



MEETING: Site Review Committee
SUBJECT: Store-It-Now Self Storage
ADDRESS: 900 Locust Street
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
tkent@valpo.us	
Tim Burkman, Engineering Director	(219) 462-1161
tburkman@valpo.us	
Adam McAlpine, Engineering Dept.	(219) 462.1161
amcalpine@valpo.us	
Yacoub Aljobeh, Water Reclamation	(219) 464-4973
yaljobeh@valpo.us	
Mark Geskey, Utilities	(219) 462-6174
mgeskey@valpo.us	
Jack Johnson, Fire Department	(219) 462-8325
JJohnson@valpo.us	
Brent Dickson, Public Works	(219) 462-4162
bdickson@valpo.us	

LOCATION: City Hall
DATE: November 7, 2017

PRESENTERS:

Wylie Klyce, Simple Self Storage
 (407) 248-7878 / wklyce@simplyss.com
 Mike Pizzola, Designhaus Architecture
 (248) 601-4422 / mike@designhaus.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 20,000-sq. ft. indoor climate controlled addition for Store-It-Now Self Storage. 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 will be a 20,000-sq. ft. single-story expansion building to be located at the rear of the property. The facility will be climate-controlled. A paving area will be added. As part of the expansion it will be necessary to enlarge the detention pond.

STAFF COMMENTS:

BURKMAN: Will the expanded area being used for RV storage be paved? Klyce confirmed the entire area will be paved. Burkman conveyed the biggest issue will be figuring out the detention pond expansion and the drainage calculations associated with this expansion. A Site Permit will be required.

DICKSON: Since there is no work being done in the right-of-way on Locust Street and there are no sidewalks involved with the project, Dickson presented no comments.

KENT: This property is zoned INH, Heavy Industrial. The plans need to show the landscape ratio (.30), the gross floor area ratio (.431) and the net floor area ratio (.615). These calculations are the maximums. The calculations need to include both the existing structures and the proposed new structure and the asphalt parking lot. The plans need to show the maximum calculations and the true numbers. The front yard setback is 25-ft., the side yard setback is 15-ft. and the rear yard setback is 30-ft. Kent conveyed a use variance will be required for the proposed storage area

expansion. A Landscape Plan will be required. It appears that none of the existing tree-growth will be disturbed. Klyce said if anything is removed it will be minimal. Pizzola said it will be approximately 10-ft. around the building. Kent said there is a requirement for a landscape buffer. The properties to the north and east are zoned Light Industrial (INL); therefore, a Class B landscape buffer is required. However, if there is not a landscape buffer on either of the properties to the north or the east, it will be necessary to upgrade the landscape buffer to a Class C bufferyard. A Class C bufferyard must be 25-ft. in width with 5 large trees per 200 linear feet, 5 small trees per 100 linear feet and 45 shrubs per 100 linear feet with a 6-ft. tall masonry, brick, stone or equivalent material wall or a 5-ft. tall berm. Providing more information concerning the landscaping is necessary. This issue will require further discussion. Kent needs an understanding about the existing tree lines and what the existing growth is within the tree lines. Kent said since they are seeking a use variance this may be an opportunity to seek a variance for the bufferyard. However, at the same time there may need to be some type of maintenance agreement with the understanding of what the trees are within the tree lines and maybe increasing some of the landscaping within the area rather than removing all the trees with the installation of a berm. The storage area or the building should not be visible from Evans Avenue. Kent will need to check the zoning for Kellogg Street. There is a requirement for on-lot landscaping and it includes 4 large trees, 8 small trees and 25 shrubs per acre. The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acres. There is a requirement for internal landscaping for the parking lot area of 1 large tree per 4 parking spaces and 1 shrub per two spaces. Kent asked about the number of proposed parking spaces within the storage area. Klyce said there will be approximately 33 spaces in this area in addition to some customer parking. Pizzola said they have provided for landscaping in the front; however, they have never landscaped a storage area. Kent explained that typically self-storage is not allowed in the INH zoning district. Kent conveyed that he is applying the district standards to a use that is not specifically permitted within the district. Kent asked if fencing is being added. Pizzola said the fence already exists, but it will be expanded. Kent indicated a permit will be required for any new fencing. Pizzola asked if barbed wire is still permitted. Kent will research the UDO and speak to the Building Commissioner concerning this issue. Kent asked if additional lighting will be added. Pizzola said there will be wall packs. They will provide a photometric plan. Kent asked if they have considered adding any brick veneer to entrance of the building. Pizzola said the front of the building is where the office is located. Klyce said they are hoping to avoid doing this from a cost perspective. A Zoning Clearance will be required and is part of the overall Building Permit process. Kent asked where the HVAC units are located. Klyce indicate they will be roof-mounted and are screened by a parapet.

ON BEHALF OF THRASHER: A Construction Design Release will be required prior to issuance of permits. All contractors must be registered with the City before permits will be issued. A local Building Permit is required. A separate permit will be required for any new signage. The temporary banner will require a permit. Kent interjected the calculation for signage is 3-sq. ft. of signage per one linear foot of building frontage facing Locust Street.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Aljobeh asked if there will be any connections or plumbing into the sanitary sewer. Pizzola said there will be no connection to the sanitary sewer. Aljobeh presented no other comments.

MCALPINE: This is a redevelopment site and the expansion is 20,000-sq. ft. This not a new site that needs to be brought up to standards. It will be necessary to meet separately and come up with an agreement about the pond expansion. McAlpine provided his contact information.

GESKEY: Geskey is aware there will be no sanitary sewer. Geskey conveyed that water line that is being extended is a private water line. Geskey asked if the water line coming down to the site is 4". Pizzola is unsure of what is there now. It will be necessary to have a survey done. Geskey

asked if the building will be sprinkled. Pizzola indicated the building will not be sprinkled. Geskey said the standard for fire protection is usually 6", unless calculations are provided by an engineer showing that 4" pipe will be adequate. It will be necessary to ensure they have the right size nozzle. Geskey reiterated this is a private system and the City of Valparaiso has nothing to do with the system.

JOHNSON: Johnson is aware they are not considering a sprinkler system. Johnson conveyed that a 4" hydrant is not adequate for a 20,000-sq. ft. building. The minimum is 6" to 8". In accordance with 503.1.1, Buildings and Facilities, if the building was sprinkled there would be no issues and the hydrant would be fine. However, there is over 1,000 ft. from the closest hydrant on Locust Street. The Fire Department does not carry this amount of supply hose. There is only one way in and one way out. This is a very difficult situation. Johnson is assuming there will be no fire alarm system for detection. Klyce said they will be monitored. Pizzola indicated they are adding a fire hydrant at the back. If a 6" line is required, they will install a 6" line. Johnson said there may be an issue with the State regarding access. Johnson said if they do decide to sprinkle the building, it will be necessary to work with the Fire Department concerning the fire department connection. A Knox Box will be required. Johnson indicated it will necessary to work with Jon Daly, Assistant Fire Chief. Kent asked the distance between the proposed hydrant to the front entrance of the building. Pizzola said it is approximately 175 ft. Pizzola said if necessary they can add a second hydrant. Johnson said the issue is not the hydrant being close or far away the issue is the building not being protected.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Contact McAlpine – Pond Expansion
- Contact Daly – Fire Protection
- Zoning Clearance
- Knox Box