

MEETING: Site Review Committee
SUBJECT: Heroes Hangout
ADDRESS: 4401 Montdale Park Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 21, 2020

IN ATTENDANCE:

Beth Shrader, Planning Director
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Carley Lemmon, Asst. Planner
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Vicki Thrasher, Building Commissioner
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Mike Jabo, Director of Engineering
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Bill Laird, Engineering Dept.
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Jon Daly, Fire Department
(219) 462-8325 / tstites@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us

PRESENTERS:

Stewart McMillan, Owner
(219) 405-4629
chief@maacfoundation.com
Robin Witte, Larson-Danielson
(219) 362-5177
rew@ldconstruction.com
Chuck Gleason
csgleason@gmail.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Heroes Hangout to be located at 4401 Montdale Park Drive . Shrader 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: This is approximately a 15,000 sq. ft. floor plate. There will be a little bit of a second floor. The size of the second floor is yet to be determined. The building is a box-like shape. They are looking at maximizing the area inside. The project will be a combination educational center and a restaurant. The idea is that families can bring their children to visit different booths, almost like an interior main street. The children will walk through to different activities they can learn from. It will also be opened to schools. It will be possible to walk to the restaurant on the other side of the building. The restaurant will be opened to the public and people on the MAAC side as well. There will be a bar and the restaurant will be able to handle functions for school children, other families and anyone else wanting to visit. They did want connections to the MAAC site. There is a location for a bridge. They are connecting the roadway for parking and there is parking in the back. If MAAC

needs more parking, people can park on the site. This will be a combined campus. They do not want to hinder the views of the MAAC development. These are integral to each other. They do not want a lot of landscaping that will block the great views. The main entrance for the new building is located to the side so it looks at MAAC. This is the focus, the first responders doing their amazing training. This is an industrial site and they do not want to overload it with trees. They will be seeking a variance for landscaping. The plans include concepts of elevations. They want to use metal siding; however, metal siding is not permitted by the UDO. The adjacent property has buildings with blue siding, and they want to keep some aspects that are the same. This is not just fire fighters and policemen. It is all first responders. They are creating a look that this is a combination building for fire fighters, police, ambulance, etc. The front view will probably face the street. Awnings may be added. There is a patio area. Witte said this is just an idea to see what types of materials they will work with. Shrader asked if the façade they are viewing will face MAAC or the street. Witte said it will face Montdale Park Drive. Witte said the other side of the building when you get to the back is more focused on the interior where the educational area is located. They do not want windows because it is more of an interior focus. People will walk into the main street inside and the booths will be on the outside perimeter. This will be developed further. Gleason interjected that the main street is much like that at the Museum of Science and Industry. All the buildings are along main street and each one will be a different educational opportunity (stop the bleed, child-care seats, bicycle safety, electrical safety, etc.) The kiosks will be approximately 15' x 20'. There will be a central area with a playground for children who are too young for the educational kiosks.

STAFF COMMENTS:

SHRADER: There are some things that need to be done. It will be necessary to subdivide and record the plat. We may be able to accomplish this simultaneously with the variances that will be required. It will also be necessary to submit applications for the permits that will be required once the variances are approved and the plat is recorded. Shrader said the lot as it appears seems to meet the requirements for lot size and the subdivision could be approved through the Plat Committee rather than taking it through Plan Commission. This is assuming we are only splitting out this lot. Shrader asked if there are other lots that need to be subdivided. Witte indicated this is the only lot that will be subdivided now. McMillan said the idea was to make sure the required variances were in place before the subdivision. He does not want to have to undo the subdivision if for some reason the variances needed are not approved. Shrader conveyed there is not a danger of this happening. Shrader will see if BZA can run ahead of Plat Committee. It will be based on approving a recorded plat. A

