

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
October 10, 2016**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Vice Chair Tyson Kraft at 3:01 p.m. in the Rainbow Room in the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Tyson Kraft, Vice Chair
David Grosse
Ann Schneider
Kevin Vining

Design Review Board Members absent:

Dani Grebe, Chair

City Staff Members present:

Galen Steffens, Planner III
Erin Borland, Planner I
Jim Young, City Engineer

Others present:

Jason Egeline, CWG Architects
Alex Huffield, KLJ
Joe Murphy, Big Sky Civil & Environmental (BSCE)
Nicholas Oswood, Oswood Construction
Colin Pullman, CWG Architects
Tyler Smith, A&W Noodles
Aaron Weissman, A&W Noodles
Nadyne Weissman, Weissman Trade

MINUTES

Mr. Grosse moved to approve the minutes of the September 26, 2016, meeting of the Design Review Board. Ms. Schneider seconded, and all being in favor, the minutes were approved.

NEW BUSINESS
DRB2016-17 Town Pump #1 Convenience Store
401 10th Avenue South

Erin Borland, Planner I, entered the staff report for the proposed exterior renovation and interior remodel for the existing Town Pump Great Falls #1 Convenience Store. The interior remodel consists of changing the existing laundry area into an additional sales area and cooler space. The exterior renovation would be a total reface of the store with new entrances and associated site work. The site is zoned C-2 General Commercial, with 67,500 square feet and a structure size of 7,005 square feet.

The existing EFIS exterior will be replaced with cement board lap siding and brick veneer, and all roofing, soffit, and fascia will be replaced with copper penny finished metal panels. All existing mechanical units located on the roof of the building will be screened with architectural elements. A new entrance is also proposed for the attached casino.

Ms. Borland said with the change to the entrances, a portion of the parking is proposed to be restriped, including the accessible parking spaces. She referred to the site plan and said the two handicap spaces will be relocated and placed in between the two entrances, and will include a new ramp and new striping. New building mounted lights have been proposed, and specifications of the fixture have been submitted to ensure compliance. Staff has also requested that the foot candle output of these lights be reviewed.

The proposed renovation will require the removal and replacement of existing sidewalk, and the site plan proposes a new sidewalk layout around the entrances that are in compliance. No further landscaping will be required. Town Pump will be required to aggregate all parcels associated with the convenience store and car wash before building permits can be issued. Ms. Borland said staff supports this application and recommends approval with conditions.

PETITIONER'S PRESENTATION

Jason Egeline, CWG Architects, said that they should have foot candle counts to the City for full review by the end of the week.

Joe Murphy, BSCE, said the owner has no problem with the lot aggregation.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Kraft asked if the parking along the southwest side was being eliminated, and it was confirmed by the applicant's representative that area was not a designated parking area.

Motion: That the Design Review Board approve with conditions the Design Review Application for the exterior renovation of the Town Pump Convenience Store, located at 401 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 will provide foot candles for the proposed building mounted light fixtures.
- D. 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.

Made by: Mr. Grosse
Second: Mr. Vining

VOTE: All being in favor, the motion carried.

**DRB2016-18 Teriyaki Madness
1710 10th Avenue South**

Galen Steffens, Planner III, entered the staff report for Teriyaki Madness. The applicant is proposing an interior renovation and change of use of an existing building which was formerly an insurance office. The property is zoned C-2 General Commercial with a parcel area of 13,000 square feet and structure size of 2,000 square feet.

The applicant proposes to remove the existing siding and masonry that currently exists on the north and east sides of the structure, replacing it with a light gray exterior insulation finish system (EFIS). This will be augmented by gray metal siding, black ceramic tile, red metal trim, and red steel awnings. Rooftop mechanical units will be added which must be screened by the parapet or other architectural features.

Parking requirements are being met, but a slight modification to the ADA van-accessible space to create the required width for passenger unloading will need to be done. Currently, there are two curb cuts along 10th Avenue South, with the easternmost opening being used for access into the parking area. Ms. Steffens explained the City would like to work with the applicant's proposal to leave the concrete patio immediately behind the other access point. With safety being a concern, staff recommends the curb cut be removed and possible landscaping put in its place to avoid unsafe turning movements onto 10th Avenue South.

