



MEETING: Site Review Committee
SUBJECT: Starbucks & TBA
ADDRESS: Wise Way outlot on Rt. 30

LOCATION: City Hall
DATE: September 5

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Tony McGinley, Collections Department (219)-464-2346
 Email addresses for the above City of Valparaiso
 Departments can be found at www.valpo.us.

PRESENTERS:

Bob Zacharias, Maxim Realty Group
 (847) 884-5974
bobbyz@maximre.com
 Mark DiGanci, Design Studio 24
mark@designstudio24.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of a Starbucks and an additional retail store not yet determined. 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.

This 2-unit building will accommodate a Starbucks Coffee House and one additional tenant. Starbucks will be the front store and will have a 6 car stack drive-thru and patio seating. There will be signage on the building, as well as a pylon sign in front. Since this is an area where motorists are traveling at a higher speed, the biggest sign possible is desired for greater visibility. The current site is entirely asphalt. Details will be refined once a survey is complete. Architectural details will comply with City requirements.

Phillips noted that the site must be subdivided if it is not already. The minimum requirements for subdivision are 1-acre lot with a minimum of 100' wide. The property owner will need to provide a copy of the plat. Phillips said that this plan creates an awkward parking area; spaces overflow onto the adjacent parking lot. The developer may need to make modifications or change the orientation of parking in this area. The parking space requirement is 18 spaces for a 3600 sq. ft. building. The Parks Department may require a pathway along Morthland Drive; Phillips will confirm. At minimum, a sidewalk or waiver will be required. Right-of-Way dedication may also be required. According to the City ordinance, West Street needs a 30' ½-width Right-of-Way. Maximum lot coverage is 75%. Phillips asked that the developer consider using porous pavement in certain areas. Zacharias mentioned that they do not intend to alter the parking. A detailed landscape plan is needed showing materials, sizes, and species. Landscape standards are available in Article 31 of the City Ordinance. A monument style sign no more than 6' in height is permissible. The signage can meet the grade of the highway. All wall and monument signs are included in the square footage sign allowance. Signage allowance is 3 sq. ft. per 1 linear foot of frontage of the building along West Street. Architecture must be approved by the Planning Department. The dumpster must be enclosed on three sides with a gate made with materials or painted to match the building. Phillips recommended landscaping around the dumpster to soften the look. Review the property lines to make sure that the structure can be properly maintained. Phillips asked that heavy landscaping be added in the space between West Street and the parking

lot. Zacharias asked if he could relocate the 4 trees that exist in that space. Phillips explained that trees are required in that space, but they may be regrouped to meet the developer's needs.

McGinley advised that the sanitary sewer line is in West Street to the south. It is a 12" clay line to which they can connect.

DiGanci asked if roof runoff could run into the storm sewer. Kras explained that the water should runoff into the landscaping on the property. Kras noted that they would be adding pervious surface since the lot is currently asphalt. Kras asked that they add as much pervious surface as possible.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. All signage and/or fencing also require a permit. Ed Pilarski with the Water Reclamation Department may require a waiver for a grease trap.

Zacharis asked about photometric requirements. Phillips explained that they are in a commercial area with no residence nearby. The lighting is not a great concern.

ISSUES TO BE RESOLVED:

- Provide confirmation of subdivided of lots

- Review parking concerns with Planning Department

- Review pathway requirements and/or sidewalk waiver

- Meet with the following departments for final approval:

 - Engineering Dept. – Dave Pilz, City Engineer (219) 462-1161

 - Water Reclamation Dept. – Ed Pilarski, Pre-Treatment Coord. (219) 464-4973

 - Water Department – Check McIntire, Distribution & Meter (219) 462-6174 ext.318

- Landscaping plan approval (provide 2 copies)

- Architectural approval by Planning Department

- Erosion control plan

- Right-of-way

- Detailed Site Plan

- Sanitary/Sewer

- Backflow Prevention

- Site Improvement Permit

- State Design Release

- Building Permit

- Sign Permit