



TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: McDonalds Remodel**  
**ADDRESS: 2610 LaPorte Avenue**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: January 8, 2019**

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner (219) 462-1161  
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Vicki Thrasher, Building Commissioner (219) 462.1161  
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Nate McGinley, Public Works Director (219) 462-4612  
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**PRESENTERS:**

Brian Engle, Lingle Design Group, Inc.  
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The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed remodel for the McDonalds Restaurant located at 2610 LaPorte Avenue. Lemmon 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 remodel of the existing McDonalds located at 2610 LaPorte Avenue. The project will include site upgrades, interior remodel and exterior façade improvements. The site work will include ADA upgrades to bring the site into compliance. In the lower southeast corner of the property, the intent is to tie-into the existing public walk with a crosswalk across the parking lot. There will be a new curb ramp in this area and the existing concrete walk will be patched. The landscaping in this area will be relocated or modified. The lot will be ground and resurfaced to bring it level. Concrete will also be replaced to make the grade compliant. There will be a new curb ramp close to the building. This brings it up 6" to the walk which is level with the finished floor of the building. The existing patio will remain. There will be a new ramp going down to the parking lot level. The ADA parking spaces will be restriped. There will also be new concrete in this area. The pavement will be ground and resurfaced. At the rear of the building to the west there is an existing egress door from the kitchen area. There will be a ramp up to this area to create an accessible egress. A new gateway arch, new springboard canopy, directional signage and new mini-boards will be added to the double drive-through area.

**STAFF COMMENTS:**

**MCGINLEY:** This is all within the Marketplace and all streets are private. McGinley recommended they change the ADA ramp for the street crossing. McGinley is aware they have a private waste hauler and provided no comments concerning solid waste or recycling.

**THRASHER:** Thrasher indicated that the Building Department has already received the Building

Permit application. Thrasher asked if the plans had been altered since submittal of the Building Permit. Engle believes there have not been any modifications or alterations. Thrasher said there is no requirement for State submittal since there is no addition or any relocation of plumbing or electrical. The Building Department will require a full list of contractors working on the project. Contractors must be registered with the City.

**ON BEHALF OF THE FIRE DEPARTMENT:** The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required through the construction process need to be scheduled through the Building Department. Annual inspections by the Fire Department will be required.

**LEMMON FOR TYLER KENT:** The property is zoned Commercial General (CG) and is located within the Signature Street Overlay District per Article 11, Section 11.306. Referring to Article 11, Section 11.500 for non-residential design standards will be necessary.

### **11.502 Building Dimensions**

- A. **Maximum Horizontal Dimension.** 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 facade 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 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 facade. See **Figure 11.502, Required Offsets.**

### **11.503 Architectural Features**

- A. **Primary Facades.** Along primary facades of nonresidential buildings, except industrial buildings:
1. Architectural features that animate the facade 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 facade for buildings with footprints of 15,000 square feet and larger and shall connect to all building entrances along the facade. See **Figure 11.503, Big Box Architectural Features.**
  - 3.

**Other Facades Facing Streets and Public Parking Areas.** Along secondary facades of nonresidential buildings (facades that face streets or public parking areas, but are not primary facades), except industrial buildings:

1. Architectural features that animate the facade shall be provided along the 40 percent of the facade that is closest to the corner with a primary facade. 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 facade, and shall connect to awnings, arcades or overhangs on the primary facade.

3. **Sec. 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.**

Table 11.506: Required Transparency			
Use of Building	Required Transparency Along Primary Facade	Required Transparency Along Other Street Frontages	
Retail Bays/Buildings Less than 25,000 Square Feet	60%	30%	Not Allowed
Mixed Use Buildings	60%	40%	Not Allowed
Office Buildings	40%	30%	Not Reflective

B. **Window Design.** On nonresidential 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.

**Sec. 11.507 Building Materials**

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

B. **Permitted Materials.** Building exteriors shall be constructed from proven, high quality, durable materials, including:

1. Brick
2. Limestone
3. Other native stone
4. Textured colored aggregate concrete masonry units
5. 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 that EIFS occupies not more than 60 percent of the primary facade and the other 40 percent of the primary facade is a combination of windows and a material permitted by subsection B., above.
  - b. On facades of nonresidential 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 installed only above the floor level of the second story, or no less than 12 feet above the grade for one story buildings and shall not exceed 30 percent of the facade. EIFS shall not be installed in any pedestrian contact areas.

- 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 shares the rear lot line of the parcel or lot proposed for development is nonresidential, 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 walls that do not face rights-of-way.
3. Vinyl, composite or metal siding
4. Wood or composite wood
5. Glass curtain walls

### **Sec. 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 colors 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 facade, 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 11.509, Mixed Brilliant Complimentary Colors.**
3. Neon tubing, on a facade or behind exterior glass, shall not be used as an accent for building trim or other accent areas.

A landscape plan will need to be included in the building permit. HVAC systems will need to be hidden from public view. The allowable signage is 3-sq. ft. of signage per one linear foot of building frontage facing LaPorte Avenue. Bicycle parking spaces are required. 1 bicycle parking space is required for each 10 vehicle parking spaces. Referring to Article 9, Section 9.206 for bicycle parking will be necessary. Submittal of colored building elevations as part of the building permit is required. A Zoning Clearance will be required as part of the Building Permit process. Kent requested that Lisa Donmeyer contact him to discuss this project.

**ZHOU:** As previously mentioned, the roads are private; therefore, there is no requirement for right-of-way dedication. The site work is acceptable to the Engineering Department. A Site Permit is required for erosion control.

**SCOTT:** Scott asked about interior work. Engle conveyed that the interior will be refreshed, and restrooms will be remodeled to be ADA compliant. Scott asked if the kitchen is being changed. Engle said the kitchen will remain the same. Scott presented no other comments.

**GESKEY:** Geskey asked if there will be any changes to the water service or sewer service coming into the building. Engle said no changes are being considered. Geskey presented no other comments.

**ISSUES TO BE RESOLVED:**

- Landscape Plan
- Detailed Site Plan
- Site Improvement Permit
- Building Permit
- Provide Full List of Contractors
- Contractors Registered with the City
- Signage/Fencing Permit
- Bicycle Parking
- Colored Building Elevations
- Zoning Clearance