



MEETING: Site Review Committee
SUBJECT: Growing Kids Learning Center
ADDRESS: 3404 Campbell Street

LOCATION: City Hall
DATE: June 16, 2009

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Shaun Shifflett, Water Dept. (219) 462-6174
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Media

PRESENTERS:

Greg Kil, Kil Architecture Planning
574-288-2654 / gkil@kilarchitecture.com
Mike Garatoni, Growing Kids Learning Centers
574-273-2778 / garatoni@growingkids.com
Scott Civanich, Duneland Group, Inc.
219-926-1007 / scivanich@dunelandgroup.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:

The Site Review Committee met to discuss a proposed Growing Kids Learning Center. Phillips 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.

Kil explained that the 4 to 5 acre parcel is located on the SE corner of Bullseye Lake Road and Campbell Street. The northern half will be developed as a 1 story child care facility, just under 15,000 square feet. Children attending the facility will range in age from infant to 12 years. Parking will be on the west side of the building and play areas on the east side. A shared access off of Campbell Street is proposed with the undeveloped south lot. Access easements will exist on both properties which will allow for an additional access onto Bullseye Lake Road. Both parcels are considered in the design regarding the storm drainage. The outflow is at the west end of the south parcel. Plans also indicate a forebay ecoswale, then tying into the other detention basin on the east side of Campbell Street, which would be the south parcel. Kil acknowledged that a Special Use Variance is required as well as an additional variance. Since single family residential property isn't adjacent or contiguous residential property isn't next to this building, perhaps complying with the approximate 4 acres would be acceptable in eliminating the need for the additional variance. Splitting the 2 parcels into separate parcels is anticipated. Currently there is no development proposed for the south parcel. Garatoni clarified that the entire property is owned by Keith Heinold's family and he prefers it to be sold as one unit. Growing Kids will purchase the entire property although since only a portion of this is needed, subdividing the other portion, and then selling in the future is anticipated. In response to applying for a minor subdivision, Phillips pointed out that the variances are needed prior to the minor subdivision process. The Board of Zoning Appeals application deadline for the July 21st meeting is June 26th. The minor subdivision process takes approximately 1 month although it's possible that the decision may be by mid August.

Pilarski deferred comment for the sanitary sewer service line from the building and into the sewer

main to the Engineering Department and the Collections Division. Wastewater from the facility must meet Chapter 52 of the Municipal Code of the Sewer Use Ordinance. In reference to discharge from the kitchen, an internal facility plumbing plan and an internal plumbing fixture plan schedule will be necessary for review approval.

Thrasher said that a State Design Release is required before building permits can be issued. A sprinkler system is necessary since the occupancy appears to be an I-4. Any signage and fencing will also require a permit. Garatoni clarified that the kitchen will be used daily for warming. Thrasher pointed out that the mechanical code requirement also must be met.

Burkman stated there is an issue with the location as proposed with the access coming off of Bullseye Lake Road. Since this is a fairly busy intersection, peeling back any driveway cuts as far as possible is advised. If the additional access is needed, pulling it back as far east as possible is advised. This should also be indicated on the site plan. Given that the parking lot is a one way circulation pattern, Burkman suggested reducing the isle width. Eliminating the amount of pavement on the site is also a storm water benefit. The City will require a payment in lieu of installation of curb and gutter and for the missing segments along the frontages of Bullseye Lake Road and Campbell Street. Burkman deferred comment to Phillips regarding the sidewalk waiver on Bullseye Lake Road. Verification is needed that the right-of-way has been dedicated. There should be a 40' half width on Campbell Street and a 30' half width on Bullseye Lake Road. Sanitary sewer access will come from the south. Currently an 8" line is located up to the southern property line, north of the drive entrance, and into Foundation Meadows Park. This 8" line will be required to extend to the north as a public sewer since it will be ultimately serving both this property and the property to the south.

Kras said a Drainage Plan with drainage calculations are needed for the site. Kil clarified it is the intention that the drainage will be taken care of with this proposed development. The forebay and detention pond will be located on the parcel that is going to be subdivided. In order to review calculations, Kras commented that some assumptions are necessary as to how that south parcel will be developed. Indicating how the drainage from the site will reach the forebay is needed. Identifying what types of plant species that will be planted in the forebay and detention area is important as well. An Erosion Control Plan showing how sediment and erosion will be minimized from occurring on the site is necessary. Since the site is over an acre, a Rule 5 permit is needed.

