



MEETING: Site Review Committee
SUBJECT: CVS Store
ADDRESS: 150 Morthland Drive

LOCATION: City Hall
DATE: December 18, 2007

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Tim Burkman, Chief Deputy Engineer	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Tony McGinley, Collections Dept.	(219) 464-2346
Marv McDaniels, Collections Dept.	(219) 464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Dept.	(219) 462-5144

Media

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:

The Site Review Committee met to discuss a proposed CVS Store at the northeast corner of Washington Street and Route 30. 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.

Anderson explained that currently there is a Centier Bank at this location and their lease expires in the year 2013. The bank decided not to exercise their first right of refusal therefore; Gershman Brown and CVS has decided to move forward with the purchase of this site. Additional discussions in the future are needed regarding where this will fit on the proposed out lot which is to the east of the CVS Pharmacy. A drive up window will also be needed. Anderson added that they are trying to work with the State of Indiana to move the curb cut to the east on Route 30. McGregor stated this was the initial discussion with INDOT and further explained the placement of tapers to both westbound and eastbound on US 30. This should radically improve the US 30 existing crossover and align the driveway with it as well. Anderson conveyed that the State is anxious to get this moved further east and away from the corner. There is understanding that there are landscaping and setback requirements for US 30 and Washington Street. Comments from the City are welcome at this time even though this project may not be complete until 2013. This site will require some excavation. The plan indicates a retaining wall around the CVS site which may need to be extended to facilitate the development of the eastern out lots. Mariani added they would like to go through the application process with INDOT. Ideally making the improvements now is preferred however; discussions with the bank indicate they would rather wait to hear from INDOT and then make decisions on this approach.

PRESENTERS:

Richard Anderson, Attorney	219-769-1892/ randerson@andersonward.com
Thomas Mariani, Gershman Brown & Assoc.	317-819-0121/ tmariani@gershmanbrown.com
John McGregor, American Structurepoint Inc.	317-547-5580/ jmcgregor@structurepoint.com

Oeding inquired whether the speed limit will be reduced on the highway after the crossover and before the light in this area. It was then conveyed that the speed limit is 45 mph and is sufficient for what is being proposed. Oeding stated there is a fine line between 45 and 50 mph on a 4 lane highway and some drivers are going over 50 mph. There is a concern for the crossing to be safe. Oeding is aware the site will only be accessed from South Street.

Kras explained that a Detailed Site Plan is required indicating grades, elevation, and dimensions. Drainage Calculations are needed to verify if the 2 proposed detention areas are sized appropriately, indication of the outlet structure, and where the ponds will tie into. Along with the storage of storm water, appearance is a concern since both ponds are along the street in a highly noticeable area. A recommended example to follow is the Culver's Restaurant site on LaPorte Avenue. A Rule 5 Permit is needed for erosion control since the site is over an acre. An Erosion Control Plan is needed indicating how erosion and sediment will be minimized from leaving the site. The City will be doing inspections to ensure proper measures have been installed regarding this.

Burkman stated the engineering department opposes having both accesses open for an indefinite time period or anything greater than 1 year. Having the additional access open is understandable during construction however; it's preferred to have the existing access closed. Assuming that this is acceptable with INDOT and the City Engineer, approval with the state is essential prior to ours. If the new access point is allowed a 40' wide frontage road easement is required along the north right-of-way of Morthland Drive from the access point to the east property line. Also a 22' wide minimum frontage road is required to be constructed within that easement from the access point to the east property line. An access easement across the property to the existing access points on Washington Street and the proposed access point on South Street is requested. This will allow for connectivity between those frontages. The same frontage road requirements apply in reference to the permit site plan. A dedication of right-of-way is required along South Street to provide a 25' half width on the south side of the street. Sidewalks are necessary along all frontages. Improvement of Washington Street with curb and gutter are required. The length of the parking spaces where the vehicles can overhang can be reduced to 1 or 1.5' McGregor mentioned that there has been conflict with INDOT opposing sidewalks on certain highways and Burkman acknowledged that it is within their right-of-way.

