



**MEETING: Site Review Committee**  
**SUBJECT: Red Robin Restaurant**  
**ADDRESS: 3004 John Howell Dr.**

**LOCATION: City Hall**  
**DATE: 11/29/05**  
**PARKING: 1/100**  
**VARIANCES: Setback, use**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(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
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219) 464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Dept.	(219) 462-5144

### PRESENTERS:

Rhett Tauber  
 219-865-8400  
  
 Al Krieger

### 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 the proposed Red Robin Restaurant at 3004 John Howell Drive. 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.

Rhett and Al have already developed a Red Robin restaurant in Schererville, Indiana. They have entered into an agreement to purchase the property at the corner of State Road 2 and 49, just east of the First National Bank. This is a 1.7-acre site and is unique as there was a turnaround as part of the subdivision project. They have attempted to develop the site based on the assumption that the turnaround is going to stay the way it is.

Red Robin is a franchise located throughout the United States but there are only two in the State of Indiana. It basically specializes in gourmet burgers, includes other entrees, salads and appetizers. It focuses on the family style restaurant. It will be a non-smoking facility. There is a bar area but the focus is not on alcoholic beverages.

Krieger advised that it is a combination of a stone front and is decorated on the other three sides. It is a very attractive facility.

They will need a couple of variances from the BZA. One would be for the sale of foods in the 49 corridor and the other would be to reduce the setback on the east side. The way it is laid out they have 110 parking spaces, which exceeds the ordinance but is short of what Red Robin requires.

Brown advised that the water line ends right at the hydrant, which is not quite midway into the property on John Howell. It is on the same side of the street as their property so it will be a short service. Backflow protection will be required at the water meter, on any fire system and also on any irrigation system. There is one meter per tap.

Phillips stated that one of the first things that we will need to have is building dimensions on the plan. We need to know what the driveway locations are for the Super 8 to the north. The lot coverage is at 70% and the maximum is 75%. We will need to have a discussion with the Park Department in regard to pathways along LaPorte Avenue. They should contact Steve Doniger at the Parks to go over this with them. Phillips said that they have more than doubled the required parking spaces and is a concern to us because it makes more impervious area. Tauber advised that Red Robin's requirement for parking is 125 spots and that is because most of their items are homemade and there is a large number of staff before, during and after hours. They probably have anywhere from 30-45 employees. The restaurant will seat between 200-210. Our standards are one space per 100 square feet of usable floor space, which is about 48-50 spaces. The patio will seat more people that are not included in figuring the parking spaces. Phillips advised that there is a requirement for 5% landscaping within the interior of the parking lot. There is also a requirement for 25% green space on the site. There is a 30' setback for a landscape area along the St. Rd. 49 right-of-way and they are requesting a variance to reduce that as well as a 90' setback for building. Signage is limited to a 6'x8' monument style sign and you are allowed to have per frontage so they are allowed to have two for this site. We will need to approve your final architecture and it may be necessary to come back to this group to have those elements and the landscape plan approved. Outside storage and refuse areas need to be architecturally enclosed with material similar to the building.

Thrasher advised that they would need a State Design Release prior to issuance of building permits.

Martinson stated that a tree survey is not needed but they need to make a statement on the landscaping plan say that it is a vacant lot. We have a list of accepted trees and trees that are not accepted. Please add Ornamental Pears and Norway Maples to the rejected list. He requests that they put as many trees as they can around the perimeter of this, which would help toward the variances. We are more interested in substantial trees rather than superficial trees. He will be more than happy to answer any questions as they go along.

McGinley advised that they will need to have a grease trap installed and gave them the information needed on this. They have located the sewer tap and can mark it any time they are ready.

Johnson asked about a fire suppression system. They advised that they would sprinkle. They will need to install a Knox box or key box system. The closet fire hydrant is almost in the middle of the property on John Howell and there is another by the bank.

Kras advised that we will need a detailed site plan showing grades, elevations, dimensions, etc. Sidewalks will be required to and from the motel and from Silhavy Road. They can go ahead and make the exit since they are so close to the curb. The parking spaces can be reduced down to 18' from 20' if they can knock the 2' off and use it as green space. It is recommended they eliminate the two small islands in the parking area, however Phillips disagreed as they would not meet the green space requirement if they did that. Kras advised that they would need to manage the stormwater runoff in some way. A detention pond is not required as there is one for the development but they need to do something to control the runoff on site. They might be able to do something with the parking area. A Rule 5 permit will be required with IDEM for erosion control since the site is over one acre. They will contact Dave Pilz in regard to any right-of-way.

They will need a landscaping plan for the BZA meeting as that will be a big part of their decision process.

ISSUES TO BE RESOLVED:

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