will exit into an east-west alley. Further west along 10th Avenue South, there is another depression in the curb that could allow vehicles to pull into the area in front of the building. If the applicant is required to install a grass boulevard and trees as will be noted later in this report, this potential access point is no longer viable and doesn't present a safety issue. If the applicant is allowed to keep the concrete pad in its current condition, the existing curb should be raised to ensure that no vehicle can make this turning movement off 10th Avenue South.

The only lighting modification proposed by the applicant is the installation of building entry lights that will be affixed to the structure. These lights are shielded and comply with the fixture standards of the ordinance.

The applicant is proposing a small amount of wall signage for the project. The submitted sign package shows two signs in the restaurant's signature colors along the north wall of the building and a single sign on the east wall. In order to increase the building's visibility off 10th Avenue South, a monument sign may be added in the future. No code issues have been raised in staff's evaluation of the wall sign package.

The applicant was directed by staff to add landscaping into the project and has included three main areas for the Board's consideration. The first area is along the west side of the building and would result in the removal of an existing asphalt area. This area would augment and essentially double the size of an existing landscaped island on the adjacent property to the west. The second area is at the rear of the site behind the building. An outdoor patio area is proposed, and the landscaping would wrap around this area and better define this space as well as separate the southern tier of parking spaces from the eastern tier. Finally, a third area of landscaping would define the project entry on each side of 10th Avenue South.

The amount of interior landscaped area and associated plant counts comply with City code; however, Section 17.44.2.040 of the OCCGF requires a boulevard with grass and trees on 10th Avenue South to be created. The applicant has the following concerns about this site improvement: 1) he wishes to retain the concrete patio and is concerned about the cost of removing the concrete to create a grass plot with canopy trees, and 2) the building is in a mid-block location and slightly recessed compared to surrounding structures. Adding trees would eventually make the building harder to find for motorists. It could also eventually block a monument sign. Additionally, the applicant's representative has noted that drainage, which currently sheet flows into 10th Avenue South, would be compromised by a new boulevard tree plot. As an alternative, the applicant is proposing to add a decorative bike rack and landscaping via planters or large pots to enhance the front of the property.

While Staff recognizes these arguments, staff recommends that the Design Review Board require the grass plot with boulevard trees to be installed. 10th Avenue South is a key entryway into the City, and the State DOT has expended funds to enhance the corridor with median pavers and trees on certain portions. Whenever a property needs to be upgraded to comply with zoning, the number one priority should be to improve the curb appeal along the public street, which is why creating a grass plot with canopy trees is so critical. As one travels along 10th Avenue South, there are a limited number of properties that have these improvements, and the only time that these improvements get installed is at the time of redevelopment. Additionally, the boulevard grass and trees will naturally function to slow down and treat a portion of the drainage before it gets to 10th Avenue South. Staff recommends that the Design Review Board implement the ordinance and require this enhancement.

Aggregation of Lots

Due to the proposed construction and site work, the applicant will be required to aggregate all parcels associated with the scope of the project.

Recommendation

Staff supports this application with the recommendation that the Design Review Board approve the submitted design with conditions.

Suggested Motion

Board Member moves:

“I move that the Design Review Board (approve/approve with conditions/deny) the Design Review Application for the proposed Teriyaki Madness restaurant, located at 1710 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. The applicant shall amend the site plan to include a grass plot and boulevard trees along 10th Avenue South in compliance with 17.44.2.040 of the OCCGF.
- D. Prior to the issuance of a building permit, the proposed van-accessible ADA space shall be modified, if required, to comply with code.
- E. Prior to the issuance of a building permit, the applicant must ensure that no vehicular access from 10th Avenue South can occur into the property in the area of the depressed curb cut in front of the building.
- F. The applicant will provide an amended plat, and administrative plat review application and fee, to aggregate all parcels associated with the project except for the parking lot located across the alley which shall incorporate corrections of any errors or omissions noted by Staff.

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
Todd Seymanski, City Forester
Nick Oswood, Representative, Oswood Construction Company, nickoswood@hotmail.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

Teriyaki Madness

Name of Project / Proposed Use:

A&W Noodles, Inc.

Owner Name:

525 Central Avenue, #U4, Great Falls, Montana 59401

Mailing Address:

406.868.8982

Phone:

tmad060@teriyakimadness.com

Email:

Oswood Construction Company

Representative Name:

P.O. Box 3527, Great Falls, Montana 59403

Mailing Address:

406.761.1465

Phone:

nickoswood@hotmail.com

Email:

PROJECT LOCATION:

1710 10th Avenue South, Great Falls, Montana 59405

Site Address:

13,000

Sq. Ft. of Property:

2,000

Sq. Ft. of Structure:

LEGAL DESCRIPTION

Lot 004 & 005

Mark/Lot:

S18

Section:

T20 N, Block 003

Township/Block

R04 E / Fairview

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.

