

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Addition to Valparaiso Nazarene Church** **DATE: December 5, 2006****ADDRESS: 2702 Glendale Blvd.****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
Marv McDaniels, Collections Department	(219)-464-2346
Steve Martinson, Parks Department	(219) 462-5144

Media

PRESENTERS:

Kim Jones, A.I.A.
(202) 543-2433
Shawn Evans, Executive Pastor
shawne@valponaz.org
Gene Tanner, Senior Pastor
genet@valponaz.org
Joel Burbrink, Worship Pastor
joelb@valponaz.org

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 addition to Valparaiso Nazarene Church. 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.

Jones explained that the addition will be for a 1,500 seat worship center with a new entry/foyer, offices, nursery rooms, coffee café, conference room, and parking. The existing detached building will be connected to the addition and used for stage prep and storage. The worship center will have approximately 1,000 seats on the main, flat floor. The gallery in the rear over the foyer has about 500 seats. New parking is proposed outside of the new office area. The existing worship space will be divided and used for Children's Ministry. That will be the only alteration to the existing structure. The new addition will utilize brick to match the existing building. It will have some more modern elements such as a curtain wall effect with a lot of glass in the foyer. The new addition will be fully sprinkled.

Phillips explained that a variance will be required since the addition covers more than the maximum lot coverage allowed of 40%. A sidewalk/pathway is required along Silhavy and Glendale as outlined in the City's Pathway Master Plan. As the project progresses, more detailed information is needed such as setbacks, building and lot dimensions. A detailed landscape plan is needed. Architecture must be approved by the Site Review Committee since the site lies within the Silhavy Road Overlay District. Signage is very restricted at this location. A 6'h monument style sign is allowed. Animated signs are not permitted within the city. A variance would be required for any other type of signage. Parking requirements are approximately 375 spaces. The proposed parking does meet that standard. A photometric diagram is needed since there are residential sites adjacent to this property. The height of the building is restricted to 35'. A variance will be required for anything higher. The current buffer along the south and west sides seem sufficient. Phillips asked that consideration be given to the neighboring properties.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. Any change in signage or if fencing is added, a permit is also required.

Kras explained that a detailed site plan showing grades, elevations, and dimension of the site must be provided. Drainage is a concern and something must be done to manage the storm water coming from the site. Kras suggested routing the water to the south of the property then off to the east where it currently goes into a swale. Another option is to use porous or pervious pavement for the parking addition. A drainage plan is required. An erosion control plan is needed for this site. Since the construction area is greater than 1 acre, a Rule 5 Permit from IDEM for erosion control will be required.

Kras spoke for Dave Pilz, City Engineer. The right-of-way has been previously dedication. There are no issues regarding that. A sidewalk wavier is on file for this property. The sidewalk must extend along Glendale to Silhavy Road.

McDaniels noted that pending the cooking needs, Ed Pilarski should be contacted regarding grease trap requirements. The sewer connection may be hooked into the existing line, or there is an 18" line running along Silhavy.

Martinson explained that a landscape plan is required and must show existing and proposed landscape. Martinson encouraged the addition of substantial trees to the property. Martinson asked that the developer follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org. The plan showing the existing site must be provided prior to moving the soil.

Brown noted that the current building has a 2" service that will be adequate for the addition to the domestic line. However, the fire service will require an additional line and must have backflow protection.

Johnson noted that a Knox Box or key box system is required since the building will be sprinkled. The fire department should be contacted prior to the final placement of the fire department connection.

ISSUES TO BE RESOLVED:

- Variances as needed
- Landscaping plan (showing current and proposed)
- Erosion control plan
- Detailed Site Plan
- Sidewalk/Pathway
- Sanitary/Sewer
- Backflow Prevention
- Knox Box or Key Box System
- Lighting Plan
- Architectural Approval
- Site Improvement Permit
- State Design Release
- Building Permit