



**MEETING: Site Review Committee**  
**SUBJECT: CVS Store #6915**  
**ADDRESS: 150 Morthland**

**LOCATION: City Hall**  
**DATE: January 15, 2013**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

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

#### PRESENTERS:

Craig Forgey, Gershman Brown Crowley  
 (317) 819-0116  
 cforgey@gershmanbrowncrowley.com  
 Drew Walker, American Structurepoint, Inc.  
 (317) 547-4480/dwalker@structurepoint.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed new CVS Pharmacy to be located at 150 Morthland. 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:** Forgey stated this project was last site reviewed in February 2008. The bank lease is due to expire in September. Forgey stated this will be a 13,225 sq. ft. building. The building will be similar to the CVS located at Glendale and Calumet. It will be an all brick building with added windows. There will be a drive-through window.

#### STAFF COMMENTS:

**EVANS:** Evans stated the 5 ft. width for the sidewalk is acceptable. Evans indicated it will be necessary to ensure the asphalt repairs made to the right-of-way cuts are made in accordance with City standards. If the access road is deemed necessary by the City, the road must be constructed per the City standards. Evans provided information for the specifications and inspections.

**THRASHER:** A State Construction Design Release is required before a Building Permit can be issued. All contractors working on this project must be registered with the City. Signage will require a permit.

**KENT:** The standard for parking is 5 spaces per 1,000 sq. ft. of useable floor space. This calculation should not include storage areas or restrooms. Referring to Article 9, Section 9.206 for bicycle parking is necessary. The standard is 1 bicycle parking space for every 10 parking spaces. Referring to Article 10, Section 10.304 concerning parking lot landscaping is necessary. The standard is 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grasses per 4 spaces. Landscape islands shall be incorporated in the parking lot to help with storm water runoff. One island of at least 324 sq. ft. shall be provided for each 16 parking spaces. A Class B buffer will be required at the rear section of this parcel. Referring to Article 10, Section 10.402 for buffer requirements is necessary. On lot landscaping calls for 9 large trees, 18 small trees and 50 shrubs

per acre. Requirements may be found in Article 10, Section 10.301. The standards for open space landscaping call for 10 large trees, 15 small trees and 40 shrubs per acre. The open space requirement is 25%. Kent stated landscaping at the retaining wall to dress it up is encouraged. Per Article 5, a 6 ft. tall monument sign is permitted. A message center is permitted but may change only once a day. Kent stated that 132 sq. ft. of building signage will be allowed on each side of the building facing a street. A Zoning Clearance is required prior to the issuance of a Building Permit. Kent indicated the lot coverage is 75%, open space is 25%, the rear yard setback is 30 ft., the side yard setback is 10 ft. and the front yard setback is 65 ft. The loading dock must be screened from U.S. 30. Showing the dumpster enclosure on the plans is necessary. Landscaping around the dumpster is required and referring to Article 2, Section 2.310 is recommended. Kent stated a detailed drawing showing the materials used for the retaining wall is needed. The retaining wall should incorporate the design of the building. Referring to Article 9, Section 9.303 concerning vehicle stacking is necessary. The standard requires 4 spaces for each drive-through window. Stacking may not be located between the building and public street. Kent indicated there is concern involving the location of the retention/detention pond. This needs further discussion. Kent stated more discussion is required concerning the entrance off of U.S. 30. A tree survey is required. Kent asked about Lot 1. Forgey stated there is no tenant at this time and the lot will be left as it is. Kent conveyed that if the decision is made to develop the lot it will be necessary to do a subdivision and could be accomplished through a minor subdivision. The North elevation facing South Street needs to include architectural features. These features should be spaced at 12 ft intervals. Referring to Article 11, Section 11.503 (B&C) will provide clarification. Article 11, Section 11.506 indicates that transparency along the primary façade must be 60% and other street frontages must have 30% transparency. This requires further discussion. The U.S. 30 Corridor Plan recommends buildings be front loaded. Moving the building closer to the corner of Washington and U.S. 30 would incorporate the U.S. 30 Corridor Plan. Forgey indicated that moving the building would affect the retention pond. Kent indicated that copies of the plans were sent to our consultants (Kendig Keast) for review and any recommendations they may be able to provide. Kent stated he will contact Forgey when comments are received from Kendig Keast. Forgey indicated that he would be more than happy to meet with the consultants to discuss this further. A lighting plan will be required and needs to follow the standards in Article 9. Sidewalk connection will be required from Washington Street to the CVS entrance.

**MCALPINE/BURKMAN:** McAlpine agrees with Kent's comments on moving the building closer to the corner. This is a prominent corner on U.S. 30 and acts as a gateway into the downtown area. McAlpine indicated the driveway off of U.S. 30 is located within INDOT's limited access right-of-way. This would require approval from INDOT; however, this is not supported by Engineering. Being located directly across from the existing median cross over, and with the left turn lane proposed on U.S. 30 for eastbound traffic, it will naturally encourage more unprotected turning movements across U.S. 30. This is something we do not want. The location does not allow much room for a deceleration lane when westbound traffic on U.S. 30 is turning right (approximately 100 ft.). The cross access easement as shown on the plans will need to be formally dedicated and recorded to ensure proper access for the properties to the east to connect to Washington Street. The sanitary sewer lateral is shown connecting directly into the manhole. Direct connection into the manhole is not typically allowed by the Utility unless approved due to specific hardships. Checking to see if there is an existing service lateral connection that could be used instead is recommended. Sheet C5.1 needs to list Mike Steege at 219-462-6174 as the contact for coordinating the sanitary sewer connection. The pavement section for within City right-of-way on Sheet C6.1 should list the geogrid as Tensar TX-5 instead of BX 1200. A right-of-way dedication along South Street is required to bring the total southern half-width right-of-way to 30 ft. A sidewalk waiver is required along South Street, along U.S. 30 and along the portion of Washington Street where sidewalk does not currently exist. A Rule 5 Permit is required. A Site Permit is required. The Site Permit will cover local erosion control, sanitary sewer connection and right-of-

way cut permits.

**PILARSKI:** An internal plumbing plan is required. Revisions to Sheets C1.3 and C5.1 are needed to show and discuss the following: the complete removal of the 2" private sanitary sewer force main from Centier Bank to the private sanitary sewer manhole located behind Mr. Buck Grey's building to the north; the complete removal of the private sanitary sewer manhole located behind Mr. Buck Grey's building to the north; and the complete removal of the private sanitary sewer line from the sanitary sewer manhole located behind Mr. Buck Grey's building to the north into the City's sanitary sewer main located on South Street. Pilarski indicated connection of the sanitary sewer service line from the proposed CVS into the City of Valparaiso's sanitary sewer system may be feasible at a 10" capped off sanitary sewer line from the City's sanitary sewer manhole located on South Street.

**GESKEY:** The Water Department finds the plans to be acceptable. Geskey indicated that backflow will be required. Shaun Shifflett will be the contact person concerning the backflow. Geskey indicated the 1-1/2" domestic water service shown on Sheet C6.4 could be saddle tapped instead of the way it is currently shown on the plan.

**JOHNSON:** Johnson questioned the clearance for the drive-through. Walker indicated the clearance is at least 24 ft. There will be no curbing. Johnson indicated the fire department connection should be located at the southeast corner of the building. The hydrant locations are acceptable. The annunciator panel should be located in the lobby. A Knox Box will be required and should be located at the front door. The fire alarm system will need at least 2 horn strobes.

#### **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

Internal Plumbing Plan

Revision of Sheets C1.3 and C5.1

Knox Box

Lighting Plan

Sidewalk Waiver

Contractors must be registered with City