Property Owner's Signature:

2016-09-26

Date:



Representative's Signature:

2016-09-26

Date:

EXHIBIT B - PROJECT NARRATIVE

26-Sep-16

Hand Delivered

City of Great Falls
Planning and Community Development Department
P.O. Box 5021
Great Falls, Montana 59403-5021

Re: Teriyaki Madness
OCC Project No. 2016-007
Design Review Board Application
Project Narrative

Dear Planning Staff:

On behalf of our client, A&W Noodles, Inc. and Teriyaki Madness, please find attached our Design Review Board Application for the proposed remodel project at 1710 10th Avenue South, Great Falls, Montana. We offer the following narrative to describe the project:

The site is located on the south side of 10th Avenue South. It currently contains one (1), single-story CMU structure (approximately 50'-0" x 40'-0") and two (2) billboards. The entire site is covered with concrete and asphalt paving. The building was formerly Faith Cardwell Agency. Prior to that, it was Mann Mortgage. The existing building to the west is U.S. Bank. The landscaping island to the west is mostly on U.S. Bank's property and has not been included in any landscaping calculations. The building to the east is commercial space which currently houses: The UPS Store, All Vacuum Center, and Big Mouth BBQ. To the north are the six (6) lanes of 10th Avenue South. Across the street are McDonalds, Carriage Trade Cleaners, and Taco Treat. The property is zoned C-2 and bordered on the south by more C-2 property, which is currently a mixture of parking lots, commercial space, and residential single family housing. Our client, A&W Noodles, hopes to lease the property—which was recently acquired by Weissman Trade Corporation—and renovate it into a franchise "fast casual" restaurant, Teriyaki Madness. The business will be open primarily for lunch and dinner, approximately 11:00 AM to 8:00 PM, seven days a week. They offer limited dine-in seating as well as carry-out. There is no drive-through as the food is prepared to order. While our client has a limited budget, they are committed to an attractive, inviting, and energy efficient property.

Please find attached a proposed the floor plan, elevations, and rendering. To the greatest extent possible, the existing structure will be reutilized. No additions are planned. The roof parapet on the north and part of the east side will be extended 4'-0" to add space for the restaurant's signs, make the building frontage more commensurate to the nearby buildings, and to screen the mechanical equipment. The preliminary mechanical plan is to remove the air conditioning condenser to the west of the building and install two (2) new roof top units. The kitchen hood will also have a roof mounted exhaust fan and make-up air unit. The metal siding and masonry on the north and east will be removed. The proposed finishes are light gray exterior insulating finish system ("EIFS" or "Dryvit"), gray metal siding, black ceramic tile, metallic cladding on the parapet, red metal trim and flashings, and red steel awnings. The color palette is in line with Teriyaki's Madness's company colors: grays, reds, and blacks. We plan on restoring the aluminum storefronts (removed by a prior renovation) on the north side and adding

EXHIBIT B - PROJECT NARRATIVE (CONT.)

an additional storefront on the east side as well as a door on the south. The storefronts will be black aluminum. Please see the attached color board. Unless the budget allows, the existing metal siding on the south and west will be left in place. The signs, which are well within the amount permitted by code, are Teriyaki Madness's standard logos. Product data is attached. While it is not currently on the drawings, our client may wish to add a monument sign in the landscaping island to the north of the building or a sign underneath the existing billboards. If so, a separate sign permit will be submitted for the City's consideration. We have not provided a plan showing "solar exposure" as the building is existing. During renovations, the addition of insulation, LED lighting, awnings, and modern glazing will greatly improve energy efficiency of the structure.