Ms. Steffens said in regard to landscaping, the property is considered to be non-conforming; due to the increase in use, the property will be required to meet code requirements. The applicant was directed by staff to add landscaping into the project, and has included three main areas for the Board's consideration. Ms. Steffens reviewed those areas as described in the staff

report. The amount of interior landscaped area and associated plant counts comply with City code; however, a boulevard with grass and trees on 10th Avenue South will be required.

Ms. Steffens said the applicant does have concerns with some of the City's recommendations and wishes to retain the concrete patio due to the cost of removing it. They are also concerned that adding trees on the boulevard would make the building harder to find for motorists, as the building is slightly recessed compared to surrounding structures. Additionally, the applicant's representative has noted that drainage would be compromised with a boulevard. While staff recognizes these arguments, they still recommend the Design Review Board (DRB) require the grass plot with boulevard trees be installed. 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 DRB implement the ordinance and require this enhancement.

Due to the proposed construction and site work, the applicant will be required to aggregate all parcels associated with the scope of the project. Ms. Steffens said staff supports this application and recommends approval with conditions.

PETITIONER'S PRESENTATION

Nick Oswood, Oswood Construction Company, said the required landscaping is decreasing the property's parking and the ability for the location to handle traffic, thus making the non-conformity worse. He said the site is very limited and there are three things the City is requiring that he takes exception to, the first being the boulevard on 10th Avenue South. He listed multiple properties recently developed on 10th Avenue South with no landscaping, and wants Teriyaki Madness to be given the same treatment. He expressed his disagreement with being required to bring the property to code with the boulevard landscaping.

He also expressed his disagreement with removing the patio, and said the same goal can be accomplished by putting planters or bushes in that location. He also stated his concern with removing the curb cut, as it was put in by the State and should not be the owner's responsibility to fix what the state did incorrectly.

Mr. Oswood said he is not aware of an ordinance requiring aggregation of all parcels, and does not feel that they should be required to pay the \$200 fee and have the property surveyed in order to aggregate the lots.

PUBLIC COMMENT

It was asked if MDT had to approve this project, and Mr. Oswood said only if they have to eliminate the curb cut, as a portion of it is State property.

Jim Young, City Engineer, said the Engineer's Office supports the staff recommendation in regards to the curb cut. He also said that though the lot is under 15,000 square feet and does

not require a formal stormwater retention plan, it is recommended that they convey stormwater into landscaping areas, and more landscaping is always better than less.

BOARD DISCUSSION AND ACTION

There was discussion on why certain businesses on 10th Avenue South were not required to have boulevard landscaping, and what the DRB's role is in encouraging improvements. There was also more discussion regarding cost factors of different landscaping options, and Ms. Steffens emphasized that all new projects are being required to have boulevard on 10th Avenue South so that gradually, it becomes a welcoming corridor in our community.

Aaron Weissman, A&W Noodles, said he does want the property to look nice and said that concrete planters would solve the curb cut problem. Ms. Steffens said abandonment of the curb cut is a requirement of the code, and the planters do not address that. There was more discussion on boulevard landscaping, and the concern of blocking signage.

There was discussion on the fact that certain businesses were not required to follow the code regarding landscaping, which could call into question whether or not the code is actually enforceable. There was more discussion on putting in planters as opposed to grass and trees.

Mr. Grosse encouraged the applicant to compare the cost of installing a planter versus removing a curb cut, like the City has recommended. There was discussion on whether or not it was a code requirement, and the applicant stated the project would not move forward if that was the case. Mr. Young said if the driveway is being abandoned, the lay down curb needs to be taken out. There was more discussion on the enforceability of the code. There was also more discussion on the boulevard trees and what trees could be places there so as not to interfere with the signage, as well as visibility of the building.

Motion: That the Design Review Board approve with conditions 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.

Made by: Mr. Grosse
Second: Ms. Schneider

VOTE: All being in favor, the motion carried.

Mr. Grosse noted that he removed conditions E and F from the conditions listed in the staff report, eliminating the conditions to remove the depressed curb cut and aggregate all parcels.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Vining moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 4:44 p.m.