lot of the calculations that work with the City's UDO are based on the lot size. It will be necessary to determine the lot size so that we know what variances will be required. Shrader said the project includes a restaurant and either a recreational or an assembly type use. Therefore, a use variance will be required. This use in this area will trigger most of the variances required. Shrader asked if the building will be 15,000 sq. ft. Witte said it will probably be more like 22,000 to 25,000 sq. ft. Shrader asked how this square footage will be split between the restaurant, office and educational. Witte said the second story will probably be 3,000 sq. ft. for office and 7,000 sq. ft. for public use. Witte stressed this is preliminary. Gleason said there will need to be classroom space used for CPR training and Stop The Bleed training. Shrader indicated that this will help us apply the correct use. The parking appears to be good; however, we will need to know the use and the square footage devoted to said use. Shrader will work with Witte to ensure parking is sufficient. Shrader asked if they had any ideas about signage. How will customers be directed back to the spot. Witte said signage has not been discussed. Gleason said this will primarily be a destination that comes through word-of-mouth. Shrader said because the area is developing like a campus looking at the guidelines in 5.203A, 14 is recommended. If signage is pedestrian wayfinding signage on this parcel to direct people between the MAAC and this site, it is exempt as long as signs do not exceed 6 sq. ft. Because this project is located within the U.S. 30/Morthland Corridor, a 6 ft. tall monument sign is permitted, and size is based on the road frontage. Shrader will work with Witte concerning the variances that are needed.

LEMMON: The property is zoned INH, Heavy Industrial. The property is located in the US 30/Morthland Dr Signature Corridor Overlay. – Refer to *Article 11, Section 11.305 US 30 (Morthland Dr) Standards*.

Restaurants are a limited use in the INH, Heavy Industrial Zoning District. Maximum Floor Area – 7,500 square ft. The restaurant is intended to serve the employees and does not have signage that is visible from a street that is of collector or greater capacity. Places of Public Assembly is a prohibited use in the INH, Heavy Industrial Zoning District.

How do you plan on directing customers back to the location?

Signage – Article 5, Section 5.304

3 Sq. Ft per Lineal Foot of Building Frontage. A sign permit will be required for any new signage.

Parking – Article 9

What will be the primary use of the building? How large is the proposed building?

Table 9.201: Minimum Parking and Loading Requirements		
Land Use	Parking	Loading
Places of Public Assembly		
Places of Worship, Theatres, and Conference Centers	1 space / 3 seats or 1 space / 30 sf. floor area used for moveable seating or 1 space / 6 ft. of bench seating	1 space / 40,000 sf.
Cultural or Arts Centers, Museums, and Aquariums	5 spaces / 1,000 sf. used for assembly	1 space / 40,000 sf.
Libraries	5 spaces / 1,000 sf.	1 space
School, Elementary or Middle	2 spaces / classroom	1 space / 40,000 sf.
School, High	Special Study	Special Study
Day care center	1 space / 250 sf.	na.
Commercial Retail		
General	5 spaces / 1,000 sf.	1 space / 25,000 sf.
Food or Consumer Electronics	5 spaces / 1,000 sf.	1 space / 15,000 sf.

Refer to Article 9, Section 9.301 for the Required Accessible Parking Space requirement. With 117 proposed parking spaces you will need 5 accessible parking spaces.

Lighting – Article 9, Section 9.501

What are the lighting plans for the parking lot/exterior lighting? Lighting overspill onto adjacent properties shall not exceed three-tenths foot-candle. A photometric plan will be required.

Landscaping – Article 10

On-Lot Landscaping – Refer to Article 10, Section 10.301

Table 10.301: On-Lot Landscaping Standards			
District and Development Type	Large Trees	Small Trees	Shrubs

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Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

Heavy Industrial (INH)			
All uses	4 per acre	8 per acre	25 per acre

Parking Lot Landscaping – Refer to Article 10, Section 10.304

Table 10.304 Parking Lot Landscaping Standards		
District	Large Trees	Shrubs, Perennials, or Ornamental Grasses
Heavy Industrial (INH)	1 per 4 spaces	1 per 2 spaces

One planting island of at least 324 sq ft in area shall be provided for each 16 spaces in the parking lot.

Nonresidential Design Standards – Article 11 - No building wall shall have an uninterrupted horizontal dimension of more than 80 ft for buildings with footprints of 15,000 sq. ft and larger.

Building walls with a horizontal dimension of more than 80 shall have projections or recesses of at least 6 ft. Projections/Recesses shall be spaced not more than 80 ft apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of 20 ft or 20 % of the building façade.

Along the primary façade of the building: Architecture features shall be provided along its entire length spaced not more than 12 ft apart.