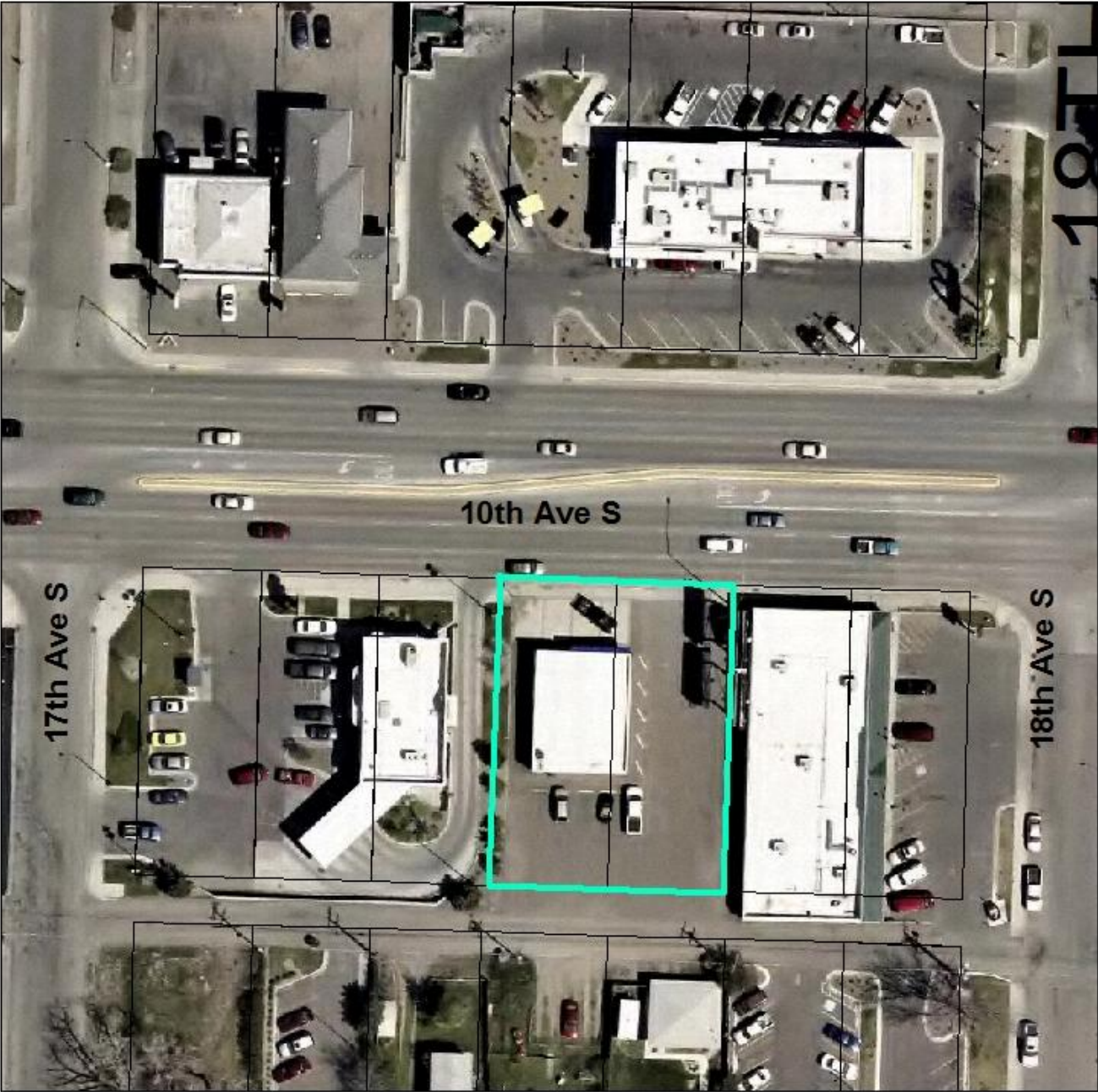
City staff has advised us that since the type of business is changing from an insurance office to a restaurant, that the existing site must be brought up to current code. We have included a proposed landscaping plan. We have not included a survey or topographic plan as we do not propose adding structures or changing the overall site drainage. The site currently drains through a swale in the asphalt onto the flow curb on 10th. There is a storm sewer system on 10th Avenue South. The current site drainage appears to be working. Flow curb will be added around the parking spaces and landscape islands on the southwest side. These will direct water away from the building and into the existing asphalt swale. Parking spaces, a bike rack, and landscaping will be added. The parking spaces meet the fifteen (15) required for three (3) employees per shift and thirty (30) interior seats. We have not included parking spaces for the patio, as this will only be used seasonally. Unfortunately, given the site and landscaping constraints, it is extremely difficult to add any more parking than the minimum. All grass will be irrigated and plating beds will be serviced by drip lines. The landscaping area exceeds the minimum, but grass has been kept to the minimum (25%) to reduce on maintenance. Our client does not wish to remove the existing concrete patio to the north, bordering 10th Avenue. The sidewalk and curbs to the north are existing and not on the property (we assume the north 20' of the property was annexed by the State when the road was widened). Therefore, we ask that we not be required to add a grass border along the sidewalk. The City ordinances regarding the number of plants were recently revised. The new ordinance does not appear to provide clear direction on perennials, requiring only trees and shrubs: one (1) tree and seven (7) shrubs per 400 square feet. The ordinance does not address perennials or boulders. We have used the old ordinance guideline: counting three (3) perennials as equal to one (1) shrubbery. We would like to use perennials as well as shrubs for aesthetics and variety. This landscape design is by Tilleraas Landscape Nursery. Site lighting will also be brought up to code. The existing site has a considerable amount of light bleeding onto the property from the neighboring buildings, 10th Avenue, and the alley. Our electrical engineer, Mr. Chris Cordeiro of Everson-Cordeiro Engineering, has recommending lighting on the building as well as a single light pole in the south landscape island. The light fixtures are shown on the attached site plan. We have also included a light fixture schedule and product cut sheets.



