



MEETING: Site Review Committee
SUBJECT: Commercial Building
ADDRESS: 3604 Calumet Avenue

LOCATION: City Hall
DATE: October 31, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Kent Pollack
Pollack Architectural Group
(219) 464-9398
kentp@pollackarchgroup.com
Mark Miller, Tri-Corp Wireless
(219) 405-8304
mark@tricorpwireless.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 commercial building at 3604 Calumet 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.

Pollack explained that this is a concept plan for a 19,400 sq.ft. retail center. Pollack and Miller are aware this project is on a Signature Street. Pollack may request a variance from the 30' setback requirement since the properties to the north and south do not have that same setback. Miller explained that this would be a mixed use of office (medical, accounting, or law offices), retail, and a food establishment. Pollack noted that the concept plan shows bump outs to provide character to the building. There is a wet land to the northwest area of the site. A retaining wall will be added to the back of the site near the apartment buildings. There will be an access drive around the entire building for service needs.

This property is zoned C-2, is in the Calumet Overlay District, and is subject to the Big Box design standards and requirements due to the size. Phillips noted that a pathway 8-10' wide is required according to the City's master plan. Parking calculations must be provided. Additional building information is needed such as setbacks, building height, and detailed architectural which includes building elevations and materials. Access standards must be reviewed including the provision for a connection to the existing and proposed neighboring sites. Phillips suggested a pedestrian connection to Timber Bridge Condos if possible. Phillips suggested a break in the building to provide for that connection. A buffer is required according to the Big Box Standards. A gathering area or community space is required. Detailed information is needed in regards to lighting. The lighting plan must note lighting fixtures, placement, and a photometric plan that proves that the Big Box Standards will not be exceeded. A landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them, and a replacement tree schedule is needed. Do not remove any trees from the site without the appropriate permits. A 30' landscape buffer is required along Calumet Avenue. Signage is limited to a 6' high

monument style sign that must be placed in a landscape bed. Signage is based on 3 sq. ft. per lineal foot of store frontage (bumpouts are not included). Dumpsters must be enclosed and the materials must match the building in color. Plantings should surround the dumpster area since there is a nearby residential area. Review Article 31 regarding landscape and Article 38 regarding the Big Box standards of the City Zoning Ordinance. There is a requirement of 15% interior landscaping in the parking lots and along the building as outlined in the Big Box Ordinance.

Pilz asked that the developer review the orientation of the building and suggested an L-shaped layout for a more pleasing visual perspective. The right of way requirement is 50' from the center of the road. The developer will be required to make improvements such as widening, curb & gutter, and pathway improvements along Calumet Avenue. These improvements should coordinate with what already exists to the north and south of this project. Pilz encouraged the addition of landscape islands throughout the parking; creating larger islands to maintain substantial plantings rather than narrow islands. There is an existing sanitary sewer on the north side of the Chandana buildings, but that may be a private sewer and would require an agreement with the property owners. There is also an outlet in the street at Timber Bridge which would require an easement through their property. The Timber Bridge sewer connection would minimize the impact to the land by using a grinder pump to bore a small line out to that sewer for access. As the project progresses, a more detailed site plan showing grades, elevations, dimensions, utilities, etc. is needed. There may be wetlands on this site on the northwest corner. This must be confirmed and appropriate clearances given. The North Hampstead development received a permit from the Corp of Engineers to utilize that wetland for storm detention. The developer should coordinate with that project.

Kras will need a drainage plan and calculations showing how to store and outlet runoff from the site. The detention pond to the north may be a possible outlet. That detention pond drains into Flint Lake, and water quality must be maintained by using plantings to ensure the runoff is clean. An erosion control plan is needed showing how the developer will minimize erosion from the site. A Rule 5 Permit from IDEM is necessary. Kras also encouraged the break-up in the impervious surface areas with landscape islands.

If the drainage pond is used in the front as shown on the site plan, Phillips noted that it must be heavily landscaped with a possible rain garden. A good example of this is Culver's.

Thrasher noted that a permit with sewer inspection is required for the demolition of the building currently on this lot. A State Design release is needed for the new structure prior to obtaining a building permit. A grease trap will be required for a restaurant. Any signage and/or fencing also require a permit.

Brown noted that this property is in a Well Head Protection area. The Secondary Plat must show that this is in a Well Head Protection area. During construction, any fuel stored on site will require secondary containment. One meter is allowed per service tap. Backflow protection is required at each meter. Backflow protection is also required on any fire suppression and/or irrigation systems. There is a water line, but it may be on the west side of Calumet. The City will bring the line across to the site; that will be included in the service fee. There is also a water line at the residential development. There is an 8" line going up into the development to the north.

Johnson appreciates the access around the building. A Knox Box system is required if the building will be monitored. Johnson provided a fire hydrant form to be completed and returned. An additional fire hydrant may be required. If the building will be sprinkled, the fire department should be contacted prior to the placement of the fire department connection.

ISSUES TO BE RESOLVED:

Additional Site Review