



MEETING: Site Review Committee
SUBJECT: Cinemark Theater
ADDRESS: Porter's Vale

LOCATION: City Hall
DATE: 2/27/07

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Steve Martinson, Parks Department	(219) 462-5144
Rick Walstra, Comcast	

Media

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

PRESENTERS:

Jason Dugas, Beck Group
(214) 303-6200
jasondugas@beckgroup.com
Ryan Weyer
(317) 663-6314
rweyer@lauth.net

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed Cinemark Theater at Porter's Vale Shopping Center.

Phillips 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.

Dugas explained that the Cinemark Theater has 12 screens with stadium seating, and is approximately 39,000 square feet. Cinemark builds these theaters all around the country and is conscientious to meet the City requirements.

Weyer added that the overall location has not changed and the details are further clarified.

Phillips stated that the final plat was approved at the last Plan Commission meeting. It became known that Cinemark has its own actual lot for developing purposes. Lauth Property Group will own the building as well as do the developing. Cinemark will occupy the building. Detailed information is needed regarding landscaping and the pedestrian services around the building. There are 2,100 seats in the theater. The parking is acceptable based on the overall Shopping Center. The dumpster enclosure on the northeast corner will need to be architecturally enclosed to match the standards being used throughout the development. A set of colorized drawings with rendering and detailed elevation is requested. According to the drawings, this appears to fit in well with the development. Dugas mentioned typically a sign is placed at the front of the building by the entry. If allowed, another sign will be placed on one side or at the back depending on visibility. Phillips conveyed that the signage is based on the overall Shopping Center and will need to be checked for further details. There will not be a marquee, however there will be a sign placed at the front of the building. This sign is typically 40' long and the height is approximately 4'. Phillips clarified that the details of the architecture can be worked out and finalized before permits are issued.

Kras commented that all the engineering issues have been worked out. Ed Pilarski's contact information was given regarding a grease interceptor.

Thrasher explained that a State Design Release is needed before any permits can be issued. Any signage will require a permit as well. Intended contractors and subcontractors used for the signage must to be registered with the City.

Johnson stated that the water flow requirements have been resolved. It's recommended that the fire corrections engineer work with the water department making sure that adequate supply is in place for the sprinklers and hydrants. A Knox Box is required and information was given. The Fire Department is registered online with the Knox Box Corporation. It's requested that this be placed at the front of the building, close to the main entrance. Keys are needed for access into the sprinkler room. A fire lane is required in the front of the building. Also recommended is contacting and working with the Fire Department regarding the fire connection. The Fire Department reserves the right for final placement. If this plan changes to a large extent, another site review may be necessary.

Martinson requested the individual that did the general project to contact him. Details can then be discussed concerning the landscaping.

Brown stated the fire service and the domestic service lines will be separate. Backflow protection will be required on each service. Any landscape irrigation system will require backflow protection as well. Contact information was given on behalf of the Water Department for service.

Phillips mentioned that architectural scuppers should be used since the back of the building will be drained with down spouts.

ISSUES TO BE RESOLVED:

- Landscaping plan approval by Martinson
- Detailed Site Plan
- Backflow Prevention
- Knox Box
- State Design Release
- Building / Sign Permit
- Architectural Drawings