



MEETING: Site Review Committee
SUBJECT Kingsridge Self Storage Addition
ADDRESS: 1202 Formula Drive

LOCATION: City Hall
DATE: September 1, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(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
Chad Dutz, Fire Department	(219) 462-8325
Media	

PRESENTERS:

E. Donald Bengel, Bengel Engineering & Surveying
 (219) 462-0690 / bespels@frontier.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 addition of two 180' x 32' storage buildings to the existing Kingsridge Mini Warehouse complex. 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: Bengel said the project is located south of the Grand Trunk Railroad Tracks. The Kingsridge Self Storage is in the process of being sold. Currently the east end of the property is vacant. Mr. David Tokar is the proposed buyer. Mr. Tokar wants to add buildings on the vacant property. There are three inlets on the property (north side, south side and in the center) that drain south into a storm sewer on Elm Street. Bengel said there is a sanitary sewer used by Building A and Building 9. Bengel said there is no easement for the storm sewer going south. Bengel stated the seller is trying to negotiate an easement; however, at this point the owner of Milan's is not willing to provide an easement. Mr. Tokar wants to insure there is a way to maintain the sewer. Bengel stated there is no detention on the site. Bengel stated there will be a 26% increase in building coverage.

STAFF COMMENTS:

BURKMAN: Burkman stated a 40 ft. right-of-way dedication will be required along the Roosevelt frontage. According to the plans provided, it appears the current right-of-way is 30 ft. The Thoroughfare Plan calls for an 80 ft. corridor (40 ft. on either side). Therefore, the balance must be dedicated as a condition of permit issuance. Burkman asked for confirmation that no utility services will be extended to the new buildings. Bengel said possibly electric will be extended, but no sewer or water will be extended. Burkman said if the storm sewer easement is negotiated, providing a copy to the Engineering Department will be necessary. Burkman conveyed that gravel lots are not permitted in the City. Paving will be required. Burkman asked if the two parcels will be under a single ownership. Bengel said Mr. Tokar should be the owner. If, for some reason, there are two owners, cross access easements will be provided. Burkman said a Site Permit will be

required.

ON BEHALF OF MCALPINE: A Rule 5 Permit will be required if the disturbed area is over an acre. The north/south sewer between Buildings 8 and 9 and 1 and 2 is private and connects into a public system; therefore, a drainage easement must be obtained from the owner to ensure the drainage is preserved. The flow route directions shown on the layout provided do not match the actual contours in the area. The contours seem to go from a northeast to a southwest direction to the backs of the residential lots to the south. The applicant will need to grade a swale berm detention along this area south of the buildings to direct the flow of water west towards the private storm sewer line. Additional storm water detention will need to be created for the proposed and existing warehouse buildings to bring the area in to conformance with present drainage standards. The original 1975 plans for this property show detention ponds on the south and north side of each warehouse building but the ponds were never constructed. The size of the downstream private storm sewer line will need to be analyzed to ensure it is adequately sized.

THRASHER: The buildings must be submitted to the State of Indiana for plan review. A Construction Design Release must be submitted prior to issuance of permits. All contractors working on the project must be registered with the City. Any additional signage will require a permit.

SOUDERS: Souders asked if the buildings will be divided into individual storage facilities and if there will be any bulk storage of mattresses or upholstered furniture. Bengel confirmed the buildings will be divided into individual units and there will be no bulk storage of mattresses or upholstered furniture. Souders stated the original plan indicates 57 ft. on the back side which provided sufficient accessibility for turn-around purposes. Souders will need to see if there is sufficient access to the back and if there is a turn-around space for the Fire Department vehicles. Souders indicated he will contact Bengel concerning this issue.

KENT: This property is zoned Light Industrial (INL). The proposed use is permitted. The Landscape Ratio is 30%. The Gross Floor Area Ratio is .402 and the Net Floor Area Ratio is .575. The front yard setback is 25 ft., side yard setback is 10 ft. for a total of 20 ft. and the rear yard setback is 10 ft. The required lot width is 100 ft. There must be 20,000 sq. ft. available for a buildable lot. Submitting a lighting plan will be required and referring to Article 9 of the Unified Development Ordinance is necessary. On lot landscaping requires 2 large trees, 4 small trees and 35 shrubs per acre. Open space landscaping requires 10 large trees, 15 small trees and 17 shrubs per acre. Kent indicated either a Class D or Class E buffer yard adjacent to the properties will be required. If there is no landscape buffer on the adjacent properties a Class E buffer will be required. The Class D buffer must be 40 ft. in width with 3 large trees, 6 small trees and 50 shrubs per 100 linear feet and a 5 ft. tall berm. The Class E must be 40 ft. in width with 7 large trees per 200 linear feet, 7 small trees and 60 shrubs per 100 linear feet and a 6 ft. tall berm. Referring to Article 10 for landscaping requirements is recommended. A certified landscape plan will be required for the project. A Zoning Clearance will be required if permits are pulled for the site. Kent asked if any existing trees will be removed from the site. Tokar said he did not believe any trees will be removed. Kent indicated if trees are removed a tree survey must be submitted per Article 10, Section 10.603. Kent asked what type of material is being used for the buildings. Tokar said the material will be sheet metal and steel. Kent indicated that any additional signage will be calculated by taking the building frontage measurement facing Roosevelt Road times 3 (64 ft. x 3). This calculation will yield the total amount of allowable signage for the entire site. If a dumpster is installed, referring to Article 2, Section 2.604 for the standards will be necessary.

PILARSKI: No comments.

GESKEY: No comments.

ISSUES TO BE RESOLVED:

Certified Landscaping Plan

Tree Survey (if any existing trees are removed)
Erosion Control Plan
Rule 5 Permit
Right-of-way
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
All Contractors Must Be Registered With The City
Signage/Fencing Permit
Zoning Clearance
Provide Copy of Storm Sewer Easement
Paving
Storm Water Detention
Class D or Class E Bufferyard (whichever is required per comments stated above)
Lighting Plan