



MEETING: Site Review Committee
SUBJECT: Extending Existing Store
ADDRESS: 2705 LaPorte Avenue

LOCATION: City Hall
DATE: May 29, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Dave Pilz, Engineering Director	(219) 462-1161
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Marv McDaniels, Collections Dept.	(219) 464-2346

PRESENTERS:

Scott Lynn, Bedroom City
 (219) 548-7337
 scottlynn@ameritech.net

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 extending the existing store at 2705 LaPorte Avenue on to the adjacent property located at 2611 LaPorte Avenue.

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.

Lynn explained his plans are to purchase the adjacent property located at 2611 LaPorte Avenue. This will enable him to expand the showroom as well as add on some additional space for lease. Approximately 30,000 square feet of retail space is what Lynn is hoping to achieve. Currently Lynn has a contingent purchase offer on this property.

Phillips stated his review is very preliminary being that there is not a lot of detail provided. With regards to the parking, it is essential to know what will be the furniture store and what will be regular retail in this expansion. The whole store will be required to be brought into compliance with the parking. If the parking is not in compliance with the current standards now, the furniture store will have to be based on the parking standard of 1 space per 800 square feet of useable showroom space. For the remaining retail portion of the building, the standard is 1 space per 150 square feet of useable floor area. In terms of usable floor area, the 75% rule is applied as an average. Phillips explained that he doesn't have enough information at this time to calculate. Lynn's intention is to bring in a type of business that will compliment his store. Phillips conveyed that if it is a similar type of store, it will be the same calculation however; if it's anything else it will be the 1 space per 150 square feet. A dining establishment would be 1 space per 100 square feet of floor area. Special attention needs to be taken where the parking is concerned especially if a restaurant is in the future plan. Phillips stated he will take a look at the parking requirement before a particular tenant comes in and any occupancy permits are granted. Since there will be parking added to this site, the maximum lot coverage is 80% for this property which includes all impervious surfaces. There should be caution with regards to setbacks. It is essential that a landscape or solid buffer be provided along the rear which abuts to residential land. The zoning in this area follows parallel to LaPorte Avenue, a distance of 400' from the right-of-way. Phillips stated he will have to take a closer look in regards to this. If dedication is required, a landscape buffer of 30' will need to be

provided. Phillips explained that the right-of-way shifts in front of Centier Bank and therefore using that as a gauge is not recommended, but rather having an individual survey prepared. The entire site will need to be brought into compliance with the landscape requirements for a parking lot. At least 5% of interior parking lot space needs to be provided in the form of islands or peninsulas. There should be caution with regards to any sort of drive in the back by making sure enough room is provided, as well as an adequate buffer. The architecture will need to be consistent or upgraded using high quality materials and design. It was strongly suggested to upgrade the building as a whole. A detailed landscape plan is needed showing sizes, materials, and placement. This will be reviewed by the planning and park departments for compliance. A pedestrian pathway will also need to be provided. Lynn will need to contact Tyler Kent to get the details regarding this issue.

Pilz explained there may be a requirement for a right-of-way dedication for additional right-of-way along LaPorte Avenue. This will probably be minimal and will need to be looked into. It's strongly recommended to combine the 2 driveways into 1 for access onto LaPorte Avenue. Detailed plans are needed as well as a survey to determine the right-of-way locations and to help design the property to meet the engineering requirements. Lynn stated that he was going to use the right-of-way that is already on his existing property. Pilz confirmed that this may be alright however there may be additional right-of-way that was acquired. Pilz will look into this matter. Currently there is an easement between the 2 properties for drainage. There is a sewer line that comes down from the detention base and to the north that outlet into the ditch. The proposal to build over this would not be allowed and therefore, a break in the building is needed to allow access for maintenance.

Kras stated that a Drainage Plan is needed indicating how storm water runoff will be managed from the site. Proceeding with this plan will require more detail showing grades, dimensions, and elevations, as well as meeting the city drainage requirements. This will depend on the changes being made to paving, the impervious area, and what will not be paved. It will be necessary to see what is detained on site before water is released into the roadside swale along LaPorte Avenue. Some sort of detention will probably be needed similar to what is in front of the Centier Bank.

Brown conveyed a new water service will be needed for the separate building. The backflow protection device on the existing building will need to be brought up to code. Any landscape irrigation system, and a fire system, if being installed, will also require backflow protection.

McDaniels stated that the sewer runs on LaPorte and that property is already tied into a main.

Pilarski explained his concern is the discharges from any new retail establishments that may enter into the building. It is essential that this is brought to his attention as to whom and what the business will be. As far as the existing expansion, there are no concerns.

Thrasher stated at this time it is preliminary, however, a State Design Release will be needed prior to obtaining a Building Permit. Any change in signage or additional signage and any fencing will require a permit. On behalf of the Fire Department, Thrasher stated that if a sprinkler system is installed, a Knox Box will be required. Contacting the Fire Department for more information is recommended.

Phillips expressed some concern with regards to a parking variance in this location based on the recent experience with mixed use centers and parking overflow. Phillips recommended letting the parking limit the size of the building that will be placed on the lot. Signage is limited to the 6' tall monument style sign. Channel letters on the sign are acceptable but the square footage is limited. Signage must be at least 5' back from the right-of-way line, with a landscaped area around it as well. Any signage on the building or on the site will require the city to review beforehand. A Preliminary Survey or Site Plan is strongly recommended before purchasing the property.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
Erosion Control Plan
Right-of-way
Detailed Site Plan / Survey
Drainage Plan
Sanitary/Sewer
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Sign / Fencing Permit
Demo Permit (if needed)
Pedestrian Pathway