Thank you for taking time to consider our application. This project will offer a marked improvement over the existing site. While there are many restaurants on 10th Avenue, Teriyaki Madness offers a fresh and healthier alternative.

Sincerely,


 Nicholas R. Oswood, Vice President
 OSWOOD CONSTRUCTION COMPANY

EXHIBIT C - AERIAL MAP



-  1710 10th Ave S
-  Tracts of Land



Teriyaki Madness Site

EXHIBIT D - SITE PHOTOGRAPHS (OCTOBER 2016)



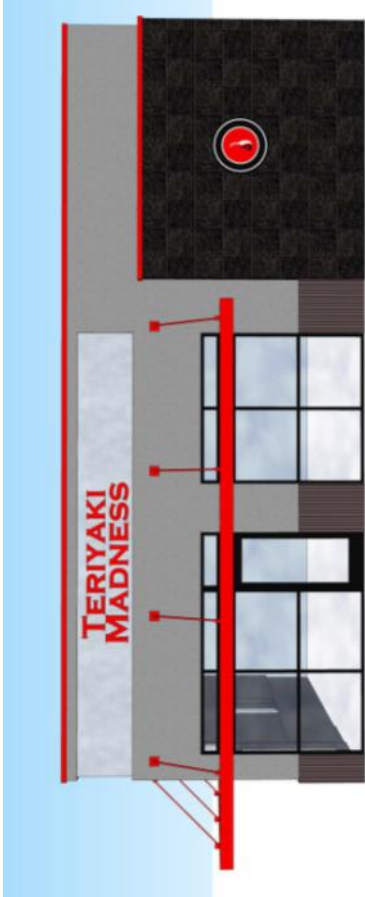
View looking southwest from 10th Ave S at the northeast corner of the existing building



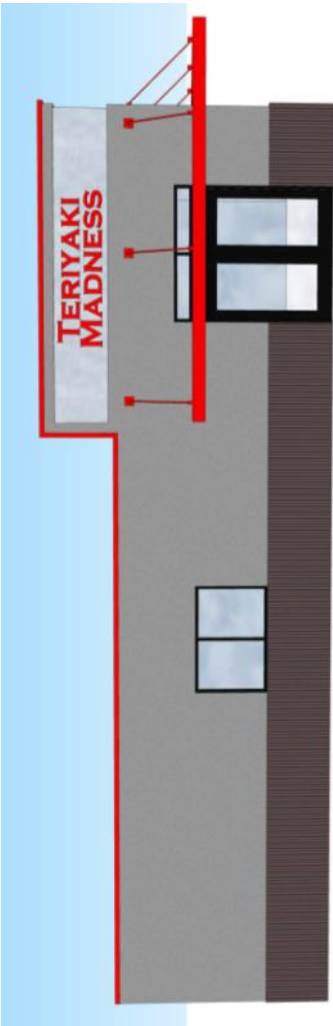
View looking south from 10th Ave S at the existing parking lot.



