

DESIGN REVIEW BOARD

November 14, 2016

WESTWOOD PLAZA EXPANSION - ULTA

Case Number

DRB2016-19

Owner/Applicant

SSG WP, LLC

Applicant Representative

Jana Cooper, TD&H Engineering

Property Location

The existing Westwood Plaza on NW Bypass

Requested Action

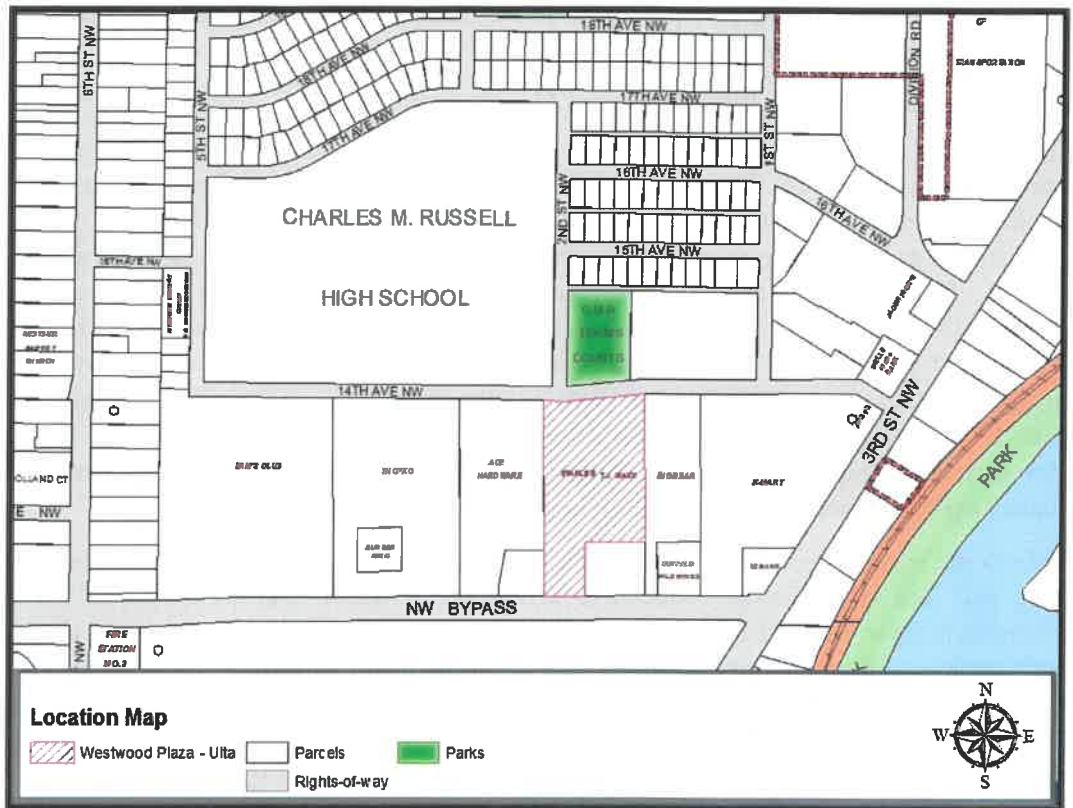
Design Review for an expansion to the existing shopping center

Recommendation

Approve the submitted design with conditions

Project Planner

Erin Borland



Project Description

The applicant is proposing the construction of an Ulta store as an expansion of the existing shopping center located at Westwood Plaza on Northwest Bypass. The existing site contains 59,648 square feet of retail space which includes the Dollar Tree, Staples, T.J. Maxx and a vacant store front.

