



MEETING: Site Review Committee
SUBJECT: White Castle
ADDRESS: U.S. 30 & Sturdy Road

LOCATION: City Hall
DATE: September 11, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, City Planner	(219) 462-1161
Taylor Wegrzyn, Asst. Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Evans, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161
Media	

PRESENTERS:

Jeffrey D. Shetler, MS Consultants, Inc.
 (614) 898-7100/jshetler@msconsultants.com
 Craig Eilers, White Castle Management Co.
 (614) 559-2729/eilers@whitecastle.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed White Castle to be located at the intersection of U.S. 30 and Sturdy Road. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: This is part of the larger development at U.S. 30 and Sturdy Road. This will be a new White Castle store. There is an entrance off of U.S. 30. There will be one way access on the east side of the project, with a drive-through on that side. There will be two-way access on the west side which runs from U.S. 30 to the access road off of Sturdy Road. All utilities connect to the new development. The site is graded generally north to south to connect into the proposed storm sewer system for the overall development. The sanitary sewer will also connect on the south side of the site. There are 31 parking spaces provided. There will be some site lighting. Landscaping will also be provided. There will be a monument sign along U.S. 30.

STAFF COMMENTS:

MCALPINE: McAlpine stated that the right-in and right-out access off U.S. 30 is an issue and will require further discussion. Since the City prefers payment in lieu of sidewalk installation, McAlpine is requesting that the sidewalk on Sheet SD3 at the northwest corner that ties into a narrower existing sidewalk be extended to a 6' sidewalk width and included in the calculation for payment. McAlpine said the decel lane should be coordinated with INDOT. This may be the responsibility of the overall site developer. McAlpine conveyed that there may be an opportunity for a sidewalk connection within the interior on the east side of the parking lot to extend this sidewalk all the way out to the right-of-way frontage. McAlpine suggested using the interior grassy area as a rain garden with native plantings rather than planting it with shrubs. This could capture the downspouts

from White Castle and send it into this area and then it could be drained into the storm sewer line that runs through the southern panhandle portion of the grassy area. McAlpine recommended widening the construction entrance shown on Sheet SD4. McAlpine is showing a drainage structure over the proposed storm sewer line for the possible rain garden. The underground work in the grass area may have to be reworked for the rain garden. There appears to be a water service line to the garbage area and depending upon the depth of this line White Castle may want to run around that. McAlpine stated since the construction sequence for the Valparaiso Square Plaza is not known, it will be necessary that the silt fence wraps around the entire perimeter of this piece of property so that all sediment is contained on this site. Pipe flow calculations are needed for the proposed storm sewer lines. McAlpine said it appears the sanitary line snakes around unnecessarily to the point of connection. Costs might be saved by running this in a straight fashion and then tying into both sanitary lines. Eilers said this would have to be coordinated with Radtke. **THRASHER:** A State Construction Design Release is required before Building Permits will be issued. All contractors must be registered with the City of Valparaiso. Signage will require a permit.

BURKMAN: Burkman presented a copy of his written comments. Burkman stated that his comments overlap with those presented for Valparaiso Square Plaza and will require coordination with the overall subdivision developer in terms of who will be responsible for what, i.e. who will handle the costs for payment in lieu of sidewalk and payment in lieu of curb, gutter and pavement widening. Burkman requested White Castle provide the right-of-way dedication since White Castle referenced the deed on the plans. Burkman stated that parking lot stalls can be 9 ft. wide. The standard for 90 degree parking stalls is 9 ft. x 20 ft. In cases where vehicles overhang green space they can be reduced to 18 ft.; however if spaces overhang the sidewalk they must be kept at 20 ft. so as not to encroach on the useable sidewalk area. Burkman reiterated that he is opposed to drive off of U.S. 30. Eilers commented they think very highly of this location. They are making an investment into the City and community. They do not want to limit their success. Eilers further stated that access is very important. Eilers said that if this cut is eliminated most of the access will come down Sturdy and will enter the rear and stacking may become an issue. If access is allowed from U.S. 30 a predominant amount of stacking will be coming down the west side of the property and then looping around the back. Eilers explained that at other locations in outlot buildings access is from the rear a menu board will be placed in the front and have a pickup window on west side. Eilers believes that in an earlier submittal this layout was shown, but it was not viewed as favorable to have the menu board located at the front of the building because of the corridor district. White Castle has safety concerns with limiting this access. Burkman stated that if the frontage road were realigned to come right through to the upper end and off to the east, access would be available and circulation would be the same. Access would come off more in front of Staples. Eilers mentioned they did present this type of exhibit, but installing a frontage road was a concern of the City because of the corridor design. Burkman said this issue will require more discussion. Burkman stated that coordination between White Castle and the developer will be necessary concerning who will be responsible for installation of the passing blister, accel/decel lanes if necessary on U.S. 30 and the detention basin and pipes leading to it. A Rule 5 Permit is required for the overall subdivision. White Castle will need to obtain a Site Permit for this site. This will cover sanitary sewer connection individually to the main line that will be extended and local Erosion Control Permit. Several items will require coordination with the overall developer.

KENT: Kent conveyed that building lines, setbacks and building height must be shown on the plans. Kent stated that property lines need to be shown for the subdivision process. Architectural renderings showing materials being used must be submitted. Logo buildings and logo building elements are prohibited. Kent said it appears the dumpster enclosure appears to incorporate the White Castle building design. Eilers stated they are showing crenellations on the dumpster enclosure. Kent clarified this is not allowed and that he would have to work with White Castle on the overall building design. Kent stated the minimum lot size is one-half acre in size. Closing the

entrance off of U.S. 30 is strongly recommended. Kent stated he will work with White Castle on the redesign of the access road. A 15 ft. wide green belt is required across the entire front of the property. Parking within the green belt is not permitted. One parking space per 75 sq. ft. of useable floor space is required. Restrooms and storage areas are not included in the parking calculation. The requirement for parking is 29 spaces, the plans indicate 31 spaces. Reducing the parking is recommended. When practical, parking shall be located behind the principle building. The front yard setback is 65 ft. on both U.S. 30 and Sturdy Road. This site is in the U.S. 30 Overlay District; therefore, a landscape buffer for parking in the front yard must be shown on the plans. Kent indicated that maximum lot coverage is 75% with 25% being landscaped. A 6 ft. tall monument style sign is permitted. Also, 3 sq. ft. of signage is allowed for 1 linear foot of building frontage. Maximum allowable signage is 32 sq. ft. per building frontage. The monument style sign counts towards the overall signage allowed on the site. Electronic read boards are allowed for the monument sign; however, the message may only change once per day. Kent reiterated that the dumpster design and materials need to match that of the building. On lot landscaping must include 9 large trees per acre, 18 small trees per acre and 50 shrubs per acre. Parking lot landscaping must include 1 large tree per 8 parking spaces and 1 small tree per 4 parking spaces. Large trees must be 2-1/2" caliper at the time of planting and small trees must be 1-1/2" caliper at the time of planting. The planting area for the peninsulas and islands for the trees located within the parking lot is 9 ft. x 18 ft.; however, there is a requirement for a planting island of 132 sq. ft. for every 16 parking spaces. Kent stated that a lighting plan will be required for the overall site. The maximum height of the lighting fixture is 25 ft. Eilers asked if LED lighting is permissible. Burkman indicated that LED lighting is preferred. Kent said the lighting could not spill on to adjacent properties and may not exceed 3/10's of a foot candle. Kent indicated that one bicycle parking space is required for every 10 parking spaces; therefore 3 bicycle parking spaces are needed on this site. Kent assumes this will be a heavy foot-traffic area since the University is across the street and sidewalk connectivity within the development and to adjacent properties is needed. Kent indicated that further discussion is needed concerning access to the trash area. Kent stated that four stacking spaces for each menu board and four stacking spaces between the menu board and the first window and two stacking spaces between there and second window will be necessary. The drive-through needs further discussion. A Zoning Clearance will be required.

EVANS: Evans has no comments regarding the White Castle project at this time. He mentioned concerns about sidewalks. Evans stated that the City's website should be consulted for the types of trees to be used for diversity of species. Evans provided contact information for Rick Robinson, Street Supervisor.

PILARSKI: Pilarski stated his comments concerned Sheet SE5, Utility Site Plan. In accordance with Chapter 51 of the City of Valparaiso Code of Ordinances, installation of a 1,000 gallon oil and grease interceptor is required. The volume and size specified on the plan is acceptable; however, the service lines, including those going into and out of the interceptor must be 6" rather than the 4" specified. Pilarski mentioned the clean-outs and sanitary sewer lines look good. Pilarski stated that an internal plumbing plan showing what is being tied-into the interceptor is required. Pilarski cautioned White Castle to make sure that floor drains in the food preparation area are absolutely necessary.

MCINTIRE: McIntire reiterated that the water main in front on U.S. 30 is a 16" not a 20". McIntire advised that two additional hydrants will be required on Sturdy Road. The north hydrant should be installed 40-60 ft. from the corner and the south hydrant should be installed just south of the new driveway. An auto flusher will be required on the end of the 12" water main to insure there are no water quality issues for White Castle and this will be tied into the storm sewer. McIntire stated that backflow protection is required inside the building on both the fire and domestic. If irrigation is considered for grass and landscaping areas it should be tee'd off before the domestic meter. Irrigation would be on separate meter and sewage would not be charge. McIntire provided contact information and a sequence of events for a new water installation.

JOHNSON: Johnson said that due to the proposed hydrant locations, the Fire Department Connection must be located on the east side of the building. The annunciator panel and Knox Box need to be located at a main entrance. The ansul system for the hood must be tied into the alarm system.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Payment in Lieu of Sidewalks (coordinate with site developer)
- Payment in Lieu of Curb & Gutter and Pavement Widening (coordinate with site developer)
- Access to Site
- Pipe Flow Calculations for Storm Sewer Line
- Contractors Must Be Registered With The City
- Copy of Right-of-Way Dedication
- Architectural Renderings
- Internal Plumbing Plan
- Knox Box
- Annunicator Panel
- Additional Hydrants