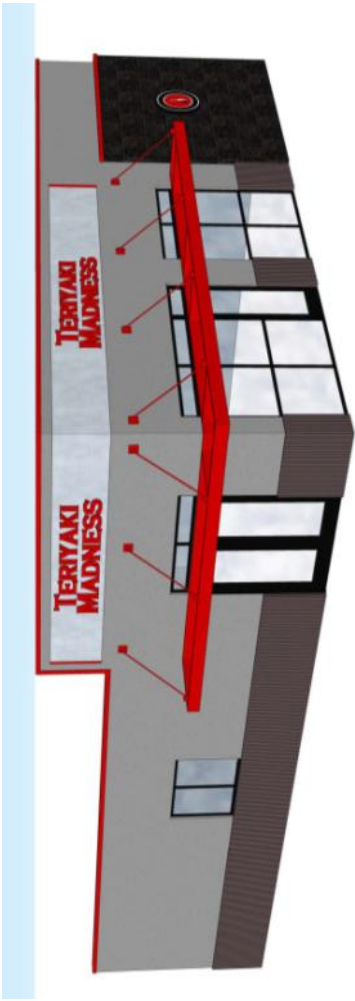
View looking southwest at the rear portion of the existing parking lot and the south side of the building



NORTH SIDE



EAST SIDE



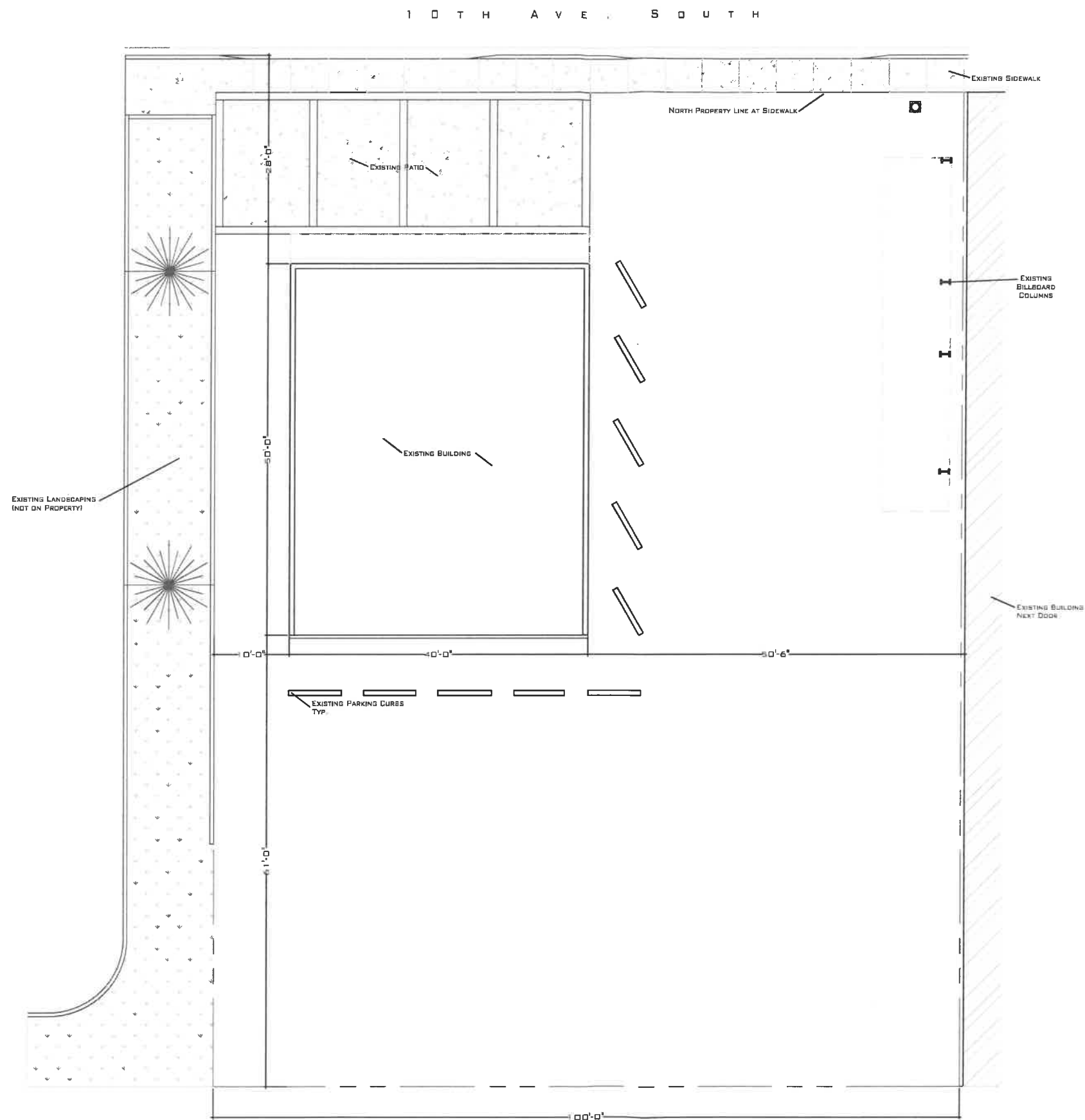
DEVELOPMENT PLANS:

EXISTING SITE PLAN

PROPOSED SITE/LANDSCAPING PLAN

BUILDING ELEVATIONS

BUILDING FLOOR PLAN



CONFIDENTIAL - PROPERTY OF OSWOOD CONSTRUCTION
SCALE: 1/16" = 1'

DATE: 9-26-16
REVISED:

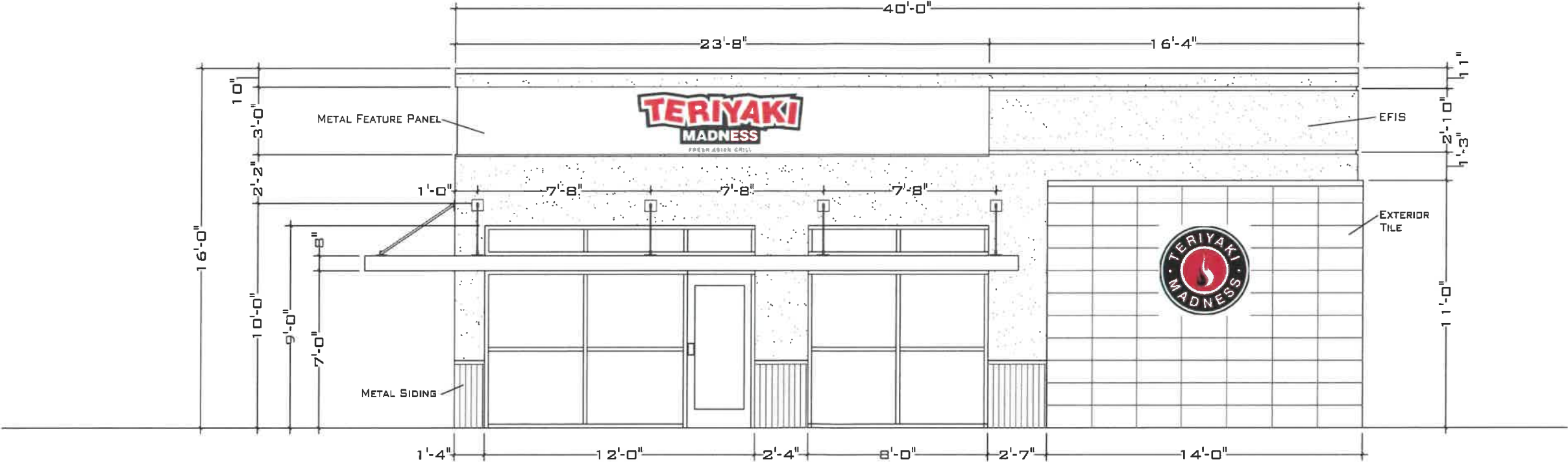
OSWOOD CONSTRUCTION COMPANY
5000 49TH ST. SW
GREAT FALLS, MONTANA 59404
TELEPHONE: 406-761-1455
FAX: 406-453-9862

TERIYAKI MADNESS
1710 10TH AVE. SOUTH
GREAT FALLS, MONTANA

DESIGN BY:
OSWOOD CONSTRUCTION COMPANY
DRAWINGS BY:
TROY OSWOOD

EXISTING SITE PLAN

PROJECT NUMBER
2016-003
SHEET NUMBER



Proposed Signage			
QTY	Length	Height	Area (SF)
2	7'-11-3/4"	2'-6"	40
1	4'-0"	4'-0"	16
		Total Area:	56
		Allowed Area	180

DATE: 9-26-16
REVISED:

