



MEETING: Site Review Committee
SUBJECT: Tire Barn / previously was Valparaiso Motel
ADDRESS: 350 Morthland Drive

LOCATION: City Hall
DATE: July 17, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
John Hardwick, Utilities Director	(219) 462-6174
Dave Pilz, Engineering Director	(219) 462-1161
Marge Robinson, INDOT	(219) 733-0303

Media

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

PRESENTERS:

Mike Dauss, Dauss Architects	765-649-2258 / mikedauss@daussarchitects.com
Glenn R. Patterson, Attorney	219-769-3561 / gpatterson@lhmlaw.com
Christopher Jones, President of Tire Barn	765-649-0404 / cjones@tirebarnusa.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed Tire Barn that will be located at the previous Valparaiso Motel. 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.

Dauss explained that this site is roughly an acre in size and located on US 30. The parcel is actually 2 lots however; the purchase is for the east lot. The development is for a new Tire Barn prototype store which includes 6 changing bays, an alignment bay, and a showroom of approximately 1,000 square feet. Tire Barn is basically a retail tire sales dealer. There are no oil or fluid changes, just simply tires and rims. Storage of the tires is behind the bays on a metal racking system. This proposed building will be fully sprinkled and the storage of used tires will be as located on the site plan rather than outdoors. The building is steel framed and load bearing masonry wall construction. Jones added that Valparaiso will be a good market.

Pilz stated the soils in this area are generally poor and any deep watering that is required for the types of construction, generally causes subsidence of the soil. This should be investigated fully before proceeding with the construction since it could cause possible damage to the proposed site as well as the adjacent sites. Walgreens has sanitary sewer access however; the exact configuration is unknown at this time and this will be checked. If this access is not public, another access is available to the west, and information can be made available. A number of access issues will need to be resolved. The Overlay Ordinances along US 30 have a number of requirements. The objectives are to minimize curb cuts and restrict them to specific locations. Frontage road will be required. The normal standards for this will be a 40' right-of-way meeting the adjacent to the INDOT right-of-way. Within this right-of-way a 22' paved road will be required. This does not require curb and gutter, just the pavement with a stone shoulder. The access point would be to the east, utilizing the existing Walgreen's driveway. Research will need to be done in this case since this was a requirement of Walgreen's several years ago. Along their pavement, curb and gutter are

placed and this will restrict access. Clarification with Walgreens is necessary to make sure they are aware of this access point. The normal spacing required between drives is 300'. Somewhere on the other side on the adjacent lot to the west, is the location of the next driveway. This will all need to be configured and worked out. The front yard set back from the US 30 right-of-way is not less than 65' for commercial and industrial uses. The frontage road must be dedicated right-of-way. Pilz added that for Walgreens benefit, they should declare an easement or a right-of-way as prevention from liability. This is an issue that will need to be checked into and resolved. The INDOT access points that are located on the survey are independent from the cities requirements for the Overlay District. A 15' greenbelt is also required behind the access drive which is on right-of-way line. Further discussion in reference to this is needed.

Kras stated that the site is within a flood plain and therefore; the flood plain ordinance comes into effect which has a storage requirement. Any fill that is placed on the site above the base flood elevation will need to have an equal amount removed below the flood plain elevation. Since the site is over an acre in size, a Rule 5 Erosion Control Permit will need to be filed with IDEM. Water quality will be an issue and a Drainage Plan is required indicating how the run off will be managed from the site. Also needed is an Erosion Control Plan indicating how the erosion and sediment will be minimized from the site.

Brown stated that currently there is a 2" existing service for this facility. It was conveyed that 2 taps will be needed. Brown added that there is a 2" off of an 8" line that was extended from the Walgreens addition. There is an agreement with the current property owner to extend this water line across the frontage. The pressure is high at this location and therefore should be sufficient for the fire protection system. Contacting Susan Gustafson regarding hydrant testing is recommended. Backflow protection is required at the water meter, and fire system. Any landscape irrigation system will require backflow protection as well. Discussion with Chuck McIntire is recommended in reference to a vault or a pit being brought in. Brown stated if there are any existing wells on the property they will have to be sealed according to the DNR requirements.

Phillips clarified with Kras that this site is in the flood fringe therefore; in the 100 year flood plan. Since this is a non residential building, it will have to be built up 2' above the base flood elevation. The parking area exceeds the ordinance requirement. Being that there are multiple bays, the extra parking will be helpful. Dauss conveyed that he is hesitant committing to 38 spaces knowing that there must be balance for floodway and there may possibly be some swale. Jones added that they do not perform mechanical service on the vehicles and there are no vehicles on the lot overnight. The process for this particular type of business is very quick. At any given time there are approximately 12 to 14 vehicles on the lot. The showroom is 1,080 square feet. Based on this information, Phillips conveyed that a minimum of 25 or 26 parking spaces is sufficient. The maximum lot coverage is 75% for all impervious surfaces and 25% of the site needs to remain green. A tree survey and a detailed landscape plan are required to match article 31 of the ordinance. The plan must indicate location, sizes, and species of the landscape being planted. The ordinance also states that 5% of the interior parking lot is required to be landscaped which can consist of peninsulas, islands, and corner areas. The tree survey must indicate where all of the existing trees are on the site. Any trees that are over 10" in diameter must be identified on the plan as well as a replacement schedule. The greenbelt has specific requirements and referring to the city website is recommended. A maximum of 3 square feet per linear foot of building frontage is allowed for signage. The US 30 corridor district requires placing a monument style sign of not more than 6' in height. This is based on the roadway grade. The US 30 Overlay District restricts outdoor storage of refuse. The dumpster enclosure will need to be incorporated as part of the building or as an extension of the building. A sidewalk waiver is needed through the engineering department. With regards to the architecture, a change in building material is recommended using brick or stone. Enhancing the entrance with an elevation change or a modification in the roof line is also suggested.

Pilarski expressed concern as to what will be discharged into the sanitary sewer system from the facility. Making sure this is compliant with the sewer use ordinance more information is needed and a site plumbing plan is required. Contacting Pilarski for further discussion is advised.

Johnson stated that the fire department reserves the right to be consulted for placement of the fire department connection. A Knox Box system will also be required at this location. Plans will need to be reviewed for the actual tire storage area to assure that the fire protection systems are adequate. Daus added that the plans will be submitted to the state. Johnson mentioned that the fire department is always looking for buildings for training purposes. Contacting them for demolition is appreciated.

Phillips is aware that the back, corner portion of the building is a 12' x 16' room reserved for a pump that has frequently needed to be placed for fire the protection system. Compressors are also maintained in this room. The front portion of the room is for old tire storage which is enclosed. Daus conveyed that the dumpster could be incorporated off of this area. Phillips stated that the rear yard setback is 15' according to the US 30 Overlay District.

Robinson stated that this project is preliminary and it is essential to contact her regarding the state highway right-of-way. Information is available online to receive the paperwork. Prequalification down state is required before anyone can begin work on the state highways.

Phillips stated on behalf of the building commissioner, a State Design Release is needed before permits can be issued. Any unforeseen circumstances or special approvals will need to go through those particular departments. The contractors and subcontractors that are going to be doing the work must be registered with the city.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Drainage Plan
- Rule 5 Erosion Control Permit / IDEM
- Right-of-way
- Sidewalk Waiver
- Detailed Site Plan
- Sanitary/Sewer
- Site Plumbing Plan
- WWTP Survey
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Demolition Permit
- Building Permit