



MEETING: Site Review Committee
SUBJECT: Multi-Tenant Retail Bldg.
ADDRESS: 2204 LaPorte Ave.

LOCATION: City Hall
DATE: 10/4/05

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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219) 464-2346

PRESENTERS:

Jeff Brant
Jerry Moss
Paul Freitag
Brant Companies
1947 Woodlawn Ave.
Griffith, IN. 46319

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed multi-unit retail building to be located at 2204 LaPorte Avenue. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Moss advised that they are helping Dr. Kondamari develop this project for income purposes. There is a house on the property that will be taken down. Due to the terrain and the grade difference they will have a two-story building that will be grade level on two sides for entering. The retail which will probably be Sherwin Williams and Check into Cash will enter from LaPorte and the office units will enter off the lower level.

Kent advised that we will need the lot coverage calculations. Since there is residential to the back they will need a heavy landscape buffer between the residential and retail. They are planning to keep the trees in the back. They will have to submit a landscape plan according to our landscaping ordinance. Since this is in our overlay district signage is limited to monument style only with a maximum height of 6 feet. They will need to maintain the sidewalk that is currently on LaPorte Avenue, show it on the plans and connect the sidewalk to the building. The parking standards have been looked at and we want to keep the parking spaces at the requirement but not over, if possible. We need the dumpster shown on the plans and it needs to be screened with material that matches the building in color.

Phillips advised that architecture is very important in the signature corridors. Maybe they could make some changes to the roofline to break it up. We want continuity to the buildings that are in the area. The existing buildings do have a little more articulation on the buildings. We would like

the building broke up both horizontally and vertically. There will be no roof top units. They will need to screen all of the outside equipment. The buffer to the south will need to be year round screening. They will be required to put an equivalent of a 30 foot landscape area in the front. Craig suggested that they lose the two parking spaces in the front for landscape requirements and for better circulation at the entrance. We will work with them on the landscaping and parking.

Brown asked what size water service they will want. Moss advised that they do not know at this time. They will probably need only one service. Brown advised that there is a 6" main on Mayfield and a 12" main on LaPorte but we will probably want to service them off of Mayfield. Backflow protection will be required at the water meter, at any fire sprinkler system and at any lawn irrigation system. Darryl gave them contact information.

Kras advised that we will require more detailed plan showing grades and elevations. There is a one-foot "spite strip" that exists along Mayfield. Ownership will have to be determined on that. The exit off of Mayfield shown on the plans is too close to the intersection so it will need to come back further to the south. There is a 100-foot right-of-way on LaPorte Avenue. They will need to have a 50-foot dedication for the ½ width on the south side of LaPorte. There is an existing bike path that will need to be protected during construction. If they do obtain the access to Mayfield they will need to construct sidewalks along Mayfield. They will need to provide drainage for stormwater run-off storing for 100-year post-developed storm event and releasing at a 2-year pre-developed release. They will need to provide an erosion control plan on how they plan to minimize erosion and sedimentation during construction. Lighting will be an issue since there is residential to the south. Sanitary service will need to be run to the northwest corner. Moss asked if the storm drainage required detention or just getting it into the storm system. Matt advised that they will need to provide for some type of detention.

McDaniels advised that they will have looked at the TV tapes and will mark the tap for hook up for them on LaPorte Avenue.

Johnson asked if they are planning to sprinkle the building and Moss advised that they are not. The fire department would like them to consider a key box system for after hours. The nearest fire hydrant is to be within 600 feet.

Thrasher advised that they will need a building permit for the demolition. They will need to get a State Design Release prior to being issued a building permit.

Phillips said that from the planning and engineering aspects they will need to come back with a revised plan. They can call Debbie to reschedule for the next meeting.

They asked if asbestos testing is part of the building permit for demolition. Thrasher advised that it is not part of the permit but if they suspect anything they need to get that inspected on their own.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit