



MEETING: Site Review Committee
SUBJECT: CVS
ADDRESS: 150 Morthland

LOCATION: City Hall
DATE: June 3, 2014

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

PRESENTERS:

William A. Butz, Jr., American Structure Point
 (317) 547-5580 / bbutz@structurepoint.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 the proposed subdivision of property located at 150 Morthland Drive. Kent 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: Butz explained that as part of CVS's program, they like to create lots whenever possible so they can be marketed and find tenants who would be appropriate for the location. Therefore, a lot needs to be created for the CVS parcel and lots for the future adjoining development parcels. Butz is aware that lots 2 and 3 will be difficult sites to build on. Butz also stated they want to establish the drainage and bmp easements required as part of the development to ensure everything is in place. This is a cleanup at the end of the CVS project.

STAFF COMMENTS:

SOUDERS: Souders stated the Fire Department has no comments concerning this project.

THRASHER: Thrasher indicated the Building Department has no comments.

BURKMAN: Burkman's concern is whether the lots are buildable with 20 to 30 ft. of elevation change across them. Burkman asked if nothing is ever built on the lots will it still help CVS. Butz said that it does. Butz stated CVS does a sale/lease program. CVS will develop a store and get the store functioning and package them up with multiple other stores and sign long term leases. CVS sells stores to an investment group who will hang on to them and then they will sign a long term lease. Butz said that from a development standpoint this makes sense for CVS because they are able to build the store, sell the store and get the cash back and then are able to build another store. Burkman asked if this could be done without splitting out the lots. Butz said it becomes very difficult with the way the sales/lease program works to own additional property that is not necessarily part of the store. Burkman asked where the sanitary sewer originates for the building. Butz said the sanitary sewer for lot 1 comes from North and South Streets. The two future lots will have to be on a small pump system to pump to the correct sanitary location. Burkman indicated that as part of the subdivision process it will be necessary to show how lots 2 and 3 will be served

for sanitary sewer. Burkman is unsure whether this will require construction or a surety to cover the cost. In order to be platted lots they need to have full utility services. Burkman asked if the intent is to have the individual sites manage their own storm water runoff as they develop or is the CVS detention oversized. Butz indicated the CVS detention is slightly oversized; however, Butz does not know if it is large enough to take both lots 2 and 3. Butz thinks that a portion of lot 2 is included in the lot 1 area. Butz stated there are still parking lot areas where they can do a lot with underground detention. Burkman said if there is going to be some sort of shared detention it needs to be included on the plat, i.e. a drainage easement to connect to the system on lot 1. Burkman said there is a sidewalk waiver on file which was a requirement of the original CVS permit because of the City project on U.S. 30; however, now that this project has moved further along and we know the level of improvements that we will be doing it may be appropriate to have the sidewalk installed. Burkman will keep in contact concerning this issue. Burkman asked if CVS would be open to dedicating a corner cut at the corner of the right-of-way to allow for a more sweeping sidewalk.

KENT: Kent asked if the calculations for gross floor area ratio and net floor area ratio included lot 2. Kent said there appears to be a lot of lot coverage for the site. Providing the gross floor area ratio and net floor area ratio calculations is necessary. Kent mentioned green space needs to be 25%. Kent requested the landscape buffer and parking setback be deleted. Kent is aware the drainage is underground and located on the CVS property. Butz indicated there is a bmp easement that ends on lot 2. Kent asked if CVS was still interested in partnering with the City concerning a structure at the southeast corner of the property. Butz will follow-up with Craig Forgey concerning this issue.

PILARSKI: Pilarski indicated he has no comments on this particular project. However, if there are build-outs on lots 2 and 3 comments will be provided at that time.

GESKEY: Geskey asked if there are plans to put water onto lots 2 and 3. Butz indicated this will wait until they are developed. Geskey stated comments will be reserved until the lots are developed.

EVANS: Evans stated the right-of-way will require a proof roll. Evans advised that there is a utility cut on South Street that has been exposed since winter. Evans mentioned the Street Department has been unable to get the developer to saw cut and filled it in. This has been maintained by the Street Department staff. Butz stated he will make the necessary call to have this finalized.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Zoning Clearance

Gross Floor Area Ratio/Net Floor Area Ratio Calculations

Utility Cut on South Street

Sidewalk Installation

Detention – lots 2 & 3

Easements