Other facades facing streets/public parking areas: Architecture features shall be provided along 40% of the façade that is closest to the corner with a primary façade and spaced in intervals of not more than 12 ft. All exterior buildings that face public streets, customer parking etc. shall be designed so that there are no areas of blank wall than are more the 16 ft.

Building Entries: Public entrances shall be clearly identified by the building architecture. Principal public entrances shall be located within the primary building frontage. If there are two primary building frontages, one entrance may be located not more than 15 ft from the corner of the two frontage.

Transparency:

Table 11.506: Required Transparency			
Use of Building	Required Transparency Along Primary Facade	Required Transparency Along Other Street Frontages	Tint
Retail Bays/Buildings Less than 25,000 Square Feet	60%	30%	Not Allowed

Windows shall be recessed at least 2 inches and shall include obvious sills, heads, and other forms of framing. Windows shall be transparent and shall allow views into the building at a depth of not less than 4 ft. Ratio of width to height of upper-story windows shall not be more than 1:2.

Building Materials – Refer to Article 11, Section 11.507

Have you considered other materials besides EIFs and Metal Siding? Such as Niche Board.

EIFs is permitted in the following circumstances: On facades of nonresidential buildings that are visible from and set back less than 30 ft from a right of way, as an accent material only. If used, EIFs shall be detailed to look like traditional wall cornices, soffits, window trim and similar features. EIFs may only be installed only above the floor level of the second store, or no less than 12 ft above grade for one story buildings, and shall not exceed 30 % of the façade. EIFs shall not be installed in any pedestrian contact areas. On facades that are not visible from the public right of way, EIFs may be used a primary material as follows: In all cases where EIFs is installed in pedestrian or vehicular contact areas, a 20-lb or greater strength reinforcing mesh shall be installed to a height of no less than 12 ft above the predominant grade. If the abutting property that shares the rear lot line of the parcel or lot proposed for development is nonresidential than either: A class B bufferyard shall be installed along the lot line or The wall of the building that is finished with EIFs shall be set back from the lot line not less than 35 ft.

Prefabricated metal siding is a prohibited material. Vinyl, composite or metal siding is a prohibited material.

Roof Structure and Materials – ***Refer to Article 11, Section 11.508***

Rooflines shall be designed to:

Break up the apparent mass of the building; Highlight individual components of the building; Add Visual interest to the building; Form a cascade, wherein the highest points of the roof cover the area of the primary use or most significant floor area of the building.

All roofs shall include at least two of the following: Eaves that extend not less than 3 ft, nor greater than 8 ft from the supporting walls; Sloped roof planes that are dimensioned such that: the distance from eave to peak does not exceed the average height of the supporting walls and the average pitch is between 6:12 and 12:12; Multiple Roof Slope Planes; Raised cornice parapets or towers above all primary building entrances or at highly visible building corners; A clock or bell tower; cupola, a colonnade or dormers.

Flat roof systems shall be concealed from all ground level views by a parapet wall, sloped roof system or other architectural element.

Along any building face that is greater than 80 ft, flat roof systems, if used shall be designed to include substantial elements that: Vary the apparent building height by at least 3 ft per 150 ft or portion thereof of horizontal building dimension; Are separated by no more than the lesser of 80 ft or 40 % of the width of the building façade; Are not of equal height and have a difference in height that is perceptible from street-level views.

Mechanical equipment on flat roof tops shall be screened with materials and colors that are consistent with the design of the building.

Colors – ***Refer to Article 11, Section 11.509***

Building colors shall be low reflectance, subtle, neutral or earth toned colors. Accent colors shall not be applied to more than 20% of the building façade, including the visible area of the roof. Building trim and accent areas may feature brighter colors.

US 30 (Morthland Dr) Standards – Article 11, Section 11.305

Provide & Maintain a 15-Ft wide greenbelt of landscaping and/or plantings across the entire front yard setback area, except for points of access.

Parking shall be located behind the principle building wherever practicable but is permitted within the 65 ft setback with an approved parking lot and landscape plan. (Commercial/Industrial Buildings East of the Intersection of State Road 49 and U.S. 30/Morthland Dr).

