



**MEETING: Site Review Committee**  
**SUBJECT: Plumberry Hill Daycare**  
**ADDRESS: 2400 Cumberland Drive**

**LOCATION: City Hall**  
**DATE: July 29, 2014**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

### PRESENTERS:

Matthew Schoff, One Guy With Tools  
 219-929-8635 [/bulldog2415@gmail.com](mailto:bulldog2415@gmail.com)  
 Tarik El-Naggar, Healing Environments  
[tarikelnaggar@gmail.com](mailto:tarikelnaggar@gmail.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Plumberry Hill Daycare to be located at 2400 Cumberland 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:** This is an existing building. It was built several years ago. The building was purchased by El-Naggar's parent in 1982 and was converted into a laboratory. It has been used for laboratory purposes until a year ago. The front of the building was mostly offices and assembly uses. The back portion (new addition) was 100% laboratory used for water, air and soil testing. The current tenant wants to convert the entire front portion into a daycare center. The room sizes are perfect, there is more plumbing, electrical and HVAC than needed. This will be an easy conversion. The drawings provided show the front part of the building that is being converted. At this time, drawings are being completed for the back portion of the building for conversion to leasable office space.

### STAFF COMMENTS:

**THRASHER:** Thrasher has received the State Construction Design Release and the application for the Building Permit. Thrasher stated a sprinkler system will be required for the use. El-Naggar stated a sprinkler system is not required and will not be installed. There are two, two-hour separation walls between the front portion and back portion. El-Naggar said with these two-hour separation walls the State allowed them to go with the allowable increases without switching to a sprinkler system. Kent asked if there is a variance for this. El-Naggar said that by putting in the two-hour wall they comply with State code. If there are any questions concerning this issue, Thrasher will contact El-Naggar.

**SOUDERS:** Souders suggested a meeting with Thrasher and El-Naggar. Providing the paperwork from the State indicating a sprinkler system is not required will be necessary. El-Naggar stated the State approved this in 1992. Souders indicated that as of now our interpretation includes but is not limited to the requirement for a sprinkler system, fire alarm system and Knox box.

**KENT:** Providing the number of on-site parking spaces on the final plans is required. The parking calculation for child care/daycare facilities is 1 space per 250 sq. ft. of usable floor area. This

calculation should not include storage areas or restrooms. A Zoning Clearance will be required as part of the permit submittal. Kent asked if any renovations will be done to the façade of the building. El-Naggar said no façade renovations are being considered at this time. El-Naggar indicated the tenant for the back portion wants to make the façade improvements. El-Naggar wants to remove the aluminum mansard attachment and replace it with some louvered-type awnings over the windows to control the amount of light and heat coming through the windows and possibly installing a metal canopy-type awning over the front door. Kent conveyed a Building Permit will be required for these types of renovations. Referencing Article 10 of the Unified Development Ordinance regarding permitted materials and uses within the façade of the building is necessary. Kent conveyed bicycle parking is required per Article 9, Section 9.206. One bicycle parking space is required for each 10 parking spaces with a maximum of 10 bicycle parking spaces. Referring to Article 9, Section 9.206 for the type of bicycle rack permitted will be necessary. Kent asked if consideration is being given to improvements for the landscaping. El-Naggar stated the only thing that will be done is a playground area on the north side of the building. Concrete will be removed and Horses is preparing a landscape plan that will include different mulches and elements. A fence will also be installed. Kent requested the landscape plan be included as part of the permit process. Per Article 5, the allowable signage for the site is 3 sq. ft. per 1 linear ft. of building frontage. Kent mentioned a site review will be necessary for the office space for the future tenant.

**BURKMAN:** Burkman stated there are no sidewalks along the building frontage. As a condition of permit issuance a sidewalk must be installed. There are sidewalks on the east side of the road all the way north to Vale Park and there are sidewalks on the west side. The two missing sections are the frontage of this building and the property to the south. The City sidewalk standard is 5 ft. in width. The standard details can be found on line.

**PILARSKI:** Pilarski asked for clarification concerning food preparation equipment and what will be served. El-Naggar stated he does not have a menu, but there will be a warming kitchen. Snacks will be prepared and lunch will be warmed. El-Naggar indicated an oil and grease trap/interceptor already exists at the building. Pilarski requested an internal plumbing plan showing the various connections into the sanitary sewer that discharges into the City's system. The internal plumbing plan should also show what is connected to the interceptor that also discharges into the City's system. If necessary, Pilarski may be contacted for further discussion.

**GESKEY:** Geskey indicated the Water Department records show there is no backflow protection in the building. It will be necessary to install backflow protection. Geskey mentioned the contact for this issue is Shaun Shifflett at Valparaiso City Utilities.

#### **ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Detailed Site Plan
- Backflow Prevention
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Sidewalk
- Fire Sprinkler System/Fire Alarm System
- Knox Box
- Parking Calculations
- Bicycle Parking