Background

- Legal Description: Lot 2, Block 1, Westwood Addition No. 2, Section 2, Township 20 North, Range 3 East, P.M. MT
- Property Zoning: C-2 General Commercial
- Parcel Area: ±288,672 square feet or ±6.63 acres
- Structure Size: ± 10,035 square feet

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

The proposal is in compliance with all requirements of Exhibit 28-1. The applicant is proposing a new 10,035 square foot Ultra retail store as an expansion to the existing Westwood Plaza strip mall, where a former garden center was located at the west end of the existing Dollar Tree. The proposed building will consist of several material types including: sandblast and sandpebble finish on the exterior insulation and finishing system (EIFS) for the entrance, smooth face and split face concrete masonry units (CMU) for the main walls, metal accents and fabric awnings. The color palette is consistent with existing stores in the area which can be seen in the provided development drawings and with the architectural design guidelines in Exhibit 28-1. The new trash enclosure will sit on a 20 foot by 12 foot concrete slab with an additional 10 foot slab in front of the enclosure for the gate to swing open. The enclosure is proposed to be chain link fence that is seven feet tall with vertical vinyl slats in a color to match the building.

Applicable Sections of Title 17 - Land Development Code

The existing site was developed prior to the current code and does not comply with current development standards. As a result, the proposed expansion on this nonconforming site was evaluated by staff with the applicable sections of Title 17- Land Development Code, of the Official Code of the City of Great Falls (OCCGF), as well as the requirements that were deferred as a result of the Design Review Board approval for T.J. Maxx. The proposed expansion to the building is in compliance with the requirements for parking. The (OCCGF) requires that parking for a retail use over 5,000 square feet be evaluated as 20 spaces plus 1 per 300 square feet in excess of 5,000 square feet. The existing strip mall square footage is 59,188 square feet. The proposed Ultra store is 10,035 square feet which will create a total square footage of 69,223 square feet. As per the Title 17 requirements, this site would require 234 parking spaces. According to the information provided there are 403 shared parking spaces on the existing site, with a loss of 20 spaces for new landscape islands, this leaves 383 shared parking spaces for the whole strip mall.

Due to the expansion of the building, the applicant is proposing the two lane access in between the existing Dollar Tree and Ace Hardware be reduced to a one way south bound access road. The applicant is working with the recommendation of Staff to finalize all of the components of this change such as, traffic controls, fire lane signage and striping, and circulation impacts. The applicant will continue to work with staff to complete all requirements for safe circulation through the site. The applicant will extend the existing sidewalk the length of the new store front. In addition, a sidewalk and boulevard trees would typically be installed along 14th Ave Northwest. After discussion between Staff and the applicant, both parties agreed that a Development Agreement would be written to defer the sidewalk and trees until adjacent development would deem it necessary for them to be installed. This Agreement will be drafted by Staff, reviewed by the applicant, and then will be considered for approval by the City Commission.

The only lighting modification proposed by the applicant is the installation of building mounted lighting. The design of these lights are not in the scope of the project that has been submitted, therefore the specifications of the building mounted lights will be required to be submitted prior to permit. The applicant submitted the photometric plan that was approved during design review for T.J. Maxx to show that the existing parking lot lighting is adequate.

The applicant was directed by Staff to add landscape islands during design review for T.J. Maxx. The applicant was also asked by the Design Review Board to add additional islands that would be located in the center of the rows of parking spots in order to bring the parking lot into compliance. These islands were asked to be deferred by the applicant to be installed within a year of approval. This deferral was approved and these islands are now proposed within the scope of the Ultra project. There are two types of landscaping island layouts proposed which are submitted on the landscaping plan included in design development plans. The first is a triangular shaped island which terminates the rows of parking, and the second is a linear island that is located in the center of the row of parking to break up the long rows of parking. Both islands are proposed with plant material similar to that already on site with the addition of some shade trees. There are 16 islands total required for this project.

The applicant has proposed new signage for the expansion to the strip mall which would include building signage located on the front and side of the building, and an Ulta store sign added to the existing monument sign for the plaza. Examples of this signage can be seen on the development drawings. This signage will be submitted under a separate application for approval.

Title 17 Deficiencies to be Addressed Prior to Building Permit Issuance

- ◆ Applicant shall work with Staff to complete the Development Agreement to be approved by City Commission.
- ◆ Applicant shall continue to work with Staff on the one-way drive aisle conversion abutting the proposed Ulta building on the west side.
- ◆ Applicant shall submit specifications of the building mounted lighting for approval.