OSWOOD CONSTRUCTION COMPANY

5000 49TH ST. SW
GREAT FALLS, MONTANA 59404

TELEPHONE: 406 - 761 1455
FAX: 406 - 453 9862

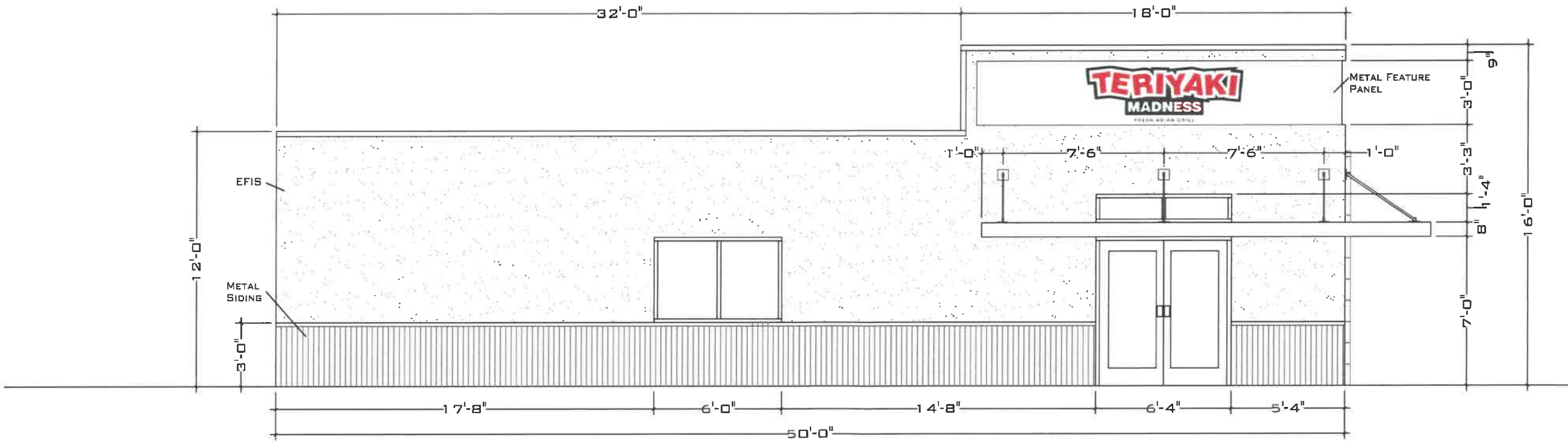
TERIYAKI MADNESS
1710 10TH AVE. SOUTH
GREAT FALLS

MONTANA

DESIGN BY:
OSWOOD CONSTRUCTION COMPANY
DRAWINGS BY:
TROY OSWOOD

NORTH ELEVATION

PROJECT NUMBER
2016-003
SHEET NUMBER



Proposed Signage			
QTY	Length	Height	Area (SF)
2	7'-11-3/4"	2'-6"	40
1	4'-0"	4'-0"	16
Total Area:			56
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DATE: 9-26-16
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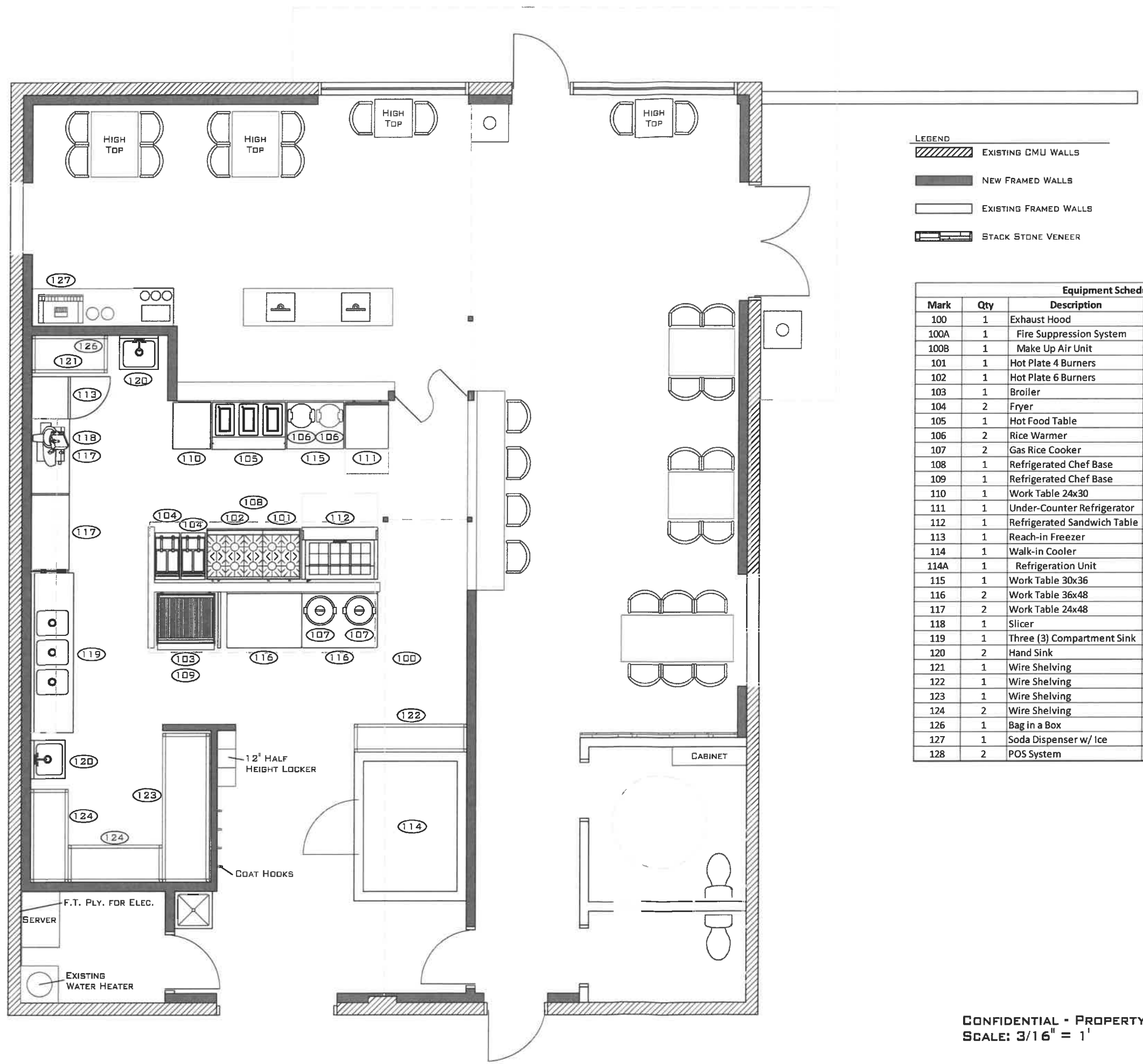
TERIYAKI MADNESS

1710 10TH AVE. SOUTH
GREAT FALLS, MONTANA

DESIGN BY:
OSWOOD CONSTRUCTION COMPANY
DRAWINGS BY:
TROY OSWOOD

EAST ELEVATION

PROJECT NUMBER
2016-003
SHEET NUMBER



LEGEND

- EXISTING CMU WALLS
- NEW FRAMED WALLS
- EXISTING FRAMED WALLS
- STACK STONE VENEER

Equipment Schedule				
Mark	Qty	Description	Manufacturer	Model
100	1	Exhaust Hood	Greenheck	Custom
100A	1	Fire Suppression System		As required
100B	1	Make Up Air Unit	Greenheck	As required
101	1	Hot Plate 4 Burners	Vulcan	VHP424
102	1	Hot Plate 6 Burners	Vulcan	VHP636U
103	1	Broiler	Vulcan	VTEC36
104	2	Fryer	Vulcan	1GR35M
105	1	Hot Food Table	Advance Tabco	SW-3E-120
106	2	Rice Warmer	Town	56919
107	2	Gas Rice Cooker	Town	RM-55N-R
108	1	Refrigerated Chef Base	True	TRCB-52-60
109	1	Refrigerated Chef Base	True	TRCB-36
110	1	Work Table 24x30	True	TWT-27F-HC
111	1	Under-Counter Refrigerator	True	TWT-27D-2-HC
112	1	Refrigerated Sandwich Table	True	TFP-48-18M-D-4
113	1	Reach-in Freezer	True	T-19F
114	1	Walk-in Cooler	Nor-Lake	KL7468
114A	1	Refrigeration Unit	Nor-Lake	As required
115	1	Work Table 30x36	Advance Tabco	VSS-303
116	2	Work Table 36x48	Advance Tabco	VSS-364
117	2	Work Table 24x48	Advance Tabco	VSS-244
118	1	Slicer	Globe	3600N
119	1	Three (3) Compartment Sink	Advance Tabco	T9-3-54-24RL
120	2	Hand Sink	By Mechanical Subcontractor	
121	1	Wire Shelving	24x48	
122	1	Wire Shelving	18x72	
123	1	Wire Shelving	30x96	
124	2	Wire Shelving	24x60	
126	1	Bag in a Box	By Vendor	
127	1	Soda Dispenser w/ Ice	By Vendor	
128	2	POS System	By Others	

CONFIDENTIAL - PROPERTY OF OSWOOD CONSTRUCTION
SCALE: 3/16" = 1'

DATE: 9-26-16
REVISED:

OSWOOD CONSTRUCTION COMPANY
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TERIYAKI MADNESS
1710 10TH AVE. SOUTH
BREAT FALLS, MONTANA

DESIGN BY:
OSWOOD
CONSTRUCTION
COMPANY
DRAWINGS BY:
TROY OSWOOD

PRELIMINARY FLOOR PLAN

PROJECT NUMBER
2016-003
SHEET NUMBER