Phillips stated that commercial zoning will be viewed as a significant change in that area. More than likely a retail business or restaurant will not be favorable. Further conversation with the City administration regarding this issue is strongly advised. A Use Variance may allow for one specific use. The property is zoned Suburban Residential. The childcare facility is a use that's permitted with a Special Use although, ensuring that the correct set of standards are being used is critical. Phillips pointed out that it appears an Institutional Residential base is being used for calculations as opposed to all of their uses. Article 18 states the specific definitions regarding Institutional Residential. Phillips said the review of the standards is based on "all other uses." The minimum lot size is 5 acres which is based on the expectation of a school or church which is more parking intense. With a number of appropriate variances a child care facility may be possible. The intended 40% landscape surface ratio should be part of the application. If the front yard setback along Bullseye Lake Road is intended to be modified, this too will need to work into the variance. Lot width and other setbacks appear to be in order as far as the bulk density requirements. Further discussion is needed regarding landscaping. The floor area ratio is acceptable. Checking with the Parks Department is necessary in reference to the pathway or sidewalk requirement along Bullseye Lake Road. Installation or a payment in lieu of installation may be possible. Restrooms, storage areas, and the upper attic area can be subtracted in the calculation when considering the number of required parking spaces. Phillips commented that the parking seems excessive although it does meet the standard. In terms of the turning radii for school buses, turning width is important rather than the isle width. The asphalt seems excessive and 17' as opposed to 24' is allowed. A detailed tree replacement schedule that includes the size of the trees being removed, and whether they are exempt or nonexempt is needed. A list of exempt trees is located in the appendix of the ordinance. Exempt trees can be removed without replacement. Landscaping for this project requires lot landscaping, parking lot landscaping, street trees, and buffer yards. A buffer may not apply however, since there is a lack of standard with regard to the buffer between Suburban Residential and public space. Since the property is abutting a park a natural buffer already exists. As long as the fence is installed, Phillips said he isn't too concerned and he will check into the "in between" overlapping that exists. The Signature

Corridor landscape requirement significantly affects this site. If a reduction in width is needed, intensifying the landscaping in the area can be done as a trade off. A variance is necessary in order to accomplish this. Phillips clarified that this is what's referred to as the 30' setback, which is 30' between the sidewalk and the parking area. The location is in the Campbell Street Corridor Overlay District therefore, signage is limited to monument style only. Signage placed on an angle in an intersection is not allowed. The sign must be "V" shaped and facing both intersections. Proof is needed that it's located outside the right-of-way clearance triangle. Checking into the standards regarding this issue is important. Referring to the non-residential design standards stated in Article 11 is suggested since this applies to the property. Making sure the required offsets are handled appropriately is important. A connection is needed to the public walk from the walkway along the building. If the pathway along Bullseye Lake Road is not to be installed, Phillips said then it absolutely must be connected to the pathway along Campbell Street. Indication needs to be shown as well as markings in the parking lot.

Johnson said as far as building and code enforcement, the project will be under jurisdiction of the Indiana Department of Homeland Security. Sprinkling the building is strongly encouraged. If the project is submitted to the State as an E, there will be a use restriction which can create a violation of the code in the future. When a building this large isn't sprinkled it can become an enforcement problem. Contacting the Fire Department is necessary for the placement of the Fire Department connection if the building is sprinkled. The northwest corner is a favorable location. A Knox Box is also required for the facility and contacting the Fire Department for placement of this is necessary as well. Typically this is placed by the front door. In regards to pavement, if the building is sprinkled the Fire Department will allow a reduction to 20' off the isle that is parallel to the building. If the building isn't sprinkled, Johnson requests that it remain at 24' and the installation of a hydrant on the property is needed. Phillips added that radii would have to be taken into consideration if the isle becomes one loop. Johnson pointed out this will then need further review.

Prior conversation had taken place with McIntire regarding the water main capacity. A 16" main exists on Bullseye Lake Road that is located on the same side as this property. The domestic, fire service, and possible hydrant can all come off the 16" water main. If there is any irrigation service, an additional meter is allowed off of the domestic service. The property to the south cannot be serviced from taps made for this building. When that property is developed it will be advised to have a boring under Campbell Street in order to get to the 12" main. Checking into a fire hydrant for that parcel can be at that time. The fire, domestic, and irrigation will require backflow protection. McIntire pointed out that this is just for service only and to contact him regarding placement when the preliminary water plans are complete.

Phillips stated that a phone meeting can take place in order to discuss landscaping in further detail.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Drainage Plan with Calculations
- Rule 5 Permit
- Necessary Variances
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Internal Facility Plumbing Plan
- Internal Plumbing Fixture Plan
- Backflow Prevention
- Knox Box
- Possible Hydrant
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance