



MEETING: Site Review Committee
SUBJECT: Fagen Pharmacy
ADDRESS: 3400 N. Calumet

LOCATION: City Hall
DATE: August 26, 2014

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

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|---------------------------------------|----------------|
| Tyler Kent, Planning Director | (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 |
| Dave Souders, Fire Department | (219) 462-8325 |
| Media | |

PRESENTERS:

Shaun Krenzke, afterglow Design, llc
 219-363-1157 / s.krenzke@gmail.com
 Bryan Siewin, Eco Contractors
 219-477-9206 / bsiewin@econwi.com
 William Ferngren, Ferngren Law Offices, LLC
 219-464-4500 / bill@ferngrenlaw.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 Fagen Pharmacy to be located at 3400 N. Calumet Avenue. 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: Krenzke indicated this project will be an over-build of the existing floor plan with a new building. The building will be 8,010 sq. ft. There will be a drive-thru. The plans submitted show the shell of the structure. The building will be concrete with a flat bar joist roof with gutters on all four sides. The structure will be 10" block with 4" veneer in front. The building colors will match those of Chandana and will be approved by Chandana. Krenzke indicated they will return for the interior build-out. Krenzke stated they would like to get the shell going so that Fagen can occupy the building as soon as possible.

STAFF COMMENTS:

THRASHER: Thrasher stated a State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on this project must be registered with the City. Signage will require a permit.

SOUDERS: Souders asked if the lower level of the building will remain sprinkled. Krenzke confirmed that it will be sprinkled. Souders mentioned the plans indicate a Knox Box in the front and the rear of the building; however, two Knox Boxes are not required. Souders requested the Fire Department be contacted concerning the Knox Box location. Souders strongly recommends the installation of either a fire alarm system and/or a fire suppression system for the upstairs area.

KENT: Kent stated the Landscape Ratio requirement is .15, Gross Floor Area Ratio is .280 and the Net Floor Area Ratio is .329. The parking requirement is 40 spaces. The plans show 35 spaces. Kent is aware there is a parking cross access agreement through the development. Providing a copy of this agreement for attachment to the Building Permit is necessary. Kent pointed out the east wall appears to be on the utility easement. Krenzke stated he will speak to the client to resolve this issue. Kent mentioned the dumpster enclosure cannot be located within the utility easement. The plan needs to show where bicycle parking will be located. Kent mentioned

the rack must be within 50 ft. of the store front entrance. U-shaped or wave racks are permitted. Per Article 9, Section 9.206, four bicycle parking spaces are required. The landscape plan must show the on-lot landscaping and must include 9 large trees, 18 small trees and 50 shrubs per acre. The open space requirement is 10 large trees, 15 small trees and 40 shrubs per acre. The landscaping for the parking lot requires 1 large tree per 8 parking spaces and 1 shrub, perennial or ornamental grass for every 4 parking spaces. The landscaping calculations need to be shown separately. Kent pointed out this property is located within a signature corridor overlay and the required setback is 5 ft. and is indicated on the plans. Kent indicated two shade trees, 1 evergreen tree, 2 ornamental trees, 3 large shrubs and 6 small shrubs shall be provided for every 100 linear feet of frontage along Calumet Avenue. The parking area must be screened with a 5 ft. buffer along 1 through 11 and 12 through 20. An exterior lighting plan is required and referring to Article 9, Section 9.501 is necessary. The lighting plan must show any spill-over lighting onto adjacent properties. The spill-over cannot exceed 3/10's of a foot candle. Siewin indicated the existing lighting poles will remain on site. Kent stated the materials and colors used for the dumpster enclosure must match the materials and colors used for the primary structure. There must be landscaping around three sides of the dumpster enclosure. Kent indicated that on a building less than 80 ft. in length there must be a projection of 2 ft. every 20 ft. or 20% of the façade. Referring to Article 11, Section 11.502 concerning this issue is suggested. Kent stated there must be 60% transparency on the façades facing Calumet Avenue and Country Club Court (northeast and northwest elevations). Kent asked about mechanical equipment. Krenzke indicated there will be no mechanical equipment on the roof of the structure. It will be located inside the building. Kent pointed out that the average height of parapets may not exceed 15% of the height of the supporting wall. This percentage should be shown on the plan. The maximum height should not exceed 33% of the height of the supporting wall. Kent mentioned that as part of the variance approval for the drive-thru a condition was made that a rain garden will be located on the site. Kent asked about the location of the rain garden. Krenzke stated the rain garden will be installed in the area between the drive-thru and Dunkin' Donuts. All exterior walls facing a public street or customer parking shall be designed so that there are no blank walls more than 16 ft. in a horizontal or vertical direction. Kent pointed out this may come into play on the south wall and will require some type of architectural feature, i.e. decorative cornices, sconces or some type of window. A Zoning Clearance is required.

BURKMAN: Burkman indicated a 50 ft. half-width is required along the Calumet Avenue frontage. The owner should research the existing right-of-way as indicated on the deed and dedicate the balance necessary to achieve the 50 ft. width. Burkman stated it appears from the GIS site the width required may be 10 ft. Burkman said a payment-in-lieu of pathway construction is required. The City's current annual bid contract price for pathways is \$6.25 per sq. ft. The required pathway width will be 8 ft. Burkman suggested providing a pedestrian connection into the site from the pathway possibly from the south or southwest side over to tie into the existing sidewalk. Burkman pointed out there are two light poles along the Calumet Avenue frontage that need to be shifted out of what will become the 50 ft. right-of-way to make room for the pathway project. Burkman mentioned it will be necessary to keep the 50 ft. right-of-way along the Calumet Avenue frontage clear of any proposed landscaping to accommodate the future pathway project. Burkman reiterated the building and dumpster enclosure cannot be located on the utility easement. Burkman stated providing documentation for the cross access agreement for the connections into the adjacent properties and shared parking is necessary. A Site Permit will be required and will cover any right-of-way cuts, sanitary sewer and erosion control. Burkman said it will be necessary to contact Adam McAlpine pertaining to drainage issues and particularly with details on the rain garden.

PILARSKI: Pilarski stated the cleanout shown on Drawing P-1.1 needs to be less than 5 ft. from the building wall. Pilarski indicated it will be necessary to contact Shaun Shifflett concerning the water meter and backflow prevention. Pilarski supplied contact information for Shifflett.

ISSUES TO BE RESOLVED:

Landscaping Plans (On-Lot, Open Space, Parking Lot, Calumet Avenue Frontage & Dumpster)
Erosion Control Plan
Right-of-way
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Payment in-lieu of Pathway
All Contractors Must Be Registered With The City
Provide a Copy of the Parking Cross Access Agreement
Bicycle Parking
Lighting Plan
5 ft. Buffer to Screen Parking
Dumpster Enclosure