



MEETING: Site Review Committee
SUBJECT: Aldi Addition/Alteration
ADDRESS: 2906 LaPorte Avenue

LOCATION: City Hall
DATE: February 10, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(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
Mike Steege, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Wayne Koch, Weaver Boos Consultants
 (574) 271-3343 / wkoch@weaverboos.com
 Todd Leeth, Hoepfner Wagner & Evans LLP
 (219)464-4961 / tleeth@hwelaw.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 addition/alteration to the existing Aldi Food Market located at 2906 LaPorte 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: Koch indicated this is an existing store located 2906 LaPorte Avenue. The store is owned by Aldi. The property is located in the Commercial General zoning district. The property was originally purchased by Aldi in the late 1990's and consists of over 3 acres. The store was built in 2000/01 and consists of approximately 15,150 sq. ft. The site development includes 105 parking spaces and 1 loading dock. The interior of the store was remodeled in 2006. The proposed store renovation will include an addition of 2,550 to be added to the west side of the building. An interior remodel to the existing store is also included in the project. The required parking for the store is 89 spaces. Koch said 91 spaces are being provided. There will be 1 loading space. The existing signage consists of 2 monument signs and 3 building signs and is equal to 190 sq. ft. The 2 monument signs and 1 east facing wall sign will remain and Aldi is proposing 4 additional signs. The additional signs are shown on Sheet A201 and will include a food market sign and a logo sign on the west and north walls. The total signage being proposed is 285 sq. ft. Koch indicated they will exceed the 50 ft. minimum for lot width. The required front yard setback on the west side is 5 ft. They are proposing in excess of 400 ft. The required setback for the north and south side yards is a total of 12 ft. They are proposing a setback of 36 ft. along LaPorte Avenue and 28 ft. along the service road. The required setback for the rear yard is 15 ft. Aldi will keep and maintain the current 30 ft. rear yard setback. The maximum requirement for lot coverage is 80%. The lot coverage including the addition is approximately 60%. Koch mentioned the addition will expand on the west side of building and parking area will be replaced by building area. The impervious area will not change. The building height is approximately 23 ft. Store hours and number of employees will remain the same.

STAFF COMMENTS:

BURKMAN: Portions of the property appear to extend to the centerline of Silhavy Road. As a condition of permit issuance it will be necessary to dedicate a 40 ft. right-of-way along Silhavy. Burkman mentioned that the City is designing a roundabout at the intersection of Silhavy and LaPorte for installation in 2017/ 2018. As part of this project, a curbed median island will be extended to the south, essentially making the access drive off of Silhavy a right-in/right-out only. Burkman stated that he would like consideration given to providing a sidewalk connection into this site. There is a sidewalk along Silhavy and bringing a pedestrian access to the store would be useful. Burkman mentioned the City is planning at some time in the future to have a pathway connection east along State Road 2 to connect to the Porter's Vale and Eastport Centre developments. As this process moves forward, Burkman would like to discuss this issue further. There will be a contribution requirement along the Aldi frontage of State Road 2 to pay in lieu of the pathway construction.

MCALPINE: McAlpine said it appears there will be reduction in the overall hard surface. Providing additional information concerning the proposed planting area west of the building is necessary. McAlpine mentioned he will be looking at the condition of the pond, the outlet structure and the rim height. Koch explained how the pond works and will discuss this further with McAlpine.

SOUDERS: Souders is aware there will be no parking on the west side of the building. Souders is concerned about accessibility to the roof if needed. Koch confirmed there will be more area for the fire equipment than before as they are maintaining the same drive aisle and adding whatever remains from the parking spaces. The area will be posted "no parking." The building will remain sprinkled. The FDC will be moved straight out from its current location on the west side. Souders indicated a Knox Box will be required. Souders said the model to be ordered is a 3200 Series, hinged box. Contacting Souders prior to installation of the Knox Box will be necessary.

KENT: The property is located in the 49 Overlay District. The maximum lot coverage is 75%. The final plans need to include the parking lot calculations. The calculation for parking is 5 spaces per 1,000 sq. ft. of usable floor area and should not include storage space and restrooms. Setbacks from the lot lines need to be shown on the final plans. A landscape plan will be required and referring to Article 10 concerning landscaping will be necessary. Appendix B will provide the species that are permitted and invasive species that are prohibited. Providing the building materials on the elevations is necessary. A sign permit will be required for new signage. Bicycle parking is required and is calculated at 1 bicycle space per 10 parking spaces. Referring to Article 9, Section 9.206 for details regarding bicycle racks is necessary. The bicycle rack must be located within 50 ft. of principle entrance of the building. Referring to Article 11, Section 11.500 for non-residential design standards is required. There must be an interrupted horizontal dimension for buildings with at least 80 ft. or 15,000 sq. ft. The required offsets should be either a projection or recession of at least 6 ft. per 80 ft. Also, for each 12 ft. there must be some type of lighting sconce, display windows, towers, pilaster, columns and horizontal and vertical offsets. Kent conveyed that for facades that face accessory streets or parking lot areas there are standards that must be implemented. Along street frontages buildings shall provide transparency between three feet and eight feet above finished grade. The required transparency along the primary façade for retail bays and buildings less than 25,000 sq. ft is 60%. Referring to Article 11, Section 11.506, Transparency, is necessary. Kent said he would provide PDF copies of all the required architectural standards that must be met. Kent asked for clarification concerning the location of the trash dumpster. Koch indicated the dumpster is located within the recessed truck dock.

ON BEHALF OF THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City.

EVANS: Evans stated that since no construction is taking place in the public rights-of-way on Silhavy Road, he had no comments to present.

STEEGE: Since the plumbing work will be internal and no changes are being made to the sanitary sewer, Steege presented no other comments.

PILARSKI: Pilarski called attention to Sheet #A-1 concerning new plumbing fixtures. Koch said there will be no new fixtures; however, Pilarski indicated that submittal of an internal plumbing plan will be necessary.

ISSUES TO BE RESOLVED:

Landscaping Plan

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

All contractors must be registered with the City

Signage/Fencing Permit

Zoning Clearance

Internal Plumbing Plan

Knox Box

Provide parking calculations on final plans

Bicycle Parking

Building Offsets

Include building materials on elevations

Transparency