Commercial and Industrial Setbacks (East of the Intersection of State Rd 49 and US 30/Morthland Dr): Front Yard – Buildings that are 36 Ft in Height or Less: 65 Ft.; Side Yard – 10 Ft; Rear Yard – 15 Ft

Commercial and Industrial Lot Dimensions: Minimum Lot Size: One-Half Acre, excluding any right-of-way dedication; Minimum Lot Width: 100 Ft

Commercial and Industrial Lot Coverage: Maximum Lot Coverage: 75 percent; Minimum LSR: 25 percent

Monument signs may not exceed 6 ft in height.

On the final plans please include the calculations for lot coverage and LSR.

On the landscape plan we ask that you create a table noting the quantity and type (common and latin names) of the landscape materials. Note as well if there any existing trees that you will be including in your calculations.

Colored Building Elevations will need to be provided.

A zoning clearance will be required.

McMillan interjected that it was not necessary to read all of the Planning Department comments. Shrader said the comments are being included in the minutes to determine the number and types of variances that will be required for this project. McMillan pointed out that there is a blanket exemption on the property. It is the same exemption that was applied to the MAAC and that it is not necessary to comply with all the outdoor items. They only have to comply with the Life Safety aspect of an occupied building. McMillan stated that to put the road through the variance was extended from the back property to the 23 acres. McMillan suggested Shrader review the MOU.

LAIRD: Submittal of a full set of engineering plans to include a site plan, grading plan and erosion control plan is necessary. The site plan should include existing right-of-way information, sidewalks, curbs, gutters, any existing or proposed easements, (particularly with the cross access for parking lots, will a cross access need to be included), building setbacks, driveway width dimensions, curb radii dimensions, sidewalk dimensions, proposed ADA accessible walks, ramps and pathways and the water and sewer tap locations. The grading plan will need to provide elevations at proposed driveways, top of foundation, first floor, second floor, lot corners, existing and proposed lot foot contours, grading and drainage design for all the impervious areas, location of any drainage swales, calculations for the proposed pond, design, grading, pond outfall Witte said the pond is preliminary. If possible, they want to use the existing ditch that is adjacent to the property. Witte said she will coordinate this with Engineering. Laird said more than one acre is being disturbed. Therefore, an IDEM Rule 5 will be required. Proposed Post-construction BMP's achieving 80% total suspended solids will be necessary. Laird conveyed a Site Permit through the Engineering Department will be required prior to construction.

THRASHER: A Construction Design Release from the State of Indiana will be required and will include the sprinkler system, fire alarm system, and depending on the extent of the kitchen it will be for the restaurant. A Building Permit will be required. All contractors working on the project must be registered with the City prior to the issuance of Building Permits. A Signage Permit will be required. It will be necessary to contact the Porter County Health Department to get the appropriate permits for the restaurant.

ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department follows all the adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission. They follow all the local ordinances that apply. All initial inspections required through the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual fire inspections. All contractors installing fire alarms and sprinkler systems, hood systems, etc. must contact the Fire Department prior to beginning work. Any questions concerning the fire safety components of the building should be directed to Jon Daly at 219-548-4849.

GESKEY: Geskey is aware they will be using the same water main and sewer main that was tapped for the MAAC Foundation. Separate services will be run to the new building. Geskey asked if a fire sprinkler system will be installed in the restaurant. McMillan said a fire sprinkler system will absolutely be installed in the restaurant. He does not build a building that is not sprinkled if occupied. Geskey conveyed that the fire service and domestic service will be separate taps at the main. The domestic and fire services will have to have backflow protection. The

sanitary sewer will require a clean out within 5 ft. of the building. Water will go through Geskey at Valparaiso City Utilities and the sewer will run through the Engineering Department at City Hall. McMillan asked if there was any interest on the part of the City being cooperative and extending the water main all the way to 325 and forming into a loop. Geskey said is it already scheduled through there; however, a loop would have to go under U.S. 30 and the railroad tracks. It will be necessary to submit an internal plumbing plan to Paul Scott (psscott@valpo.us) at the Water Reclamation Department. Scott will need this to determine what will be required for a grease interceptor. Scott will also supply a survey that will need to be completed.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Grading Plan
- Backflow Prevention
- Site Improvement Permit
- Clean Out within 5 ft. of Building
- Submit Internal Plumbing Plan
- State Design Release
- Building Permit
- Contractors Registered with the City
- Contact Porter County Health Department (Restaurant)
- Signage/Fencing Permit
- Provide a Photometric Plan
- Provide Colored Building Elevations
- Zoning Clearance