



MEETING: Site Review Committee
SUBJECT: Hobby Lobby Tenant Space
ADDRESS: 210 Porters Vale Blvd.

LOCATION: City Hall
DATE: December 18, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Adam McAlpine, Engineering Dept. (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Water Dept. (219) 462-6174
Jack Johnson, Fire Department (219) 462-8325

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Joe Downs, Lauth
(317) 848-6500 / jdowns@lauth.net

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed Hobby Lobby Store to be located at 210 Porters Vale Blvd. 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: Downs explained that two anchor stores have been secured to compliment J.C. Penney. Hobby Lobby is the second anchor, Gordman's was the first. Hobby Lobby will be approximately 57,000 sq. ft. and will be located on the south end of the center. Downs stated that some of the unoccupied small shop space that currently exists will be demolished to make room for Hobby Lobby. The demolition will affect approximately 4,400 sq. ft. of the unoccupied space to allow for the width of the new store. The east/west dimension fits within the confines of the permissible building area as originally presented; therefore, roadways will not be affected. There is one utility easement on the southeast corner requiring adjustment. All public utilities fit within the perimeter of the footprint. Downs stated the liming process needs to begin in order to get the building pad ready. The tenant will begin the building in the spring and open in the fall of 2013.

STAFF COMMENTS:

JOHNSON: Johnson stated the Fire Department Connection needs to be in the front of the building. Johnson said the fire lane in the front of the building needs to match the rest of the development. Johnson requested an annunciator panel in the front lobby of the building. The Knox Box will also be required at the front of the building. Rack storage must comply with Chapter 23 of the International Fire Code as adopted by the State of Indiana.

GESKEY: Geskey stated that his comments are the same as those called-out during the November 13, 2012 site review.

PILARSKI: Pilarski indicated the plans do not contain sufficient information for comment. Pilarski stated that submittal of a Sanitary Sewer Profile Plan showing the connection from the facility into the sanitary sewer main is necessary. Pilarski will also require an Internal Plumbing Plan.

KENT: Kent asked for clarification concerning a dumpster. Downs indicated there will be a screened compactor. Kent stated the allowance for signage is 3 sq. ft. of signage for each linear foot of building frontage. Kent conveyed that three copies of larger landscape plans in sheet format are needed. A copy of the landscape plan will be forwarded to the horticulturist and Building Commissioner for their review. Kent suggested consideration be given to landscaping for the south side of the building as well as a little more landscaping in the front of the building. Kent conveyed the architectural renderings are good. A Zoning Clearance is required.

BURKMAN: Burkman is aware the Rule 5 information has been supplied to the State. Burkman indicated the only outstanding issue is obtaining a Site Permit for the site. The Site Permit will cover local Erosion Control Permit as well as the sanitary sewer connection fee and permit. The fee is based on the water meter size. Once this information is available, permit fees can be calculated for the sanitary sewer. Burkman conveyed information concerning tap-on fees is available on the City website.

MCALPINE: No comments.

ON BEHALF OF THRASHER: Plans must be submitted to the State for plan review and construction design release. A Building Permit is required. A Sign Permit is necessary. All contractors on this project must be registered with the City.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Sanitary Sewer Profile Plan

Internal Plumbing Plan

Knox Box

Contractors must be registered with City