



MEETING: Site Review Committee
SUBJECT: Renovation of Arby's Restaurant
ADDRESS: 2101 Calumet Avenue

LOCATION: City Hall
DATE: January 8, 2008

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntire, Water Dept.	(219) 462-6174

Media

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:

The Site Review Committee met to discuss the renovation of Arby's on Calumet 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.

Barnes explained the project consists of renovating the building with selected additions to the existing facility. The plan includes updating the aesthetics of the building and to provide an improved flow and drive-thru condition. The current facility is one main building which appears to have been previously added onto in the front and back. The main portion of the building will be maintained. The square foot area will be renovated within the roof and wall structure. The new freezer, refrigeration unit, and dry storage will be located in the back area which will be removed and replaced with a new addition. Another area that will be added in the back will accommodate a small sprinkler room. Also included in the rear is an additional place for food preparation. There's an area off the front that's approximately 12'. This area will be stripped down to the foundation so that a more pleasing and complimentary design could be added. The interior will be newly remodeled with handicap accessible restrooms. The entire kitchen area will also be remodeled to accommodate all the new equipment. The appearance of the building will be updated. This will include removing the existing roof, and adding a bump at the south side of the building to extend the drive-thru window. Creating an improved condition for the drive-thru will allow for the needed inside work area, as well as eliminating the risk of cars in the drive-thru lane from extending into the parking lot area. It's the intention at this point to use the existing sewer utility.

Pilz stated whenever there's a project that require permits to be issued, complying with the requirements of the ordinances is essential. There are 2 elements that are incorporated in the inter-modal transportation plan. It appears that currently 60' of right-of-way exists on Calumet Avenue. Our plan requires 80' therefore; this means on this side of the road an additional 10' dedication of right-of-way is needed. The other element is that the roadway along the frontage must be improved to current city standards. In this case the installation of curb and gutter would be required however; it doesn't make sense to have curb and

PRESENTERS:

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gutter on one frontage yet this doesn't exist next door. Previously for this type of circumstance the City has accepted payment in lieu of the cost of curb and gutter. For this project it would be for 115'. Pilz expressed concern that since the site is virtually totally paved or roofed it may not meet the lot coverage requirements. 25% of the site is required to not be covered with pavement. Removing the pavement in the unused and unnecessary areas and replacing with landscape and vegetation is strongly recommended. The large area of asphalt in the front of the building is an example. This would separate the 2 drives and will be a great landscaping opportunity to help with the aesthetics as well as help meet the requirements of the Signature Street Overlay District. The detention basin in the back has not always been maintained. It's unknown if the water can get there or not but the area needs cleaning up and maintenance. Trees will need to be removed to ensure that if there is an outlet and that it's functioning properly. Any removal of pavement with the replacement of landscaping is beneficial as this relates to drainage.

Thrasher stated a State Design Release is needed for the portion in the front that will be demolished. This is essential before a building permit can be issued. All of the conditions mentioned must also be satisfied.

Kent stated that according to our Pathways Master Plan a sidewalk will be needed in the front of the property. Pilz added that a waiver is on file for this site. There is a future project for Calumet Avenue which will consist of street reconstruction with curb and gutters, decorative lighting, etc. This will not take place for approximately a few years and at that time sidewalks will be installed on this site. The waiver states that the owner of this property will build a sidewalk when the City informs him it needs to be done. Kent stated there are 24 parking spaces on this site and Phillips submitted comments expressing concern of large trucks that park in the lot, using a great deal of this parking. The City will need to work with the presenter to ensure the green space requirements are met and that there will be adequate parking spaces on the site. Calculations for lot coverage need to be indicated on the plans. This includes all impervious surfaces. The front building setback before and after the right-of-way dedication also must be indicated on the site plans. The front setback needs to be 25' therefore; a variance may be needed after the dedication of right-of-way. Kent added that it appears the sign is in the right-of-way. Barnes stated they were hoping to maintain the sign however; this wouldn't be likely if 10' needed to be dedicated. Pilz mentioned something could be worked out in reference to this. The sign may need to be moved at the time of the future project but currently it's acceptable. This issue can be further discussed. Kent stated a variance may be needed through the Board of Zoning Appeals. Careful attention is essential regarding the landscape requirements in Article 29 of the Zoning Ordinance. Buffer requirements must be adhered to if the project results in more than 50% of the site area and building are being affected by this project. Kent suggested working with the City to meet this buffer requirement regardless since the green buffer in the front is more inviting. Signage is based on 3 square feet per linear foot of building frontage. Barnes conveyed they would like to keep the pole mounted sign as well as adding some building signage. Kent conveyed if the pole sign is no longer wanted, a 6' maximum monument style sign is required on Calumet Avenue. Barnes pointed out there had not been much discussion regarding the concrete patio in the front. Kent added that the City can work on this with them. A solid fence or wall painted to match the building must surround the proposed relocation of the dumpster. Phillips submitted comments included concern with too much EIFS therefore; more brick should be used. The peaked window on the front of the building should go up above the roof line. This will give the building a better aesthetic impact as well as duplicate other Arby's Restaurants.

Brown stated the building needs to be brought up to code for backflow protection. A device is needed on the water meter and fire system. Any landscape irrigation system will also require backflow protection. The contractor must contact Brown to ensure that the proper backflow device used on the fire system since there are only certain approved models.

Pilarski stated in accordance with Chapter 51 of the municipal code, a 1,000 gallon oil and grease interceptor is required for a full service restaurant. There is currently one at this facility and there are no compliance issues but it's located next to the existing utility room. There are concerns that with this addition that the maintenance of that unit will be compromised. Relocating the unit is strongly advised from an odor and health perspective, since presently this is located in the interior of the facility. An Interior Plumbing Plan will need to be submitted for review and approval.

Johnson stated that due to the fact a sprinkler system will be placed in the building a Knox Box will be required. The Fire Department is registered online with the Knox Box Corporation. Contacting the Fire Department before placement of the Fire Department connection is essential to ensure of a proper location.

After further reviewing the plan, Johnson pointed out the location of the sprinkler room is inefficient. Changing the location to the other side of the building would be acceptable. This would prevent the Fire Department from having to go against traffic. There was concern expressed with the clearance between the parking and the building. Barnes clarified the clearance is approximately 24' from the back of the parking stripe to the sidewalk.

McIntire stated to contact him regarding the cost of tap fees when the sprinkler system is sized. Contacting Daryl Brown for the approved list of contacts for backflow protection is necessary. The domestic and sprinkler services must be on separate taps. The 1 ½" line should be adequate.

Kent had made it clear to work with Steve Martinson from the Park Department regarding any plant materials that will be used. His contact number is 219-462-5144. The website for the recommended plant list is www.valparaisoparks.org/horticulture.

Billingsley mentioned there were further questions regarding the façade. Kent stated to contact Craig Phillips, Planning Director, for further information. Craig can be reached at 219-462-1161. Kent added an updated Site Plan that indicates the suggestions previously discussed will be needed next. Pilz noted that after checking the front setback, it will probably be acceptable. Barnes noted he had been looking at an older survey plat.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Dedication of Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Interior Plumbing Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Demolition Permit
- Building Permit
- Signage / Fencing Permit
- Knox Box
- Possible Board of Zoning Appeal