



**MEETING: Site Review Committee**  
**SUBJECT: Medical Building**  
**ADDRESS: 2711 Leonard Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: May 15, 2018**

**IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161  
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Tim Burkman, Engineering Director (219) 462-1161  
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Nate McGinley, Public Works Director (219) 462-4612  
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**PRESENTERS:**

Steve DeBold, Chester, Inc.  
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The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed medical building to be located at 2711 Leonard Drive. 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 project is located on Lot 7 in Eastport Centre. The parcel is approximately 3.26 acres. There is an existing building up front with parking lots and existing utilities. They are proposing an 11,000-sq. ft. medical facility. A larger portion of the building will be a dialysis center. There will be a smaller doctor's office. Chester will be responsible for the shell building, bringing utilities to the building and parking lots. Another contractor will be responsible for plumbing and interior layouts within the building. DeBold said there is an existing swale on the east side of the property with a storm sewer that outlets to Leonard Drive. There is also a swale on the back of the property of Lot 4. These swales were designed along with the approval for Eastport Centre. There is an existing swale on the back of this property and it services this lot. However, it is not very well defined. DeBold said they want to better define this swale for this property, making it deeper and workable. DeBold mentioned there have been discussions with the City concerning this site. Changes have been made since the project was submitted for site review. DeBold said they will be adding a 5-foot berm on the back of the property with landscape screening from SR49. There will be a swale directly in front. There will be three water taps going to the building. The smaller tenant will have an 1-1/2" copper, type K water service, the dialysis center will have a 2" line and there will be a 4" fire line. The sanitary sewer will be extended from the existing sewer tap to the new building. There will be parking on the south, east and west sides of the building. There will be a road at the rear of the building for fire apparatus use as well as deliveries and pickups. DeBold said he is in the process of modifying the

elevations. DeBold will be incorporating bump-outs and sconces as well as a mix of materials.

**STAFF COMMENTS:**

**MCALPINE:** McAlpine asked if the existing and proposed buildings are under the same ownership. DeBold said Dr. Lakhani is the property owner. McAlpine conveyed an ingress/egress easement will not be needed since there is only one owner. McAlpine needs the total hard surface for the existing parking lot and building and the hard surface for what will be added. This is needed to calculate the utility billing. McAlpine will discuss the drainage calculations with DeBold after the meeting. They may need to be revised. McAlpine requested information on the capacity of the receiving storm sewer line. DeBold will supply this information and mentioned if will probably show it is undersized. DeBold mentioned when this subdivision was developed in 1994, the requirements were much different. The swale for this building ties-into the swale on Lot 4 and then the water goes directly to the detention pond that is west of this site. If the 18" pipe ever gets overwhelmed, the water will bubble out on to Leonard Drive.

**MCGINLEY:** It appears the project will not impact the public right-of-way; therefore, McGinley provided no comments on the project.

**BURKMAN:** A Rule Five and Site Permit will be required. DeBold said the Rule 5 has been submitted. Burkman indicated that Mingyan will be providing comments.

**ON BEHALF OF THRASHER:** A State Construction Design Release will be required, prior to issuance of a Building Permit. Signage will require a permit. All contractors must be registered with the City prior to issuance of the Building Permit.

**KENT:** Referring to Section 11.502, Building Dimensions A and B will be necessary. This covers the maximum horizontal dimensions as well as the required offsets. Referring to Section 11.503 for windows, sconces and lighting requirements will be necessary. Kent said additional lighting may not be necessary since there are a lot of windows on the front of the building. The requirement for transparency is 40% for the front face of the building facing Leonard Drive. Calculations must show the 40%. This measurement is between 3-ft. and 8-ft. from grade on the front face of the building. Kent conveyed there is a requirement for a parapet on the backside of the building to hide the roof line and mechanical equipment. DeBold asked if they could provide mechanical screening rather than a parapet. Kent requested they submit an elevation showing what is intended. Bicycle parking is required and referring to Section 9.206 will be necessary. The calculation for bicycle parking is 1 bicycle parking space for 10 vehicle parking spaces. The use of an inverted "U" or wave rack is allowed. The maximum lot coverage is 75%. The minimum landscape requirement is 25%. The front yard setback is 90-ft.; the side yard setback is 15-ft.; the rear yard setback is 30-ft. A Class D bufferyard is required along SR49. Kent asked if there is existing signage. DeBold indicated there is existing signage. Chester will stub-out conduit for a sign location shown on the plans. Kent said the correct calculations for on-lot landscaping are shown. The plans show parking. A Zoning Clearance will be required.

**STITES:** The City follows the 2014 Indiana Building and Fire Codes. Stites asked what the clearance is for the canopy. DeBold said the clearance will be 14-ft. Stites asked if the FDC can be located on the front corner of the building. DeBold said they were looking at putting it right off the sprinkler room. Stites has a concern about the parking. Stites conveyed that he has no problem as long as the FDC is on the front. DeBold said Chester will not be responsible for plumbing, but he will coordinate this issue with the contractor.

**ALBOBEH:** Aljobeh asked if the contractor for the interior design will come to site review. DeBold said they most likely will. Aljobeh will require internal plumbing plans. DeBold indicated MTD's will be supplied. He will coordinate this request. Aljobeh provided the Mercury and Medical Survey for completion and submittal.

**GESKEY:** Geskey indicated the three water taps are acceptable. Geskey is aware they intend to tie-on to an existing sewer. Geskey asked if the parcel could ever be split. DeBold said no. Geskey said usually each customer has their own sewer service. DeBold mentioned this has been

done several times in Eastport Centre. The way the parcel is arranged, there is no way to split it into two different lots. There would not be acceptable frontage. There is only 84-ft. in front. Kent interjected that variances through the Board of Zoning Appeals would be necessary. Geskey said the minutes need to reflect that if the parcel ever splits a new sewer service would be required. Burkman agreed that if the lot ever splits, the question is whose problem is it to solve. Burkman said the variance would also have to require an access easement. If the lot was to ever split, Burkman suggested a shared maintenance agreement. Contacting Geskey for the water taps will be necessary.

**ISSUES TO BE RESOLVED:**

Erosion Control Plan  
Rule 5 Permit  
Provide Information of Capacity of Receiving Storm Sewer Line  
Provide Total Hard Surface  
Detailed Site Plan  
Site Improvement Permit  
State Design Release  
Building Permit  
Contractors Registered with the City  
Signage/Fencing Permit  
Bicycle Parking  
Show Transparency Calculations  
Zoning Clearance  
Mercury & Medical Survey