



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Vale Park Animal Hospital
ADDRESS: 2606 Valley Drive

LOCATION: City Hall
DATE: July 23, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Adam McAlpine, Engineering Dept. (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Dave Souders, Fire Department (219) 462-8325
Media

PRESENTERS:

Andrew Moats, Design Organization
(219) 476-1410 / amoats@designorg.com

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:

OPENING: The Site Review Committee met to discuss the proposed master plan for parking and building expansion for Vale Park Animal Hospital located at 2606 Valley Drive. Thrasher 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.

EXPLANATION OF PROJECT: Moats was asked to look at this site and decide on a master plan that would allow the expansion of their building and parking lot. Moats stated the odd shape of the building on the site creates challenges. The plan they have presented seems to work the best as far as the ability to expand the building and the ability to provide as much parking as possible. Moats met with Tyler Kent concerning the parking. Kent referred him to Tim Burkman, City Engineer. Moats said the current configuration gives them 11 more spaces, it creates a different curb cut but it maintains all the current parking. Curb will be taken out between the parking areas to allow for plowing capabilities through both parking lots. A light pole will be eliminated; however, the pole will be relocated and a light pole may be added. The building expansion will go to the southeast and northeast. Tyler Kent provided setbacks. Moats stated the east side encroaches on the allowable setback and a variance will be required to go past this.

STAFF COMMENTS:

GESKEY: This site does have backflow protection. On page two of the plan, the water service is shown coming in off of Vale Park and entering the back of the existing building. Geskey pointed out the legend indicates a proposed water main; however, it is not shown on the plan. Moats stated another water main is not being added. The building does not need it. The water coming into the building will remain the same. Geskey recommended the addition not be built over the water service. Moats clarified that they have not done any building engineering. This is just a master plan to see what the maximum capacities are from the site standpoint. Geskey will be the contact if the water size coming into the building is changed.

PILARSKI: Pilarski pointed out there is not enough information on the plans to provide comments. Providing an internal plumbing plan including the new addition will be necessary. This plan should be sent to Pilarski for review. Pilarski also needs to see the external connection point into the sanitary sewer main. This should include any changes being made.

MCALPINE: McAlpine needs to know how the existing and additional hard surface will be managed with the detention area or yard inlet at the northeast corner. Moats indicated there is a proposed pond to manage the new hard surface water. McAlpine asked if there is a detention area planned for the building addition. Moats indicated that when the addition was done in 1995 a barrier was created to slow the water from getting to the street. Moats would like to use this type of arrangement for this project. McAlpine said it may be possible to build off of this idea for this latest addition. McAlpine needs to see where the yard inlets drain. Moats indicated this needs to be investigated by their engineer.

ON BEHALF OF EVANS: The sidewalk must be a minimum of 4" thick on compacted B-borrow. The sidewalk at public access must be a minimum of 5" thick, reinforced with 6 x 6 10/10 mesh. Sidewalk materials must comply with Subsections 604.02, 604.03, and Section 501 of the Standard Specifications and as shown on Standard Plans B-09 and B-10. Where driveway crosses over sidewalk, concrete sidewalk shall run through as shown on Standard Plans B-09 and B-10. Curb and gutter is required. The shape of the curb and gutter must be in accordance with the Standard Plans C-09 and C-10. Construction requirements must comply with Subsection 605.04 of the Standard Specifications. Materials and conditioning of sub-grade shall be in accordance with the provisions of Part C, Subsection C1. The right-of-way should be saw cut for installation of public access approach. Street repair at the approach must be in accordance with the Standard Plan C-08. An inspection to verify proper sub-grade preparation of curb and gutter and sidewalk is required prior to pouring concrete. Bryan Dishman must be contacted 24-hours prior to pouring concrete. Dishman can be reached at 219-462-4612.

ON BEHALF OF BURKMAN: Additional parking area with internal circulation is preferred; however, from previous meetings with Design Organization where the need for the number of new spaces was discussed and the constraints reviewed given the current layout site parameters what is shown is acceptable. The 15' wide parcel to the south is owned by Vale Park Animal Hospital. Drainage calculations are needed for the parking lot and eventually for the building expansion. Storm water runoff will need to be managed. A Site Permit covering local erosion control, right-of-way cut and sanitary sewer is required. It is understood that this new parking area will be used primarily for employee parking which will mean less turnover in these spaces.

ON BEHALF OF KENT: The parking requirement is 5 spaces per 1,000 sq. ft. of usable floor area. Measurements should not include restrooms or areas designed exclusively for storage. This property is zoned BP (Business Park) and landscape ratio for the parking lot is .20, the Gross FAR is .450 and net FAR is .519. A landscape plan will be required for the building addition. Referring to Article 10, Section 10.301 (on-lot landscaping); Section 10.303 (open space landscaping); and Section 10.304 (parking lot landscaping) is necessary. The front yard setback is 40 ft.; side yard setback is 20/45 ft.; rear yard setback is 50 ft. Building elevations must comply with the standards of Article 11, Section 11.500, Non-residential Design Standards. If there will be a dumpster on site, and enclosure is required and must meet the standards of Article 2, Section 2.406. A Zoning Clearance for the building addition will be required.

THRASHER: Thrasher asked if the parking lot is being done before the building addition. Moats stated the physicians would like to have the parking lot done asap. Thrasher asked when the proposed addition will be done. Moats indicated there is no real timeframe for this. Before the parking lot is expanded, they want to know that the building can be expanded and meet City requirements. The parking lot expansion will require a building permit. The building addition will require a Construction Design Release prior to a Building Permit being issued. All contractors must be registered with the City. Additional signage will require a permit. Tree removal must be

done in accordance with UDO Article 10, Section 10.603.

SOULDERS: It appears the new parking area links up with Valley Drive; however, there is no link from one lot to the next to allow access to a fire truck. From the standpoint of the Fire Department if there is access off of Valley Drive they would think they could get through to the building from that access. This needs further discussion. The gas and electric meters will be moved. Souders recommends the installation of a Knox Box at the front entrance. Referring to www.knoxbox.com is suggested.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Erosion Control Plan
Right-of-way
Detailed Site Plan
Site Improvement Permit
State Design Release (Building Expansion)
Building Permit (Parking Lot Expansion & Building Expansion)
Signage / Fencing Permit
Zoning Clearance
Contractors must be registered with the City
Variance (as required for building expansion)
Internal Plumbing Plan
External Connection Point for Sanitary Sewer Main
Drainage Calculations (Parking Lot Expansion & Building Expansion)
Dumpster Enclosure
Knox Box
Fire Department Access