



**MEETING: Site Review Committee**  
**SUBJECT Popeye's Louisiana Kitchen**  
**ADDRESS: 2310 Morthland Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: March 21, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Media	

**PRESENTERS:**

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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 Popeye's Louisiana Kitchen to be located at 2310 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:** This project is being proposed at an outlot in front of the Wal-Mart Store located at the intersection of Morthland Drive and Strongbow Center. This will be a one-story Popeye's with a drive-thru and outdoor patio seating. The building will be approximately 3,150 sq. ft. with the appropriate occupancy allowed by the Building Code. The kitchen will have an ansul hood system. There are two ingress/egress points. They are proposing to have 48 parking spaces. The parking includes two handicapped spaces. There are 8 or 9 stacking spaces for the drive-thru. Along with the stacking, they are proposing a by-pass lane. There will be an exterior 500-gallon oil and grease interceptor. The material for the dumpster enclosure will match the material of the primary building. The building height will be what is required by Popeye's; however, adjustments will be made to meet City standards. The exterior of the building will be a combination of 2" stone and stucco. Decorative canopies and cornices are being proposed. One new 20 ft. high pylon sign is being proposed. They are also proposing 2 building-mounted signs. The occupancy in the dining area will be less than 49. This occupancy requires only one exit; however, they are planning to provide 2 exits from the dining area. There will also be 1 service entrance at the rear of the building used for deliveries and trash removal. The intent is to have 6 or 8 tables with umbrellas for patio seating. Exterior lighting and landscaping will meet City standards. The building mounted lights will comply with Popeye's standards.

**MCALPLINE:** Storm water detention is already provided with the subdivision. Providing information related to the storm sewer, sanitary sewer and water is requested. McAlpine wants to see how the storm sewer is proposed to be sized. The Storm Water Technical Standards Manual is available on line. The storm sewer pipes must be able to carry a 10-year storm. Providing some form of water quality treatment is recommended. This can be achieved by putting in a hydro-dynamic separator. This is a water quality structure to help filter out some of the pollutants in the runoff that can happen in a parking lot. McAlpine mentioned there is a storm sewer at the northeast corner and this is where they need to tie-in. A State of Indiana Rule 5 Permit will be required if greater than 1 acre of area is being disturbed. A Site Permit will be required for utility connections and erosion control. Submitting a grading plan showing the floor elevations of the proposed restaurant and the elevations of the parking areas is necessary.

**BURKMAN:** The parking stalls need to be 9' x 20'; however, if the spaces overhang green space they can be 9' x 18'. Drive aisles within the parking lot must be 22 -ft. wide. Consideration should be given to aligning the access points shown on the south side with the Wal-Mart parking lot, especially the one in the southeast corner. This access point is near a two-way drive aisle with more traffic and aligning it would be good from a safety standpoint. The plan shows a 1,000-gallon grease trap which is the minimum requirement for the Utility; however, earlier comments mention a 500-gallon grease trap. The plans need to show the duration of where utility connections will be made. Burkman believes the sanitary sewer for this site is available near the southeast corner. This is where the connection into the existing main will be made. Burkman suggested consideration be given to sidewalk connections to this site. The City is in the process of working on a pathway plan to at least bring an 8-ft. wide multi-use pathway for walkers, cyclists and joggers to this area. This pathway would not necessary come to this site, but as properties are developing it does make sense to look at sidewalk connections to build on the pedestrian connection the City is providing to the overall area. Burkman reiterated the need for a grading plan. Further comments will be offered as plans are developed.

**THRASHER:** A State of Indiana Construction Design Release will be required prior to issuance of a Building Permit. Signage will require a permit. All contractors working on the project must be registered with the City. Thrasher said a list of the current registered contractors can be sent to them. Thrasher conveyed based on the occupant load and square footage a sprinkler system will not be required. Thrasher indicated they can submit for the Building Permit at the same time they submit to the State.

**KENT:** This property is zoned Commercial General (CG). Restaurants are a permitted use within this zoning district. The property is located within the U.S. 30 Overlay District. The maximum lot coverage is 75%. This must be shown on final plans. The minimum landscape ratio is 25%. The maximum height of the building is 35-ft. The minimum lot size is 1 acre. The side yard setback is 10-ft.; rear yard setback is 15-ft.; front yard setback is 15-ft. Calculations must be shown on the final plans. A final plan will be required for the dumpster enclosure and must show the elevations of the dumpster enclosure. A decorative fence is required on the front face of the dumpster enclosure and landscaping is required around 3 sides. The total allowable signage for the site is 3 sq. ft. of signage per 1 linear foot of building frontage and is based on the frontage facing the right-of-way. A 6-ft. tall monument style sign is permitted within the overlay district. Pole signs are not permitted. Purohit asked if a variance would be possible for signage. Kent said it is highly unlikely that a variance would be approved for signage. The parking requirement is 1 space per 75 sq. ft. of usable floor area. Restrooms and storage areas are not included in this calculation. Bicycle parking is required. One bicycle parking space is required for 10 vehicle parking spaces. Bicycle parking must be located within 50 ft. of the store front entrance. The requirement for ADA parking is 1 ADA space per 25 vehicle parking spaces. Kent conveyed that parking is not permitted at the front of the building. The ADA parking spaces will need to be relocated. A photometric plan will be required. Lighting cannot exceed 3/10's of a foot candle

