



MEETING: Site Review Committee
SUBJECT: Multi-Tenant Retail Building
ADDRESS: 1703 Calumet Avenue

LOCATION: City Hall
DATE: 1/17/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Rick Walstra, Comcast Cable	(219) 462-9990 ext. 13

PRESENTERS:

Tony Shatat
 Bob Macmahon
 Re/Max 219-462-4545
 bobmacmahon@remax.com

Media

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 new construction of a retail center at 1703 Calumet Ave. currently serving as a Clark Gas Station.

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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction. Since a few departments were unavailable, Phillips suggested speaking to Dave Nondorf, Fire Department; Vicki Thrasher, Building Commissioner; and Marv McDaniels, Collections.

Shatat, owner of the property, wants to make some improvements. Since Calumet Avenue has several other gas stations, Shatat would like to build a strip mall to change the venue. Although, currently unsure of who will occupy the building spaces, Shatat would like to add an internet café and has a few physicians interested in this location. Macmahon noted that the property is one acre in size.

Phillips clarified that since Calumet Avenue is undergoing various improvements, it is imperative that any new construction compliment these ongoing enhancements. There must be a pedestrian linkage across the front of this property and it may require a pathway connection. Contact Steve Doniger at the Parks Department for further details. On additional submissions, note adjacent buildings. Consider entering an agreement with the owners of Calumet Station for the use of their access drive. The maximum lot coverage is 75% with 25% being dedicated to landscaping and grassy areas. The parking ratio is 1:150 usable square footage for retail space and 1:100 usable square footage for restaurant space. The Right-of-Way requirement is 80'. Phillips encouraged the incorporation of landscape peninsulas in the parking areas. Interior lot landscaping requirement is 5%. Tree planning was appropriate. This is in the Calumet Overlay

District. The set back requirement, therefore, is 30' from the Right-of-Way line. The current plan does not meet that standard. A landscape plan should be provided prior to Site Improvement Permit process.

There is no residential zoning adjacent to this property, but a buffer between properties is requested. Due to the placement of the building, signage is very limited. Signage is calculated based on the frontage of the building on the main road. The current signage allowance is 180 sq. ft. total. A variance may be requested. The sign must be a monument style sign no higher than 6'. Blockbuster/Papa Murphy's is a good example of a monument style sign. This project is not subject to the Big Box Ordinance. However, it is encouraged to use it as a guide for architectural design. Consider a break in the roofline by adding towers or raised parapets to add interest to the building. Any rooftop HVAC must be screened. Dumpster enclosure appears adequate.

Pilz will check the deed and description regarding Right-of-Way requirements. If a grease trap is needed for a restaurant, there are several requirements. Contact Ed Pilarski at the Waste Water Treatment facility. The address will continue to be 1703 Calumet, and suite numbers will be distributed. Pilz is unsure of the location of the sanitary sewer. There is a private sewer in the private drive in back maintained by that property owner. Pilz suggested contacting them to tap into their sewer. Demolition of current building requires a permit and sewer permit. Appropriate measures must be taken to remove gas tank.

Oeding expressed concern about additional traffic coming onto Calumet Ave. and the private drive in back that exits onto Glendale.

Martinson explained that a tree survey is required noting the existing trees on the property 10" in diameter and larger, and what is to become of them. There is a list of recommend plant materials to use, as well as, a list of unwanted plant materials.

Kras noted that a storm water management plan is needed due to the increased impervious area. City standards require that you store based on a 100 year developed storm and release at a 2 year pre-developed rate. Kras will confirm that the outlet ends at Fair Grounds Park detention basin. An erosion control plan is also needed to explain how erosion coming off from the site will be handled. Since this lot is over one acre, a Rule 5 Permit from IDEM is required.

Shatat stated there would be individual water meters. Brown explained that one meter per service tap is required. Backflow protection is required on each service meter. Also, backflow is required on any irrigation system and fire system.

Walstra had no comments at this time.

Phillips stated that an additional site review is not necessary. The items in question will be covered during the site improvement permit process. Phillips also asked that architectural elements wrap around if any portion of the back of the building is visible from Calumet Avenue. In addition, install awnings above any doors on the back of the building that are visible from Calumet Avenue.

ISSUES TO BE RESOLVED:

- Landscape Plan
- Erosion Control Plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit

Additional Contacts:

- Dave Nondorf, Fire Dept. (219) 462-8325
- Vicki Thrasher, Bldg. Comm. (219) 462-1161
- Marv McDaniels, Collections (219) 464-2346
- Steve Doniger, Parks Dept. (219) 462-5144
- Ed Pilarski, Water Reclamation Dept. (219) 464-4973