



MEETING: Site Review Committee
SUBJECT: McDonald's Restaurant Remodel
ADDRESS: 2150 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 9, 2017

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
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 Tim Burkman, Engineering Director (219) 462-1161
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 Yacoub Aljobdeh, Water Reclamation (219) 464-4973
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 Mark Geskey, Utilities (219) 462-6174
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 Jon Daly, Fire Department (219) 462-8325
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 Nate McGinley, Public Works Director (219) 462-4612
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PRESENTERS:

Andrew Uttan, V3 Companies
 (630) 546-1278 / auttan@v3co.com
 Bill Phillips

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed remodel of the McDonald's Restaurant located at 2150 Morthland Drive. Burkman 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 a major remodel for the McDonald's located at 2150 Morthland Drive. Side-by-side drive thru lanes will be installed and the project will require more site work than the McDonald's located on Calumet Avenue. The red roof will be removed and the play place sign will be removed. The new, contemporary style of McDonald's will be installed. The interior will be remodeled. The play place will be made smaller. This will increase the seating for the dining area. Preliminary architectural drawings were submitted. The new installation will be ADA compliant.

STAFF COMMENTS:

THRASHER: Thrasher asked if there will be any new structural work. Uttan said there is no new structural work for this project. Thrasher indicated a local building permit is required. All contractors working on the project must be registered with the City. Signage will require a permit. Plans can be reviewed by the City concurrently with the State review.

ON BEHALF OF TYLER KENT: This property is zoned Commercial General (CG) and is located within the US 30 Overlay District.

Landscaping.

All uses shall provide and maintain a 15-foot wide greenbelt of landscaping and/or plantings across the entire front yard setback area, except for points of access. Only the following are permitted in the greenbelt: steps, walks, terraces, driveways, access roads and lighting standards. Parking in the greenbelt is prohibited. Landscaping shall be maintained by the property owner in a healthy condition, and shall be pruned to maintain a manicured appearance. Referring to Article 11, Section 11.300 for the landscaping standards is necessary.

11.502 – Building Dimensions

A. **Maximum Horizontal Dimensions:** No building wall shall have an uninterrupted horizontal dimension of more than 80-feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of façade length for buildings with footprints smaller than 15,000 square feet in area.

B. **Required Offsets:** 1. Building walls with a horizontal dimension of more than 80-feet shall have projections or recesses of at least six feet, and at least two feet for buildings with a horizontal dimension of less than 80-feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80-feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of: a) 20-feet, or b) 20 percent of the building façade. Referring to Figure 11.502, Required Offsets, is necessary.

11.502 – Architectural Features

A. **Primary Facades:** Along primary facades of non-residential buildings, except industrial buildings: 1. Architectural features that animate the façade shall be provided along its entire length, spaced at intervals of not more than 12-feet in horizontal distance. These features shall include sconce lighting, display windows, entry areas, towers, pilasters, columns, horizontal and vertical offsets and other elements that create a pattern of light and shadow on the building wall. 2. awnings, arcades or overhangs that project at least six feet shall be provided along not less than 80 percent of the façade for buildings with footprints of 15,000 square feet and larger, and shall connect to all building entrances along the façade. **(See Figure 11.503, Big Box Architectural Features.)**

Other Facades Facing Streets and Public Parking Areas: Along secondary facades of non-residential buildings (facades that face streets or public parking areas, but are not primary facades), except industrial buildings: 1. Architectural features that animate the façade shall be provided along the 40 percent of the face that is closest to the corner with a primary façade. These features shall be spaced at intervals of not more than 12-feet in horizontal distance. They shall include sconce lighting, display windows, entry areas, towers, pilasters, columns, horizontal and vertical offsets and other elements that create a pattern of light and shadow on the building wall. 2. Awnings, arcades, or overhangs that project at least six feet shall be provided along not less than 40 percent of the façade, and shall connect awnings, arcades or overhangs on the primary façade.

11.506 Transparency

A. **Required Transparency Along Street Frontages:** Along street frontages, buildings shall provide transparency between a height of three feet and eight feet above finished grade in the proportions set out in **Table 11.506, Required Transparency.** Referring to this table is necessary.

B. **Window Design:** On non-residential buildings that are not industrial buildings: 1. Windows shall be recessed at least two inches and shall include obvious sills, heads and other forms of framing; 2. Windows shall be transparent and shall allow views into the building at a depth of not less than four feet; 3. The ratio of width to height of upper-story windows shall be not more than 1:2.

11.507 Building Materials:

A. **Generally.** Building materials shall convey an appearance of quality and durability.

B. **Permitted Materials:** Brick, limestone, other native stone, textured colored aggregate concrete masonry units, building integrated photovoltaics.

C. **Limited Materials:** The following materials are permitted only as provided herein:

1. Stucco and EIFS are permitted as follows:

a. On walls of industrial buildings that are set back at least 30-feet from the public right-of-way, provided the EIFS occupies not more than 60 percent of the primary façade and the other 40 percent of the primary façade is a combination of windows and a material permitted by subsection

B, above;

b. On facades of non-residential buildings, except industrial buildings, that are visible from and set back less than 30-feet from a public right-of-way (except alleys) as an accent material only. If used, stucco and EIFS shall be detailed to look like traditional wall cornices, soffits, window trim and similar features. EIFS may be only above the floor level of the second story, or no less than 12-feet above the grade for one-story buildings;

c. On facades that are not visible from public rights-of-way (except alleys), EIFS may be used as a primary material as follows:

i. In all cases where EIFS is installed in pedestrian or vehicular contact areas, a 20-lb. or greater strength reinforcing mesh shall be installed to a height of no less than 12-feet above the predominant grade;

ii. If the abutting property that shares the rear lot line of the parcel or lot proposed for development is residential, or if the lot is a through lot, then a Class C bufferyard shall be installed along the lot line.

iii. If the abutting property that share the rear lot line of the parcel or lot proposed for development is non-residential, then either:

a. A Class B bufferyard shall be installed along the lot line, or

b. The wall of the building that is finished with EIFS shall be set back from the lot line not less than 35-feet.

2. Building materials that are not listed in subsection B., above, may be used as predominant materials if it is demonstrated that:

a. They have comparable durability, impact resistance and quality as the materials listed in subsection B., above; and

b. They are part of a building that is designed to achieve a Leadership in Energy and Environmental Design ("LEED") certification, and the materials qualify for LEED points under both the Energy and Atmosphere criteria and the Materials and Resources criteria.

D. Prohibited Materials: The use of the following as predominant exterior building materials shall be prohibited: **1.** Pre-fabricated metal siding, except on industrial buildings on walls that do not face rights-of-way; **2.** Smooth-faced concrete block, except on industrial buildings on wall that do not face rights-of-way; **3.** Vinyl, composite or metal siding; **4.** Wood or composite wood; **5.** Glass curtain walls.

HVAC systems will need to be hidden from public view.

11.509 Colors:

A. Predominant Colors: Predominant colors are those colors that are used principally on building walls. **1.** Building colors shall be low reflectance, subtle, neutral or earth tone colors; **2.** High intensity colors, metallic colors, black and fluorescent color are prohibited.

B. Accent Colors: Accent colors are those colors that are used on architectural features and fascia. **1.** Accent colors shall not be applied to more than 20 percent of the building façade, including the visible area of the roof; **2.** Building trim and accent areas may feature brighter colors, including primary colors. However, brilliant complimentary colors shall not be placed next to each other. (See **Figure 11.590, Mixed Brilliant Complimentary Colors.**); **3.** Neon tubing on a façade or behind exterior glass, shall not be used as an accent for the building trim or other accent areas.

Submittal of building elevations in color will be required as part of the building permit submittal.

The following standards of Article 9, Section 9.303 (Vehicle Stacking Requirements) will apply to this project:

Generally. Uses that include drive-through service shall provide at least:

1. Financial institutions, convenience stores or pharmacies: Four (4) stacking per window, including the position at the window.
- 2) Drive-through restaurants: a) four (4) staking spaces to each menu board; b) Four (4) staking spaces between the menu board and the first window (including the position at the first window; and c) Two (2) spaces between the first window and the second window (including the position at the second window).

Design.

- 1) A stacking space is 8-ft. wide by 18-ft. long, exclusive of access drives and parking aisles.
- 2) Stacking lanes shall be clearly marked, and shall not interfere with on-site or off-site traffic circulation.
- 3) Stacking areas shall not be located between the façade of a building and the public street upon which the building fronts.
- 4) Stacking lanes shall be designed with an abutting 8-ft. wide bypass lane.

Kent asked if there will be any improvements to the exterior of the building (remodel), or new landscaping. Uttan indicated the exterior of the building will be remodeled to the new, contemporary style. New landscaping will be installed only where necessary. The landscaping on along the frontage road and the interior of the parking lot will remain the same. The standards for on-lot landscaping are 9 large trees, 18 small trees and 50 shrubs per acre (Table 10.301). Open space landscaping standards are 10 large trees, 15 small trees and 40 shrubs per acre (Table 10.303). The standards for parking lot landscaping are 1 large tree per 8 spaces and 1 shrub per 4 spaces (Table 10.304). A landscaping plan will be required as part of the building permit process. Kent asked for clarification on the location of the ADA parking spaces. Uttan the ADA parking spaces will be right up against the building. This information needs to be shown on the site plan. Kent asked if the stacking spaces will block the vehicles parked in the parking lot. Uttan said with the side-by-side drive-thru lanes, vehicles should not get back up this far. Submittal of a detail showing the vehicles stacked from the menu board into the parking lot is needed. The calculation for signage is 3-sq. ft. of signage per one linear foot of building frontage facing Morthland Drive. Bicycle parking is required. One bicycle parking space is required for each 10 vehicle parking spaces. Referring to Article 9, Section 9.206 for bicycle parking is necessary. A Zoning Clearance is required. Questions concerning any of the above items or the building elevations need to be directed to Tyler Kent.

BURKMAN: Burkman provided a template to be used for the right-of-way dedication. There is a 40-ft. right-of-way dedication requirement along the frontage road. Uttan conveyed that McDonald's does not own the frontage road. Burkman said this will be researched and further discussion will be necessary. Uttan said he will try to provide information about the owner of the frontage road. A site permit will be required. Burkman mentioned that during 2018 a pathway will be installed from Hayes Leonard Road to Horseprairie and eventually to Washington Street and up into the downtown area. Uttan asked if it will be necessary to provide a connection from their front door to the future pathway. Burkman this is not necessary at this time.

DALY: They City follows the 2014 Indiana Building and Fire Codes. The appropriate addressing needs to be on the front door and/or the sign. Daly asked if the hood system will be changed. There will be no changes to the hood system or the fire extinguisher locations. Exit signs and emergency lights must meet code. Daly indicated an occupant load sign is necessary. Although not required, Daly recommended the installation of a Knox Box. Daly recommended the

installation of a smoke detector. Uttan asked if a sprinkler system is required. Daly said a sprinkler system is not required.

ALJOBEBH: Aljobeh asked if there will be any changes to the internal plumbing or what is being discharged into the sanitary sewer. Uttan said there will be no changes. Aljobeh presented no further comments.

GESKEY: Geskey asked if the water service or the sewer service will be changed. Uttan said if a fire service is not required, there will be no changes to the water service. Geskey presented no other comments.

MCGINLEY: McGinley mentioned that since there are no changes being made to the right-of-way on the frontage road or the curb, Public Works has no comments on the project.

ISSUES TO BE RESOLVED:

Landscaping Plan

Right-of-Way Dedication

Detailed Site Plan

Site Improvement Permit

Building Permit

Signage/Fencing Permit

Submittal of Detail Showing Vehicles Stacked from Menu Board into Parking Lot

Submittal of Building Elevations (in color)

Show ADA Parking on Final Plans

Bicycle Parking

Zoning Clearance

Appropriate Addressing on Front Door and/or Sign

Post Occupant Load Sign

Knox Box (not required, but recommended)

Smoke Detector (not required, but recommended)