Since the highest point of South Street to the site level is approximately 25', Phillips strongly suggested including a safety guard rail system on top of the retaining wall as part of the plans. Caution should be taken in the design of this and working with our Board of Works regarding any sort of invasion underneath the street for a tie back into the hillside is imperative. A Right-of-Way Encroachment Permit may be needed in regards to how the ADA ramps will be placed. Contacting Dave Pilz, the Engineering Director, is essential regarding this. It's unclear where a sidewalk will be placed on South Street and this issue will need to be resolved. Phillips suggested whatever sidewalks that are installed should connect to the front of the store. Striping the driveway wherever it's necessary and to differentiate that crossing at whatever points coincide with the parking lot or driveway for the facility is also important. The number of parking spaces is sufficient and 75% of the maximum lot coverage is acceptable. Building, line dimensions, setbacks, and height numbers are needed. 5% of the interior parking lot should be landscaped with every island and peninsula to include a deciduous shade tree. Details need to be indicated regarding the 15' landscape buffer along US 30 and Washington Street. This is located in the Signature Corridor District therefore; only the monument style signage, with the maximum height of 6' is allowed. Detailed architecture of the building is needed and care needs to be taken since this site has visibility on 4 sides. The city does have architectural standards that must be followed. The Site Improvement Permit is needed first, then the Zoning Clearance, and then the Building Permit. The Zoning Clearance may not be needed since a roadway will be constructed prior to the construction of the Pharmacy. Architecture is critical for this project at this location. Maximizing the masonry as much as possible is strongly advised. The dumpsters and service areas must be integrated into the plan of the building with a masonry enclosure in order to meet the US 30 Overlay District requirements. No outdoor refuse or storage is permitted. Prior to construction of the Pharmacy access along the frontage of US 30 must be provided. This doesn't need to be a dedicated road and is a clear pathway for cross access between properties. Phillips suggested doing extra soil borings on this site because it's adjacent to the salt creek area. A lot of construction in this area has required deep pilings. The hillside will not be an issue however; the lower areas could be. Phillips conveyed this wouldn't have to be subdivided when just the Pharmacy is built however; when the out lot is built this will probably have to be

subdivided. It will most likely be a minor subdivision. The Zoning Ordinance is currently in the process of being revised. Another site review will be required since this meeting will be outdated after 1 year.

Kent inquired about parking in the front yard and Phillips conveyed it's allowed if reviewed and approved by the site review committee as long as we concur with the way the site is designed. There are opportunities to work with the detention areas and to dress these up and mitigate the parking. Integrating the detention areas as part of the Landscape Plan is advised. Kent stated no electronic message boards are allowed on monument style signs.

Martinson stated a Landscape Plan with a Tree Survey is required. Anything 10" or greater must be indicated on the Landscape Plan. If there is not anything 10" or greater, it needs to be noted on the Plan as well. This is a great opportunity to get some appropriate landscaping at that intersection as it's the City's ambition to have good plant material and examples around town. The City prefers not to have any invasive species planted. The recommended plant list is on our website at www.valparaisoparks.org/horticulture. Do not use the list that Phillips originally mentioned because it's out of date. Contacting Martinson is recommended in reference to the landscaping.

Brown had given Chuck McIntire's contact information regarding service to the Pharmacy and the out lots. One meter per service tap is required. Backflow protection will be required at the meter and on any fire system as well as on any landscape irrigation system.

Pilarski stated his concern as to what will be discharged into the sanitary sewer system. The discharge from this facility will need to meet the Sewer Use Ordinance, Chapter 52 in the Code of Ordinances. A Facility Plumbing Plan is required as well as the submission of a survey that will need to be completed. Since this project is preliminary, the time for this is unknown.

McDaniels had given contact information that will be needed when the project is ready for sewer service.

Johnson stated this building will need to be sprinkled by the standards of today. Contacting the Fire Department is necessary before placing the Fire Department connection to ensure of an adequate location. A Knox Box will be required and contacting the Fire Department for the location of this is imperative as well. Since this project is preliminary and will require another site review, there are no further comments at this time.

Phillips added that the request for this site review is unconventional since this project very preliminary.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Drainage Calculations
- Sanitary/Sewer
- Facility Plumbing Plan / Survey
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Knox Box