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 Ulta located as an addition to the in the existing Westwood Plaza, 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.

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
Jana Cooper, TD&H Engineering, Jana.Cooper@tdhengineering.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

Date Stamp:



DESIGN REVIEW BOARD APPLICATION

Westwood Plaza - Ulta / Retail Ground Up

Name of Project / Proposed Use:

SSG WP, LLC

Owner Name:

2200 Park Avenue, Building C, Suite 200, Park City, Utah, 84060

Mailing Address:

(435) 575-5215

Phone:

jon-eric@ssgpartners.com

Email:

Jana Cooper w/ TD&H Engineering

Representative Name:

1800 River Drive N., Great Falls, MT 59401

Mailing Address:

(406) 761-3010

Phone:

Jana.Cooper@tdhengineering.com

Email:

PROJECT LOCATION:

Ulta at Westwood Plaza on Northwest Bypass (Address has not been assigned)

Site Address:

288,672 sf

Property Square Footage:

10,035 sf

Structure Square Footage:

LEGAL DESCRIPTION:

Lot 2, Block 1, of the Amended Plat of Lot 2, Block 1 Westwood No. 2

Mark/Lot:

Section:

Township/Block:

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:

10/24/2016

Date:

Representative's Signature:

10/24/2016

Date:

EXHIBIT B - PROJECT NARRATIVE

1800 River Drive North
Great Falls, MT 59401



406.761.3010
tdhengineering.com

10/24/16

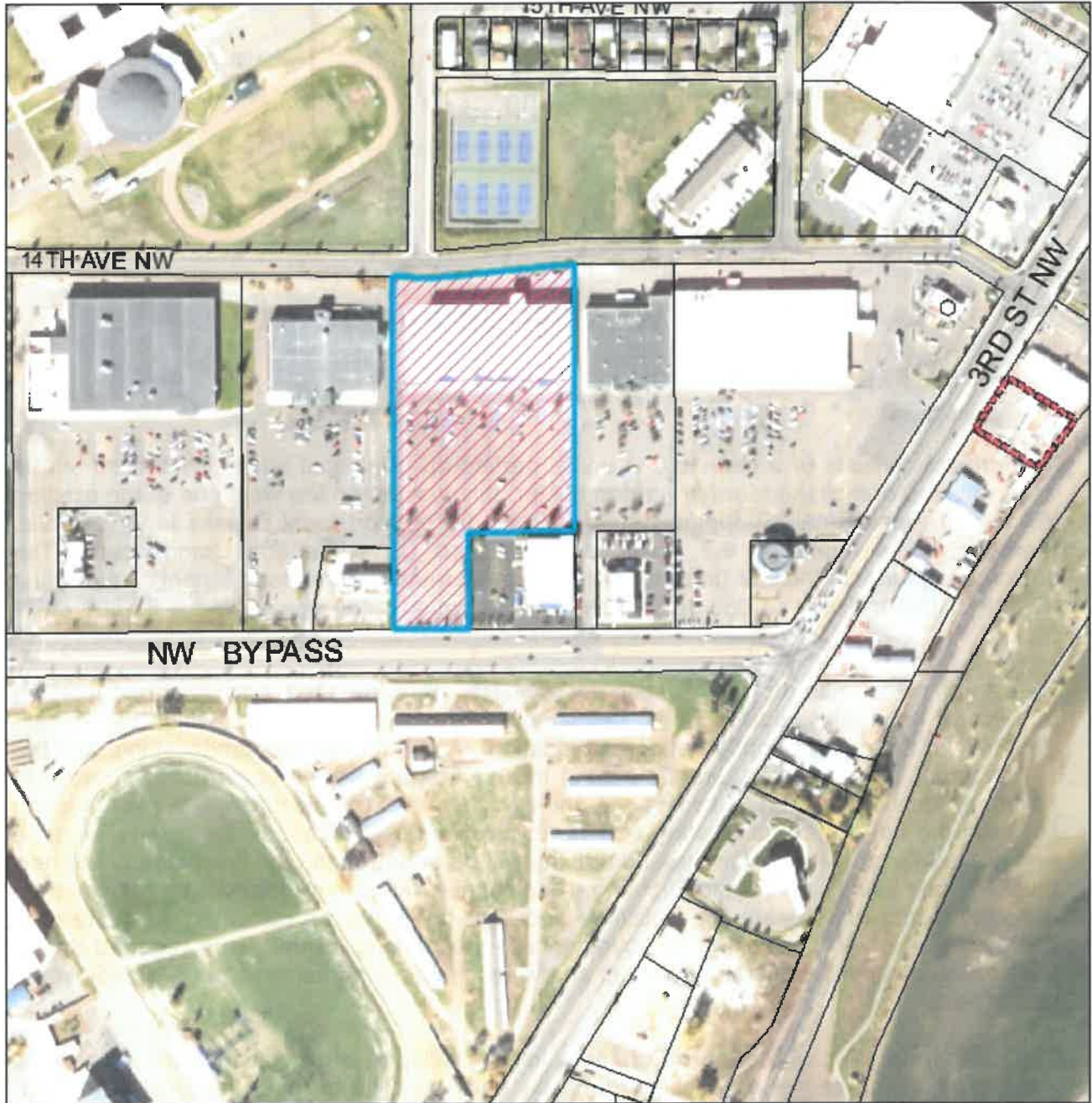
RE: ULTA BUILDING – WESTWOOD PLAZA PROJECT NARRATIVE TD&H ENGINEERING JOB NO. 16-245