spilling onto adjacent properties. The maximum height for light fixtures is 25-ft. and is measured from the top of the fixture. Referring to Article 10 for landscaping is necessary. On-lot landscaping (Section 10.301) requires 9 large trees, 15 small trees and 50 shrubs per acre. Kent indicated the caliper for large trees is 2-1/2" and the caliper for small trees is 1-1/2" at the time of construction. Open lot landscaping requires 10 large trees, 15 small trees and 40 shrubs per acre. Landscaping within the parking lot will require 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grass per 4 spaces. Kent indicated the parking lot islands need more landscaping. A landscape island is required for every 16 parking spaces. Referring to Appendix B for permitted and prohibited plant material will be necessary. The landscape plan must include both the common name and Latin name for the plants. Submittal of architectural plans with the Building Permit is required. Referring to Article 11, Non-residential Design Standards will be necessary. There is a requirement for offsets on the horizontal dimensions. Referring to Section 11.502 concerning the offsets will be necessary. There are requirements for architectural features These requirements are in Section 11.503. Section 11.505, Building Architecture: logo buildings and logo building elements are prohibited. Section 11.506, Transparency: at least 60% of the front façade of the building is required to be glass and at least 30% glass is required on each side of the building. The permitted building materials are brick, limestone, other native stone and textured colored aggregate concrete masonry units. Kent said that the use of EIFS was mentioned in earlier comments; however, EIFS can only be used above 12-ft. from grade and shall not exceed 30% of the façade. Referring to Section 11.508 for roof structures and materials is necessary. Mechanical equipment must be mounted on the roof top and hidden from public view. The use of fluorescent colors for the building is not permitted. Referring to Section 11.509 concerning this issue is necessary. There is a requirement for a 15-ft. greenbelt landscape buffer along U.S. 30. Parking is to be located behind the principle structure. Kent reiterated that sidewalks and pathways along the frontage road make sense. VU students walk this corridor. Walkability is key in this area. Kent asked about the number of windows for the drive-thru. Purohit said they will have only one window. The requirement for staking spaces will be four. A Zoning Clearance is required with Building Permit submittal. Kent asked about their timeline. Purohit said they would like to submit within the next three to four weeks. Kent said they should email the site plan, building elevations and landscaping plan to him. Kent and Thrasher will review the plans.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. The appropriate address needs to be on or above the front door. All emergency lights, exit lights and fire extinguishers must meet code. Daly questioned the occupancy for this restaurant. Purohit indicated their occupancy will be A. Daly requested an occupant load sign be posted. Daly conveyed aisle widths between tables must be maintained. Daly asked if they are installing sprinklers. Purohit indicated a sprinkler system will be installed if required. There will be a fire alarm for the hood system. Daly mentioned that thumb locks on exit doors are not allowed. Doors need to be keyed or have panic bars. Daly indicated that compressed gas cylinders need to be chained. Although not required, a Knox Box is recommended. The website is [www.knoxbox.com](http://www.knoxbox.com).

**PILARSKI:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski said this restaurant is defined as a full-service restaurant. Municipal Code requires a 1000-gallon minimum sized oil and grease interceptor. Pilarski presented minimum schematics for the interceptor. Submittal of an internal plumbing plan will be required. It is necessary to make sure what is being connected into the interceptor and what is connected strictly into the sanitary line. The internal plumbing plan should be sent to Yacoub Aljobeh, Pretreatment Coordinator. Contact information was provided. Purohit asked if the three-compartment sink, hand sink and mop sink can be connected into the interceptor. Pilarski stated these can all be connected into the interceptor. Pilarski said floor drains in the kitchen should also be connected to the interceptor.

**GESKEY:** Geskey mentioned he is involved with water and sewer connections. The plan does

not show any connections. Geskey provided a map of what is in the area. Water is on the northeast corner of the property. The sewer connection is southeast. Geskey said there is already a 6" sewer stub for the property that is 9-ft. outside the manhole. Geskey said he noted this on the map. If the sewer needs to be extended, it should be extended with an 8" sewer with a manhole at the end for cleaning purposes. A clean-out will be required within 5-ft. of the building. Backflow protection will be required. Contacting Shaun Shifflett concerning backflow is necessary. Contact information was provided. Geskey provided his contact information concerning the water service.

**STAFF COMMENTS:**

**ISSUES TO BE RESOLVED:**

Landscaping Plan  
Erosion Control Plan  
Rule 5 Permit  
Grading Plan  
Detailed Site Plan  
Backflow Prevention  
Clean-out Within 5-ft. of the Building  
Site Improvement Permit  
State Design Release  
Building Permit  
All Contractors Must Be Registered with The City  
Signage/Fencing Permit  
Architectural Plans  
Photometric Plan  
Zoning Clearance  
Knox Box  
Internal Plumbing Plan  
1,000 Gallon Oil & Grease Interceptor  
Sidewalk Connections  
Appropriate Addressing at Front of Building  
Occupant Load Sign