



TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Crew Car Wash
ADDRESS: 2611 LaPorte Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: December 19, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Adam McAlpine, Engineering Dept. (219) 462.1161
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Yacoub Aljobeh, 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
jdaly@valpo.us
Nate McGinley, Public Works Director (219) 462-4162
bdickson@valpo.us

PRESENTERS:

Justin Furr, Crew Carwash
(317) 558-7931 / jfurr@crewcarwash.com
Jack Huls, DVG., Inc.
(219) 662-7710 / jhuls@dvgram.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Crew Car Wash to be located at 2611 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: Furr said they are under contract to purchase the northwest corner of LaPorte Avenue and Silhavy Road. Three parcels of land are included. They hope to develop an express exterior carwash. Crew Carwash currently has 30 locations in Indiana. A 31st location will be developed in Muncie. Crew Carwash is a family owned company since 1948. The company started in Fort Wayne. Their most recent location in the area is in Merrillville on U.S. 30 in front of the Meijer Store. The building they want to develop in Valparaiso will be similar to the building in Merrillville. Furr indicated there have been previous meetings with Planning and Engineering. Furr said they feel they are presenting a reasonable site plan. There have been discussions about the retention pond and drainage. They have addressed comments from the previous meetings and are looking for more direction from the site review meeting

STAFF COMMENTS:

ON BEHALF OF THRASHER: A State Construction Design Release will be required. A local Building Permit will be required. A separate permit for signage will be required. All contractors working on the project must be registered with the City prior to issuance of any permits.

KENT: This property is zoned Commercial General (CG). The use being proposed is a limited use pursuant to Section 2.531. There are standards that will need to be met under this section. Kent indicated the project as proposed does meet the standards. Pursuant to Article 2, Section 2.406, the dumpster enclosure and any proposed outbuildings will need to match the material and color being used for the primary structure. A man door and a decorative front gate are required.

Landscaping is required on three sides of the enclosure. Kent mentioned that during previous meetings there were discussions about moving the enclosures from the front of the building to the rear. Moving the enclosures is highly recommended. There were also discussions about attaching the storage area to the building on the northeast corner. Kent highly recommends moving the storage area if it can be accomplished. The final plans will need to show the densities for the non-residential mixed-use standards. The Landscape Ratio is 15%; Gross Floor Area Ratio is .431; Net Floor Area Ratio is .507. The side yard setbacks are 10 ft. and they must equal 20 ft. The rear yard setback is 10 ft. The maximum height of the building is 15 ft. Kent said that at one point during discussions there was mention of sliding the building to the west. Huls said revised plans have not been submitted; however, they do plan to slide the building. Kent said the requirement for parking is 2 spaces, plus 6 stacking spaces per bay, plus on dryer space. An on-site ADA parking space is required and must be van accessible. Submittal of a photometric plan is required and referring to Article 9, Section 9.501 for the standards is necessary. Kent mentioned there are standards for the canopy lighting and the canopy itself. The canopy needs to be either white or black. Kent said a vinyl laminate can be placed over it. If the property is ever vacated, the canopy will not be specific to the business colors for Crew Carwash and it could be utilized by another business. Kent asked about the light poles. Furr said the poles are covered with masonry. Kent requested the plans show this detail. The total allowable amount of signage for this property is 3 sq. ft. of signage per 1 linear foot of building frontage facing the right-of-way. This calculation will include the monument sign or any detached signage. Kent conveyed the monument sign must be located 5 ft. from any utility easement, right-of-way, sidewalk, pathway, parking area or driveway. Huls asked if the total signage allowance includes signage at the back of the building. Kent confirmed the rear signage calculations will be included in the total amount of allowable signage. Way-finding signage will not be included. Referring to Article 10, table 10.301 for landscaping standards is necessary. On-lot landscaping will require 9 large trees, 18 small trees and 50 shrubs per acre. The landscaping requirement for open space area is 10 large trees, 15 small trees and 40 shrubs per acre. Parking lot landscaping will require 1 large tree per 8 spaces and 1 shrub per 4 spaces. Kent said they will probably want to exercise the constrained sites and in-fill sites regulations for the bufferyard. This will allow a reduction in the width of the landscape bufferyard; however, it will be necessary to include the same number of plantings and the berm. This property is within the LaPorte Avenue Overlay District. Kent indicated an area on the plans that will require 2 shade trees, 1 large evergreen tree, 2 ornamental trees, 3 large shrubs and 6 small shrubs per 100 linear feet. There is also a requirement that the parking area be screened by a 5-foot buffer of shrubs 3-feet in height. Kent reiterated that a 6-ft. tall monument sign is permitted within this corridor. Referring to Article 11, Division 11.500 for non-residential design standards will be necessary. No building wall shall have an uninterrupted horizontal dimension of more than 40% on a building that is less than 15,000 sq. ft. It will be necessary to have a break in the wall with an offset. Furr said the plans do show an offset. Kent asked about the offset. Huls said the offset is 16 inches. Kent said the requirements for the offsets for building walls with a horizontal dimension of more than 80-ft. will need projections or recesses of at least 6-ft. Referring to Section 11.502 concerning this standard is necessary. Kent said the offset needs to be 20-ft. or 20% of the building façade. Huls asked if a variance for a reduction of the offset depth would be possible. Kent conveyed he is unsure how the BZA would feel about this approach. Kent suggested further discussion on this issue. Referring to Section 11.503, Subsection 1 for other architectural features is recommended. Breaks or architectural features in intervals of not more than 12-ft. in horizontal distance are required and may include sconce lighting, display windows, entry areas, tower pilasters, columns, and horizontal and vertical offsets are required. Huls mentioned sconces are included on the plans. Kent conveyed it will be necessary to refer to Section 11.503, Subsection D for requirements for secondary facades and blank wall information. Referring to Article 11, Table 11.506 for transparency requirements will be necessary. The transparency requirement is 60%

glass between 3-ft. and 8-ft. for the building façade facing LaPorte Avenue. Kent conveyed the glass cannot be tinted. Referring to Section 11.507 for permitted and prohibited materials is necessary. Kent said it appears the plans comply with the standards. Referring to Article 11, Section 11.508 for roofing structure and materials, specifically parapet walls for compliance is necessary. Kent asked if mechanical equipment will be placed on the roof. Furr confirmed exhaust fans and additional heating for the car wash will be on the roof. Kent asked if there are baffles to decrease the noise. Furr said the equipment does have baffles. Kent requested submittal of information concerning the noise generated by the equipment. Kent asked if the mechanical equipment will be visible. Furr said they do their best to get all the equipment behind parapets. Kent said the equipment will need to be hidden from public view. Kent asked if the proposed building elevation color is what will be constructed. Furr confirmed the elevations show the color that will be used. Kent conveyed the use of high, intense colors, metallic colors, black and fluorescent colors is prohibited. The final plans will need to include the details on the location of the vacuums. Submittal of information concerning the noise level for the vacuums and blowers within the carwash. Kent asked if there is a cross access agreement between the properties. Huls said there is no cross-access agreement; however, there will be. Kent mentioned that during previous meetings there was discussion on written commitments for the maintenance of the pond. Kent indicated this information needs to be reviewed by the City attorney and it will need to be recorded against the properties for the pond maintenance. Kent asked if the landscaping on the pond area will be removed as the pond is reconstructed. Furr indicated that some of the landscaping will have to be removed. Kent requested information about what material will remain and what material will be removed. The plans state there is a 10-ft. existing buffer. Will this buffer remain or be removed? Huls indicated the buffer will be re-established if it is removed. It will be necessary to include the landscape plan as part of the submittal for the site. Kent said the drive-thru facility located behind the building at 2705 LaPorte could create an issue with the vehicles leaving. Kent suggested they look at moving the building to alleviate a possible traffic conflict. Kent said as the building is set back the visibility from LaPorte Avenue is poor and suggested they re-think the lot layout. Huls said the calculations they prepared are for the carwash site only. Kent requested information concerning the bufferyard on the general residential property. Huls said the residential bufferyard will be a Class A and the bufferyard on this property will be a Class C. Huls said if there is not a Class A bufferyard, they will establish one.

MCGINLEY: McGinley's said his questions concern the existing driveway for the home, replacement of the depressed curb, the condition of the sidewalk and the existing apron they are tying into; however, if all of this is taken care of with the future round-about project this satisfies the above comments.

MCALPINE: McAlpine suggested they coordinate with DLZ, the City's consultants. DLZ can provide tracings of the roadway improvements to compare to theirs. McAlpine is aware the driveway will generally be staying where it is. It is a good idea to see if what the City is constructing and what Crew is proposing to construct tie-in well together. Submittal of a grading and drainage plan for this site and the pond area is necessary. This will provide a better understanding of what the release rate is from the pond, what the existing storage volume is and what the new storage volume is going to be required as a result of the development. Providing additional information related to the long-term maintenance of the pond will be required. Cross-access easements will be required for the eastern property owner to be developed and the western Gelsosomo's property. Providing the total hard surface of the lot is necessary. McAlpine conveyed the pond will need an overflow, either over land or piped. The overflow and storage volume need to be made relative to the existing homes that adjoin the pond to make sure the overflow is safely below the lowest adjoining grades next to the homes. McAlpine asked if the eastern lot will change. Huls indicated this is a "place holder". They will not be submitting a grading plan for this lot. Huls said everything in gray on the submitted plan, except for the parking

that supports the building on the east lot and drive-thru will not be installed. McAlpine said if the lot is not going to be developed they shouldn't draw anything, or mark the drawing as possible future development. McAlpine would like information about the amount of pavement installed. Access to the carwash is through this lot. McAlpine said it would be interesting to know what the remaining square footage is and does the parking provided accommodate the use. Further discussion is needed.

DALY: The City follows the 2014 Indiana Building and Fire Codes. The appropriate addressing needs to be on either the building or the sign. Daly conveyed that the placement of the fire extinguishers meets the travel distances. Emergency lights and exit signs must meet code. Daly asked about emergency lights and exit signs in the actual wash bay. Furr said this is a drive-thru wash bay and people remain in their vehicles and there is only one way in and one way out. Daly mentioned the boiler will require State inspection. Daly conveyed the mechanical area will need to be labeled. Thumb latches are not permitted on designated exit doors. Daly asked about the number of employees. Furr indicated the maximum number will be six employees and they are not in the wash bay while the car wash is running. Daly asked if employees are trained to shut down the system. Furr said there are system stops and safety is their number one priority. All employees are well trained. Daly asked about smoke detectors. Furr indicated smoke detectors will not be installed. The hours of operation for the car wash will be 7:00 a.m. to 9:00 p.m., seven days per week. Daly asked if the fire hydrant will be moved. Huls and Furr said there is no reason for the hydrant to be moved. Daly recommended the installation of a Knox Box and a battery-operated smoke detector.

ALJOBEBH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. A minimum sized 1,000-gallon oil and grease interceptor is required. Furr mentioned they use a system with six (6) underground storage tanks that go through different sediment processes and this system works better than a standard oil and grease interceptor. Furr will provide necessary documentation for this system. Aljobeh provided a copy of the City specifications. Submittal of an internal plumbing plan showing connections to the sanitary sewer is required.

GESKEY: Geskey said the plans did not show water or sanitary connections. Huls said the plans are very preliminary and they will coordinate installation with the Water Department. Geskey said they will also have to terminate the connections that are not going to be used. Furr conveyed they prefer two 2" meters. Geskey provided his contact information for the water services. Backflow protection is required. Contact information for Shaun Shifflett was provided. Geskey said the plans for water and sanitary sewer should be emailed to him. Geskey said a commercial service for the sanitary sewer needs to be 8".

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- Submittal of a Grading Plan
- Submittal of a Drainage Plan
- Cross-Access Agreements
- Provide Information Concerning the Amount of Pavement
- State Design Release
- Building Permit
- Signage/Fencing Permit

Zoning Clearance

Submit Information About the Noise Generated by the Roof Equipment

Submit Information About the Noise Generated by the Vacuums and Blowers

Written Commitments – Pond Maintenance (needs to be recorded)

Submit Information About Landscape Material Remaining and Being Removed at the Pond

Submit Information for Bufferyard on the General Residential Property

Show Vacuum Locations on the Final Plans

Appropriate Addressing on Building or Sign

Knox Box (recommended, not required)

Battery-operated Smoke Detector (recommended)

Internal Plumbing Plan

Submit Information Concerning Water Recycling System

Email Plans for Water and Sanitary Sewer to Mark Geskey