



MEETING: Site Review Committee
SUBJECT: CVS Store
ADDRESS: 1805 Calumet Avenue

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 Pharmacy at the corner of Calumet Avenue and Glendale Blvd. 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 this project is another CVS Pharmacy. There currently are Credit Unions at this location with a strip mall at the rear and the zoning is C-3. The goal is to begin the planning at this time and then to break ground in the fall of 2008 or at the latest in spring of 2009. This is determined upon the negotiation of the tenants in the strip mall and when their space will be vacated. An out lot is also being proposed to the west on Glendale Blvd. It's unknown at this time what type of business it will be or how it will appear. Cross parking is being proposed with the CVS Pharmacy.

Kras stated that Drainage Calculations are needed for the proposed plan to verify that the outlet from the pond is sized appropriately and how it will tie into the existing system. A Detailed Site Plan is needed indicating grades, elevations, and dimensions. Since the site is over an acre a Rule 5 Permit is required from IDEM. A detailed Erosion and Sediment Control Plan is also needed to illustrate how erosion and sediment will be minimized from leaving the site. The use of green spaces for runoff water quality BMP's is encouraged.

Burkman explained that Dedication of Right-of-Ways on Calumet Avenue and Glendale Blvd. are required. On the plan they are indicated as right-of-way setbacks. Using a pork chop island is required to control the north drive entrance on Calumet Avenue which is a right turn in – right turn out. A sidewalk is required on the frontage of Calumet Avenue. Since trucks are not allowed on Glendale Blvd., they will need to be rerouted to and from the site. The length of the parking spaces that allow overhang can be reduced to

PRESENTERS:

Richard Anderson, Attorney 219-769-1892
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18.5 to 19'. The City cannot guarantee a right of access to the private drive at the west of the property. Burkman added that the maintenance of this drive is often lacking.

Phillips stated this is a substantial project and an important intersection for the City. Aesthetics and design of the site are of the utmost importance. The City plans to continue investment in this area potentially through streetscape efforts. A Street Pathway will be required along Calumet Avenue. Speaking with Dave Piltz and Stu Summers is recommended regarding future plans of the streetscape being extended beyond south of Glendale Blvd. Working in coordination with the City on the design of the frontage would become necessary. In the event this doesn't happen, there is a 30' buffer and is subject to drawing 9.5 which Phillips previously mentioned. There is an incredible amount of parking associated with this project. Currently there are 101 spaces provided and only 70 or so spaces are essential. Anderson added that part of these additional spaces will be needed for the proposed out lot as well as the fact that the site configuration is unusual. Phillips stated that just because the site configuration is unusual, paving shouldn't be the option. In order for this to be approved extreme landscaping would be vital. Having more pavement would affect the drainage among other issues. There is an 80% maximum lot coverage that is required. Details are needed in reference to building lines, setbacks, building heights etc. Before this is constructed the City will assist with what is needed in regards to architecture. Maximizing the masonry is critical. By the time the project takes place there could be additional architectural standards in place. A 30' buffer is required where this structure abuts residential zoning since this site is approximately 3 acres. A 6' tall monument style sign on each street is permitted however; an electronic sign is not allowed. Animation is prohibited in the City. Animation is defined as anything that is more than 1 change per day. Changing a sign message once a day is acceptable however; the sign cannot roll, scroll, or flash etc. The dumpster will need to be enclosed with either a wood or masonry enclosure to match the color of the building. In this case it can be separate from the building. The detention area needs to be included on the Landscape Plan since this area is highly visible. Out lots are supposed to have their own self supporting parking and only in the case that there is excess, is it allowed to share like uses. Phillips added that having a 2' or 3' setback for landscaping along Glendale Blvd will not be sufficient to achieve parking in the front yard. After the right-of-way is dedicated there is not an area for landscaping along Glendale Blvd. This is a heavily traveled residential road and must be attractive. Phillips conveyed that working on the front parking area is suggested. The use of 10' would be sufficient as well as the placement of breaks such as a parking lot island. Kent mentioned the use of a decorative brick fence since the landscape is very plain along Glendale Blvd. Currently a lot split can be done however; if this is prepared after the ordinance is passed it cannot be guaranteed. McGregor conveyed the out lot will more than likely be sold. Anderson had been informed if this gets in place by January; it will predate the change in the ordinance and therefore; will still be subject to the allowance for the 1 lot split.

Martinson stated a Landscape Plan with a Tree Survey is needed. There is a very significant tree on this lot that must remain as this tree helps tie the lot into the neighborhood. There may be more trees that are substantial and should stay as well. The ordinance addresses preserving this tree during construction which essentially means no piling of materials, driving or parking, or the storing of any materials, on the roots under the tree. During construction temporary fencing must be placed around the tree at the drip line. The placement of matching deciduous shade trees in the parking lot island would be a welcomed idea. Martinson is more than willing to work with the landscape designer. The recommended plant list is on our website at www.valparaisoparks.org/horticulture.

Brown stated Backflow Protection is required at the meter, fire system, and any landscape irrigation systems. One meter per service tap is required and the fire system tap must be separate. The Water Department will need to be notified to remove the current water meters before the buildings are taken down. Contact information was previously given regarding water service when needed.

Pilarski explained that the wastewater discharge from this facility needs to meet Chapter 52 of the Code of Ordinances. A Detailed Plumbing Schematic is required for review as well as the submission of a survey that is required for these types of facilities.

McDaniels stated that notification is needed for the sewer abandonment when the existing buildings are demolished.

Johnson stated to contact the Fire Department before the placement of the Fire Department connection. A Knox Box is also required for this location. Contacting the Fire Department before the demolition of each site would be appreciated since these sites could be used for training purposes.

Contacting Chuck McIntire in reference to the placement of an additional hydrant on Glendale Blvd. is encouraged. This will help assist the residential area within this vicinity.

Phillips expressed concern about the build ability of the out lot as well as having some parking on the out lot. More than 50% shared parking is not allowed.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Drainage Calculations
- Dedication of Right-of-ways
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Building Permit
- Signage / Fencing Permit
- Demolition Permit
- State Design Release
- Knox Box
- Detailed Plumbing Schematic / Survey