The project consists of a new 10,035 sq. ft. ground-up Ulta retail tenant shell build-out, in what will be a demolished former garden center. It is located on the west end of the existing Westwood Plaza Retail Shopping Center located on the Northwest Bypass in Great Falls, Montana. The center is 6.7 acres, and is zoned C2 – General Commercial. The surrounding tenants include (in order from proximity from the proposed tenant): an existing 12,848 sf Dollar Tree; 14,088 sf Staples; 9,912 sf open retail space; and a 22,800 sf TJ Maxx.

The southern portion of the existing lot consists of a repaved and restriped parking pavement, drive isles, pole lighting, landscaping, and monument sign, which will remain generally in the current configuration and location. An additional isle, landscaping, and the re-pavement of the section directly around the new tenant will be constructed in order to further articulate the reduced two-way to one-way drive aisle. This drive aisle will run south between the new Ulta and existing Ace Hardware from 14th Avenue. Directional signage and fire lane access-only signage and striping will be added along the west side of the new building wall, along with building lighting. Additionally, the storm drain will be relocated so it does not run underneath the buildings and light poles will be relocated as necessary. The owner will also be making improvements to the parking lot that were required during the previously approved TJMaxx project and will include additional landscape islands in the parking lot.

The northern portion of the lot (off of 14th Avenue) will consist of adjusting the entry-ramp into the shopping center and a new dumpster enclosure, all to meet the local ordinance. Additionally, the Owner is working with the City on an owner-city agreement in which they will provide an attached sidewalk and trees along 14th Avenue as such time as new development occur that meets the requirements of the agreement.

EXHIBIT C - AERIAL MAP



-  Westwood Plaza - Ulta
-  City Limits
-  Tracts of Land

260 130 0 260 Feet



EXHIBIT D - SITE PHOTOGRAPHS (OCTOBER 2016)



View looking northeast at the site of the proposed building, as well as the drive to be proposed as one way.



View looking southeast at the site of the proposed building.



View looking northeast into the parking lot where new landscape islands will be installed.

DEVELOPMENT PLANS:

SITE PLAN

PHOTOMETRIC PLAN/LANDSCAPING PLAN

TRASH ENCLOSURE DETAILS/PARKING COUNTS

BUILDING FLOOR PLAN

BUILDING ELEVATIONS/SIGNAGE

MATERIAL BOARD

EXISTING ELEVATIONS