



MEETING: Site Review Committee
SUBJECT: J & J Pizza Shack
ADDRESS: 1502 Calumet Ave.

LOCATION: City Hall
DATE: 9/6/05
ZONING: C-3

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325

PRESENTERS:

Kevin Pressel
 Chester, Inc.
 465-7555

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed carryout pizza business at 1502 Calumet Avenue. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. Pressel advised that this property is very small. They would like to put a pizza place that is mainly carryout and delivery. There are 4 small tables in the building in case someone wants to eat in. Along the south side is McCord Road and the access will be McCord with a small drive and parking area to the east of the building. They are showing only 5 parking spaces. The building itself is 1,216 SF and 486SF is public area with the games, dining, restrooms and lobby. Kevin set the building according to the setbacks that the owners said were approved for a photo lab building back in 1997. Phillips stated that the signature street ordinance may have been enacted after 1997 but they must honor that ordinance now. Pressel said there is another issue is that the area off of McCord is now gravel. If they could continue that down to the hand therapy building it would make a difference in the available parking. Phillips said he would have concerns about doing that since it is so close to the intersection. We try to avoid that type of situation. There may be an option for a parallel space or two but we would have to look at that carefully. Pressel said parking is an issue. He feels that they meet the required parking but realistically they would like to have more. Phillips stated that this is a difficult site and there would be variance required to make the project happen. There is no sidewalk shown on the plan and we would like sidewalks along Calumet Avenue with a separation between the street and sidewalk. The 5 parking spaces meet the technical requirements, however the handicapped space does not appear to meet the

requirements. They are required to have an 8' striped area. Maximum lot coverage is 75% and it looks like that is not an issue yet. We would require a landscaping plan to include a 30' buffer between Calumet Avenue and the building. There is a 30' setback so there would have to be a variance for the setback and for the landscaping from the BZA. Signage would have to be monument style with a maximum 6' height. The sign must have a 20' clearance triangle at the corner. The exterior is going to be cement board and hearty plank, no vinyl. The dumpster must be enclosed on three sides with compatible coloring to the building, especially since this immediately abuts the parking for Wendy's. Phillips said he is concerned if there is going to be room for someone to get through with the dumpster where it is shown. Landscaping will be very important and the plan should be in place prior to going for the variance. We would like to see some type of separation between the properties, maybe fencing or a low wall. Pressel advised that they moved into an existing building and have a lot of wasted space so that is why they are looking to go smaller.

Johnson said that the Fire Dept. has some issues. With the dining area, they are going to need another exit. Jack asked if there is going to alcohol served? Kevin advised that they do not currently have a bar but he does not know what there serve. Jack stated that they now serve alcohol, which brings some concerns about this being next to a park. The parking situation is a concern because the business is going to be very busy; the other J. J.'s right now is busy and the fire department has received calls concerning overcrowding and lack of exits. The employee exits going through the storage area and right next to the dumpster is not a good idea. Is there going to be a separate dumpster for grease abatement as that would cause more waste handling cans. He would rather see a door going into the dining area for the employees and maybe keeping the storage door where the food preparation area is. He recommends that because storage areas tend to get very congested and things block the doors. Thrasher advised that according to the building code a second exit is not required if the occupancy is under 50. The building code for new construction is a little different than the fire code on existing buildings. However, an approved egress exit cannot go through a storage area. Jack said that it may not be required but being next to a park where adults play ball this business is bound to be busy and he would recommend a second exit.

Brown stated that there is a water line on both McCord and on Calumet. There may be an existing service tap that they can use. He gave them contact information. Backflow will be required at the water meter.

Phillips advised that they are allowed to share parking requirements with another site as long as the hours of operation do not overlap. They could see if the hand clinic would be willing to make an agreement for this. Even if they meet the requirement, we would look at this very carefully since realistically more spaces would be needed.

Thrasher advised that a State Design Release is required for the building.

Pilz advised that we would require a detailed site plan. There is right-of-way that will have to be dedicated which includes 15' additional on Calumet and 10' additional on McCord. This will again impact the setbacks for the variances. They will have to put a grease trap on the sanitary sewer line. The standard is a 1,000-gallon exterior grease trap. Additional information can be obtained from Ed Pilarski at the WWTP.

Kras stated that we would need a drainage plan showing how they are going to manage the stormwater runoff. We will also need an erosion control plan. Pressel asked if they need a detention area. Kras stated that they would need to manage the stormwater but not necessarily with any type of detention area.

Phillips said that the variances are going to be significant. This is a tough parcel to do anything with. We may have to ask if this lot is really buildable.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit