



MEETING: Site Review Committee
SUBJECT: Doelling Decorating Center
ADDRESS: 753 Washington Street

LOCATION: City Hall
DATE: October 16, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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|---------------------------------------|----------------|
| Taylor Wegrzyn, Asst. City Planner | (219) 462-1161 |
| Tim Burkman, Engineering Director | (219) 462-1161 |
| Ed Pilarski, Water Reclamation Dept. | (219) 464-4973 |
| Mark Geskey, Water Dept. | (219) 462-6174 |
| Vicki Thrasher, Building Commissioner | (219) 462-1161 |
| Jack Johnson, Fire Department | (219) 462-8325 |
| Media | |

PRESENTERS:

Paul Doelling, (219) 462-3043

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 new building for Doelling Decorating Center located at 753 Washington Street. Burkman 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: Doelling stated that he has had a store at 753 Washington for 50 years. On August 4, 2012 the building was struck by lightning. The structure from the exterior does not appear to be damaged; however, the interior shows very heavy damage. The rafters, joists and one back warehouse are entirely burnt. After investigating costs, Doelling has decided to demolish the entire building, cleanup the site and construct a new building that will fit today's standards. The building will be downsized from 12,000 sq. ft. to 7,200 sq. ft. This will allow the building to be better positioned on the site. This will be one large building that will house the three aspects of Doelling's business. At a later date, Doelling wants to possibly rent out one of the units.

STAFF COMMENTS:

THRASHER: Thrasher stated a Demolition Permit will be required. A State Design Release will be needed before the issuance of a Building Permit for the new building. Thrasher asked if new signage is being considered. Doelling explained that he wants to use some of the existing signage for the new building. He wants to place small individual signs above the doors facing Washington Street. Doelling would like to relocate the signage currently on the west side of the old building to the gable on the south end of the new building. Thrasher stated permits will be required for the wall signs.

BURKMAN: Burkman is aware that Doelling plans to raise the elevation of the building approximately 1 to 1-1/2'. Burkman asked if the parking is also going to be adjusted. Doelling stated he planned on keeping the parking lot pretty much the same. Burkman pointed out that

reconciling the grade difference will be necessary. Doelling said that since the building will be set back further the slope will be more gradual. Doelling explained that on the back side of the current building there is an open ditch that is drained into an open area that contains a 55 gallon drum. The base of drum has tubing that runs to the front of the building and out under the roadway and into Crosby Run. Doelling explained that elevating the building will provide better drainage. All the roof water will be drained towards the back end of the building into a swale. Only a small amount of water would be drained to the west side. Burkman requested a drainage plan be submitted showing what is being proposed. This needs further discussion prior to issuing a permit. Burkman stated the right-of-way along South Street appears to be 46 ft. The Unified Development Ordinance specifies a right-of-way of 60 ft. This means 30ft. on either side of center. As a condition of issuing a Building Permit/Site Permit an additional dedication of 7ft. along the southern side of this property is required. Doelling said he does not have a problem dedicating the 7ft. Burkman explained there is a development requirement for sidewalks; however, due to the current lay of the land sidewalks will not be feasible along South Street at this time. Burkman is requesting a sidewalk waiver. This means sidewalks are not being required at this time, but at some point in the future sidewalks may be required. Burkman stated the pole sign in front is in the right-of-way. Doelling said he will not have a problem moving this sign. Burkman suggested discussing this with Planning. Burkman said that when the building is demolished a Sanitary Sewer Permit will be required to ensure the sanitary sewer is capped off properly. The Engineering Department will require a Site Permit for the construction and site changes being made. This will cover erosion control and whatever connection is needed for the sanitary sewer.

WEGRZYN: The lot width requirement is 50ft. The front yard setback is 30 ft. with a side yard setback of 8ft. for a total of 16ft. and a rear yard setback of 10ft. Pursuant to Article 11, Section 11.306, the minimum landscape yard along the right-of-way is 30ft. Landscape requirements per 100 linear foot of frontage include 2 shade trees, 1 evergreen tree, 2 ornamental trees, 3 large shrubs and 6 small shrubs. All other areas must be covered with sod, perennials, or groundcover. All service areas must be screened with a dense planting of shrubs and evergreen trees. All parking areas must be screened with a 5ft. buffer of shrubs with a 3ft. height maximum. Referring to Article 11, Section 11.306 concerning these items is necessary. Wegrzyn stated a detailed landscape plan must be submitted. A 6ft. tall monument sign is permitted. Re-facing the existing pole sign is permitted. Parking requirements are 5 spaces per 1,000 sq. ft. of useable floor space. This calculation should not include restrooms or areas designed exclusively for storage. Doelling stated the useable floor space is 6,000 sq. ft. Wegrzyn indicated that 30 parking spaces will be required. There are only 22 spaces shown. This will require further discussion with Planning. A 15% green space is required. Referring to Article 11, Section 11.500 for non-residential design standards is necessary. A copy of this section was provided. Doelling provided architectural drawings for the exterior of the building. Discussing this design with Planning is suggested. Wegrzyn provided a copy of Article 2, Section 2.406 which pertains to loading, truck access and solid waste collection. This section covers the design standards required for the waste collection area. Pursuant to Article 10, Section 10.402, a Class B buffer is required. Wegrzyn stated that Planning should be contacted for help concerning any of these standards.

PILARSKI: Pilarski indicated there is not enough information to provide comment at this time. An internal plumbing plan showing the location of the sanitary sewer in the new building must be submitted. An external plumbing plan showing how the service comes out of the building to connect to the service main must also be submitted.

GESKEY: Geskey stated backflow protection will be required for the new building. Contact information for Shaun Shifflett was provided. Doelling asked if one water service would be allowed. Geskey confirmed one water service and one backflow preventer are allowed.

JOHNSON: Johnson is aware the new building will not be sprinkled. Johnson requested detailed plans for the storage area, the type of storage and quantities of what will be stored. Height and quantity is limited for a paint store. Referring to Chapter 23 of the International Fire Code is

suggested. Johnson said a monitored fire alarm system should be considered. A Knox Box will be required. Doelling stated paint will be stored in the middle unit of the building in the 20'x32' back area. Doelling will no longer be a paint distributor. His intension is to be more of a "boutique" type paint store and quantities will be lower. All paints will be on the shelf and will be able to be seen by customers. Doelling stated this will probably be equal to 8 pallets of paint stored low. Johnson wants Doelling to be aware of what is required per the fire codes.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Erosion Control Plan
Right-of-way
Detailed Site Plan
Drainage Plan
Sanitary Sewer Permit
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage / Fencing Permit
Zoning Clearance
Sanitary Sewer Permit
Demolition Permit
Internal Plumbing Plan
External Plumbing Plan
Knox Box
Sidewalk Waiver