

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
July 25, 2016**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:00 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Dani Grebe, Chair
Tyson Kraft, Vice Chair
David Grosse
Ann Schneider

Design Review Board Members absent:

Kevin Vining

City Staff Members present:

Tom Micuda, Deputy Director P&CD
Erin Borland, Planner I
Gregory Gordos, Planner I
Dave Dobbs, City Engineer

Others present:

Allan Birky, Square B Accounting
Dave Gifford, High Line Funds
Ken Huff, Solus Architecture
Alex Huffield, KLJ
Terry Kramer, Kramer Enterprises

MINUTES

Ms. Schneider, Mr. Grosse, and Mr. Kraft all noted corrections to the minutes of the July 11, 2016, meeting of the Design Review Board. Mr. Grosse moved to approve the corrected minutes, Mr. Kraft seconded, and all being in favor the minutes were approved as corrected.

NEW BUSINESS
DRB2016-13 2 Restaurant Complex (City Brew)
1905 4th Street Northeast

Gregory Gordos, Planner I, entered the staff report into the record for a 2 restaurant complex, with City Brew confirmed. The proposed tenant, City Brew, will consist of a single lane drive through, an outdoor patio, and dining area seating up to 40 patrons. A second 2,600 square foot space, attached to City Brew, would house an unnamed fast-casual restaurant. The proposed parking is designed to accommodate both potential tenants in one building. The current lot is vacant with a zoning of C-2 General Commercial.

Mr. Gordos said the applicant is proposing a new one-story structure, and both commercial structures are 15 feet high as proposed. The building would have a uniform appearance across the two restaurants, with E.I.F.S. in shades of brown and tan. The dumpster enclosure would be screened with a masonry wall and steel gates.

Mr. Gordos explained this site was previously approved for a Popeye's restaurant earlier in the year, and he reviewed the differences in design with transportation facilities, primarily an exit only from the drive-through to 4th Street Northeast, which also varied from the original submission from the applicant. Staff's concerns with that exit include the speed of northbound traffic on 4th Street Northeast, and the drive-through window itself being positioned very close to the exiting point, which could cause backups in the drive-through lane. Staff recommends the applicant's original design without the exit onto 4th Street Northeast be approved by the Board.

The applicant is proposing fifty parking spaces to be added to the site to support both the coffee shop and fast-casual restaurant, which includes bicycle parking spaces replacing two traditional automobile spaces, and two ADA accessible spaces. Mr. Gordos explained City Brew's expected peak hours to be from 6 a.m. to 11 a.m., while the fast-casual restaurant not expected to be open until after 11 a.m., thus meeting the minimum number of spaces required. Mr. Gordos said staff recommends approval of the design subject to the Conditions of Approval as listed in the staff report.

Mr. Dobbs discussed the difficulties with this particular driveway and went through eight different things to consider regarding the design of the driveway. There was also discussion on getting the exact traffic counts for each street, and Mr. Dobbs offered to provide those.

PETITIONER'S PRESENTATION

Ken Huff, Solus Architecture, said they are looking to maximize the use of the site, and believes the proposed design is a vast improvement from what stands currently. He offered to answer any questions from the Board.

PUBLIC COMMENT

Terry Kramer, Kramer Enterprises, said he was the owner and developer of Popeye's, and he does see this as an improvement on what was previously proposed. He commended the owners on being able to utilize the space with a joined building instead of two separate buildings.

BOARD DISCUSSION AND ACTION

Ms. Schneider confirmed that 4th Street Northeast was exit only, not an entrance.

Mr. Kraft expressed his concern on two of the parking stalls causing vehicles to back into the drive through. There was discussion on designating those as employee parking spaces.

Motion: That the Design Review Board 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.

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.

Mr. Grosse stated condition D as listed in the staff report was taken care of by the developer and withdrew it as a condition of approval. Condition F as listed in the staff report was also withdrawn as Mr. Grosse noted it was no longer applicable with City Engineering approving the exit.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

DRB2016-14 KIB Homes and Square B Accounting 1220 Central Avenue West

Erin Borland, Planner I, entered the staff report into the record for the proposed renovation of the existing Double Barrel Café, turning into an office space. The property is currently zoned C-2 General commercial, with a parcel area of 18,750 square feet.

The proposed façade upgrade has been designed with corrugated Bridger Steel siding in two colors, and a stone accent will be utilized on the corner of the building and corners of the entrances. The applicants have also proposed removing the existing roof overhang, which will extend the height of the entrances and walls of the building to give it a more modern look.

The current site was developed under prior code requirements, classifying the existing site as nonconforming. The proposed project will bring the site closer to conformance with the requirements of the Code, including parking improvements, ADA accessibility, and landscaping. The applicant is proposing to re-stripe the paved parking lot, and though the proposed aisle widths for the parking lot are not in conformance with Code, staff has approved them due to the existing nonconforming site restraints.

New building mounted lighting will be added to ensure safety at night. The applicants have also proposed to create a six-foot wide island between the two existing curb cut entrances to the site containing two boulevard trees. Ms. Borland said staff supports this application and recommends the Board approve the design with the Conditions of Approval as listed in the staff report.

PETITIONER'S PRESENTATION

Allan Birky, Square B Accounting, said working with Ms. Borland has been great, and they are looking forward to cleaning up the site and getting some office space.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe asked if there was a reason for the black coloring on the corrugated Bridger Steel siding, and suggested making it a more neutral color to compliment the stone and other surrounding buildings. There was also discussion on the proposed signs, and utilizing the signs currently in place.

Mr. Kraft suggested lightening up the color scheme or adding a third color to break up the solid look on three sides. There was also discussion on shortening the 33-foot drive aisle and adding a four or six foot gravel bed with shrubs. Ms. Schneider confirmed the requirement for the drive aisle was 25 feet.

There was more discussion on changing the black color scheme to a more neutral tan or brown.

Motion: That the Design Review Board approve with conditions the Design Review Application for the façade update and site improvements of the proposed office space building, located at 1220 Central Avenue West, as shown in the conceptual development plans contained within this report and provided by the applicants, 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 applicants shall not incorporate a contractor yard as part of the subject property. The Official Code of the City of Great Falls (OCCGF) defines a "Contractor yard" as a place and/or building, or portion thereof, that is used or is intended to be used by a contractor/builder with one (1) or more of the following: construction material storage, machinery storage or repair, including trucks and heavy equipment, shops, and office space. A Contractor yard, and related activities, is expressly prohibited in the C-2 General commercial zoning district.

D. The applicant shall consider replacing the black metal siding with a more neutral color.

E. The applicant shall consider additional shrub landscaping on the north interior side of the property.

F. The applicant shall consider barriers on the southwest corner to protect from the steep drop off.

Made by: Ms. Schneider
Second: Mr. Grosse

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

Mr. Micuda noted Mr. Gordos was relocating, and this would be his last DRB meeting. Mr. Gordos thanked the Board, and expressed his appreciation for their work.

ADJOURNMENT

There being no further business, Mr. Grosse moved to adjourn the meeting, seconded by Ms. Schneider. All being in favor, the meeting was adjourned at 4:59 p.m.