



MEETING: Site Review Committee
SUBJECT: Four Star Wellness
ADDRESS: 3102 Cascade Drive

LOCATION: City Hall
DATE: 03/08/11

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Jim Pierce, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161

PRESENTERS:

Miranda Reeves, Four Star Behavior
(219) 405-0504 / FourStarBehavior@gmail.com
Belinda D. Schuster, Remax
(219) 769-0733 / belinda.shuster@gmail.com

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:

OPENING: The Site Review Committee met to discuss a proposed therapeutic facility for canines and humans. 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.

EXPLANATION OF PROJECT: This project will be a canine wellness center. The center would provide rehabilitation for dogs that have undergone major medical surgery. It is a non-weight bearing facility and would include a pool for therapy. The facility will also provide space for training classes. There are offices in the front of the building that would be used by social worker therapists. There are 3 different warehouse spaces. Negotiations are currently taking place to decide whether only the first warehouse space will be rented, or if the second warehouse space will be rented as well. The third warehouse space will remain vacant.

STAFF COMMENTS:

PHILLIPS: The proposed use for this site does meet the criteria for limited use requirements for the light industrial district. The offices are also a permitted use as long as they do not occupy more than 20% of the floor area of the buildings in the district. This will need to be clarified. A site plan including dimensions and setbacks from the building to the property line is needed. The site plan will need to show where parking will be provided. If more space is required for parking, a more in-depth calculation will be needed to show green space on the property. 30% of the property will need to remain green space. There are no sidewalks on Cascade Drive. Sidewalk waivers are on file for other properties on Cascade. If landscaping is to be a part of this project, a landscape plan will be needed. This needs to include species, type and the size of plants to be used to insure that

invasive species are not used. A list of these species is available on the City website under horticulture services within the Parks Department section of the website. Signage will be limited to monument style signage and can be no more than 6' in height. Section 2.406 of the Unified Development Ordinance will apply to outside storage or refuse containers. If dumpsters or some type of corral exists, then that pre-existing condition would be acceptable. If, however, an enclosure needs to be constructed, then it will need to be made of the same material as the buildings so that it matches. Depending on the location of the enclosure, we will need to clarify how it will affect the properties to the south which are zoned residential. The parking situation needs to be addressed. The first scenario indicates 4,140 square feet of space being used as kennel area and 1,440 square feet being used as office. This would require 16 parking spaces for the kennel area and 7 spaces for the clinic/office area. The second scenario which includes an additional 2,400 square feet in the unit to the east would require 26 spaces for the kennel area and 7 spaces for the clinic/office area. There is not enough space on the site to support these parking requirements. Contacting the Planning Department is necessary for further discussion to resolve the parking issue.

JOHNSON: It will be necessary to schedule a walk-through with the Fire and Building Departments to check for any separation or exiting issues. The pool code regarding pets needs to be addressed.

CHUCK: Domestic water needs to be brought up to code. Backflow prevention is required. Shaun Shifflett should be contacted regarding backflow requirements.

PILARSKI: There is not enough detail on the site plan for comments at this time. An internal plumbing plan is needed. The connection of the building to the sanitary sewer system needs to be shown. A survey concerning the types of discharge being made into the system needs to be provided. Discharge from the facility will be required to meet Chapter 52 of the City of Valparaiso Code of Ordinances which is the rules and regulations for any discharge from any user. A copy of Chapter 52 will be provided.

PIERCE: No comments.

MCALPINE: Installation of a fence behind the building is encouraged to insure dogs are kept off any neighboring property. If a fence is installed, it would only be behind the first warehouse space. This area would be cleaned on a daily basis.

BURKMAN: A sidewalk waiver is required. If improvements are made to the parking lot, drainage and lot access points will have to be discussed.

VICKI: The site plan is not detailed enough to comment on the possibility of an occupancy change. Once the site walk-through is done, there may be additional requirements that will need to be met. This may require a building permit and submittal to the State. A signage permit will be required. If fencing is installed, this will also require a permit.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Sidewalk Waiver
- Internal Plumbing Plan
- Survey of Discharge