



MEETING: Site Review Committee
SUBJECT: Valparaiso Strip Mall
ADDRESS: 1451/1461 Morthland Drive

LOCATION: City Hall
DATE: January 27, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Bill Ferngren, Ferngren Law
 (219) 464-4500 / bill@fern grenlaw.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed strip mall to be located at 1451/1461 Morthland Drive. Kent 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: The project being proposed is two commercial structures on a parcel recently purchased by Mark Forszt. The project is located just east of the Paul Sur GMC Dealership. The property is vacant. Ferngren indicated one building is approximately 9,600 sq. ft. and the other building is 9,120 sq. ft. The uses will be general commercial. Ferngren mentioned there are a few occupants in the works, but Ferngren is unaware of who they might be. The proposal is to divide each building into three tenant spaces; however, depending on the tenant this might change. FBI Buildings has designed the structures. Ferngren indicated that provisions of the UDO were provided earlier by Tyler Kent. Ferngren stated FBI has reviewed these provisions and are aware there are adjustments that need to be made. Hopefully these adjustments will eliminate the need for variances for the exterior design.

STAFF COMMENTS:

BURKMAN: Burkman stated the Engineering Department has no documentation concerning an easement for the frontage roads to the north. The drawing implies there is a 40 ft. frontage road. Burkman said if this has been done, submitting documentation showing this will be necessary. Burkman said at Orr Street the right-of-way corridor minimum is 50 feet. The half-width from the center line northward is 25 ft. An additional 9-1/2 ft. will need to be granted. Burkman indicated that the City would like sidewalks on the north side of Orr Street and the south side of the development. The minimum standard for sidewalks is 5 ft. in width. A sidewalk waiver for the north side for the U.S. 30 frontage needs to be executed. Burkman recommended eliminating one of the driveways off of the frontage road. Burkman indicated more detailed plans showing grades and utility connections will be required. Burkman stated depending on how the grades "shake out:" the use of the landscape strips along the east and west ends for best management practices

associated with filtering and cleaning the storm water runoff is encouraged. Burkman indicated the parking spaces on the east side can be reduced to 18 ft. in length instead of the 20 ft. shown. This will reduce some of the hard surface area. Burkman strongly encouraged the use of any other opportunities to reduce hard surface areas to help with storm water runoff. Burkman mentioned the 20 ft. parallel spaces on the west end can be tight. The City will often go to 22 ft. to provide more room to get in and out of the spaces.

THRASHER: Each building will require a State Construction Design Release. A Building Permit will be required for each building. Thrasher said a Construction Design Release may also be necessary for each tenant space depending on how it is submitted. Thrasher suggested a Site Review if there will be a restaurant. All contractors must be registered with the City.

SOUDERS: Souders mentioned removing a drive will require discussion. There must be a fire hydrant no more than 250 ft. from the building and 500 ft. spacing from the hydrants that will be capable of delivering a 1,500 gpm water flow. Souders requested an 8 ft. section in the center of each building be hashed out to be utilized for accessibility of the rescue vehicles and fire hoses. Souders stated that although not required, installation of a Knox Box is being requested.

EVANS: Evans will need to see the plans for the sidewalks to ensure they are installed to City standards as well as meeting the requirements of ADA. Evans indicated work done on Orr Street will need to be inspected by Public Works. Public Works requires a 24-hour notice for any inspections. They will check the process and preparation of surfaces, as well as the restoration of the area.

KENT: Kent conveyed that details for the dumpster enclosures will be required. The material used for the dumpster must match those of the building. Landscaping is required around three sides of the dumpster enclosure. There must be a man-door/man-gate and gates for dumpster itself. Referring to Article 2, Section 2.406 concerning the dumpster will be necessary. This property is located within the U.S. 30 Corridor. The front yard setback is 15 ft., the side yard setback is 10 ft., and the rear yard is 15 ft. The maximum building height is 35 ft. The maximum lot coverage is 75%. The minimum landscape ratio is 25%. A 15 ft. greenbelt landscape buffer is required along the front of the property. A 6 ft. tall monument-style sign is permitted. 3 sq. ft. of signage per one linear foot of building frontage along Peterson Drive (U.S. 30) and Orr Street is allowed. Kent indicated signage will be limited on the buildings. Parking should be calculated at five parking spaces per 1,000 sq. ft. of usable floor area. This calculation should not include restrooms or storage space. One ADA parking space is required for every 25 parking spaces. Per Article 11, Section 11.502, there is an offset requirement of 2 ft. per 80 ft. of building frontage. Kent indicated that principle entrances shall be located at the primary building frontages, i.e. along Orr Street and U.S. 30. Ferngren said there is no access on the north side. Kent indicated the requirement is that if the building faces a right-of-way these standards must be met. There is also a requirement for 60% transparency. These details must be provided in the architecture. The permitted building materials to be used are brick, limestone, native stone, or textured aggregate concrete. Stucco and EIFS are permitted, but are only to be used as an accent material. Only 30% of the façade may be stucco or EIFS and must be located 12 ft. above grade on one story buildings. Kent indicated that if mechanical equipment is located on the roof it must be screened. Parapet walls shall be designed so that the average height does not exceed 15% of the height of the building. Kent stated a parapet must be included along the back side as well. This will be very visible from U.S. 30. On-lot landscaping will require 9 large trees, 18 small trees and 50 shrubs per acre. Open landscaping will require 10 large trees, 15 small trees and 40 shrubs per acre. The requirement for parking lot landscaping is 1 large tree per 8 parking spaces and 1 shrub, perennial or ornamental per 4 parking spaces. One landscape island is required per 18 parking spaces. The landscape islands must be 324 sq. ft. per island and must include at least 1 large tree. Street trees shall be placed 60 ft. on center. A Zoning Clearance is required as part of the permit application. Kent said the final plans need to include the percentage of green space provided on

site. Parking calculations need to be shown on the plans based on the uses. The construction plans for the buildings need to call out the building materials being used and the percentage for EIFS, brick and stone being used.

MCALPINE: Providing the proposed grading plan and drainage calculations is necessary. The drainage calculations need to be for not only this site, but the office areas as well. The plans need to show how Don Bengel intends to drain the area to the wetland area south of the property. McAlpine said he needs to see what the impacts will be to the area south of this site. McAlpine is unsure if detention is being provided. If not, he needs to know what the plan is for this area. McAlpine conveyed that the storm water drainage standards are in the process of being updated. There are draft standards in place for achieving certain point levels for best management practices. McAlpine will provide Don Bengel with the tables. Ferngren requested that he receive a copy of the tables as well.

PILARSKI: Pilarski questioned if "Valparaiso Strip Mall" is the correct name for this project. Ferngren said he believes FBI was just providing a name for the plans and the proper site name has not been decided upon. Pilarski indicated the Water Reclamation Department is concerned with what will be discharged into the sanitary sewer; therefore, submitting internal plumbing plans when tenants enter the building will be necessary. Pilarski stated the plumbing plans should be sent to his attention. Pilarski feels a site review should be conducted in the event of a restaurant leasing space in the buildings.

GESKEY: Geskey stated he will reserve comments until a later date. The plans do not present enough information. Geskey should be contacted once they are ready for water.

ISSUES TO BE RESOLVED:

Landscaping Plan (on-lot, open, landscape islands, street trees)

Right-of-way

Detailed Site Plan

Site Improvement Permit

Sidewalk Waiver

State Design Release (for each building)

Building Permit (for each building)

Signage/Fencing Permit

Zoning Clearance

Knox Box (recommended)

All contractors must be registered with City

Dumpster Enclosures

Parking Calculations

Principle Entrances

Transparency

Internal Plumbing Plans

Proposed grading plan

Drainage Calculations

Building Materials