

ORDINANCE NO. 21-2014

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
INDIANA, APPROVING A MAJOR AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT ORDINANCE FOR ACADIA SUBDIVISION N/K/A HATCH LAKE
SUBDIVISION**

WHEREAS, on or about September 11, 2006, the Common Council of the City of Valparaiso, Indiana, adopted Ordinance No. 37-2006 entitled "An Ordinance Annexing Real Estate into the City Known as the Acadia Annexation and Amending the Zoning Map Rezoning Land Located on the North Side of Joliet Road from R-1 Single Family Residential District to PUD Planned Unit Development District to be known as Acadia Planned Unit Development ("Acadia PUD Ordinance"). Ordinance No. 37, 2006 is hereby incorporated by reference into this Ordinance; and

WHEREAS, in conformance with the requirements of Ind. Code § 36-7-4-1500, *et seq.*, on or about January 10th, 2014, Rake, Inc., filed a petition with the City of Valparaiso, Indiana, Plan Commission requesting approval of a major amendment to the Acadia PUD ("Petition"). As part of the Petition a request was made to rename the subdivision to Hatch Lake; and

WHEREAS, on May 13, 2014, the City of Valparaiso Plan Commission held a duly advertised public hearing on the Petition; and

WHEREAS, the general public was given an opportunity to comment on the Petition during the Plan Commission public hearing; and

WHEREAS, on June 10th, 2014, the City of Valparaiso Plan Commission voted 8-0 to recommend approval of the Petition to the Common Council of the City; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso, Indiana, meeting in regular session, that the Acadia PUD Ordinance is hereby amended as follows:

1. That the Acadia PUD Ordinance (Ordinance 27-2006) is hereby amended according to **Exhibit A** to this Ordinance entitled "Hatch Lake Development Plan (Master Plan) and Declaration of Covenants and Restrictions."

2. This Ordinance shall be in full force and effect upon its passage by the Common Council and approval by the Mayor of the City of Valparaiso, Indiana.

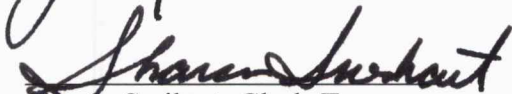
PASSED by the Common Council of the City of Valparaiso, Indiana, by a 4¹⁰ vote of all members present and voting this 28th day of July, 2014.


Jon Costas, Mayor

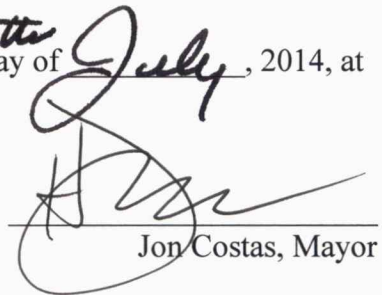
ATTEST:


Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 28th day of July, 2014, at 7:05 o'clock p.m.


Sharon Swihart, Clerk-Treasurer

This Ordinance approved/denied and signed by me this 28th day of July, 2014, at 7:05 o'clock p.m.


Jon Costas, Mayor

HATCH LAKE

Valparaiso, IN

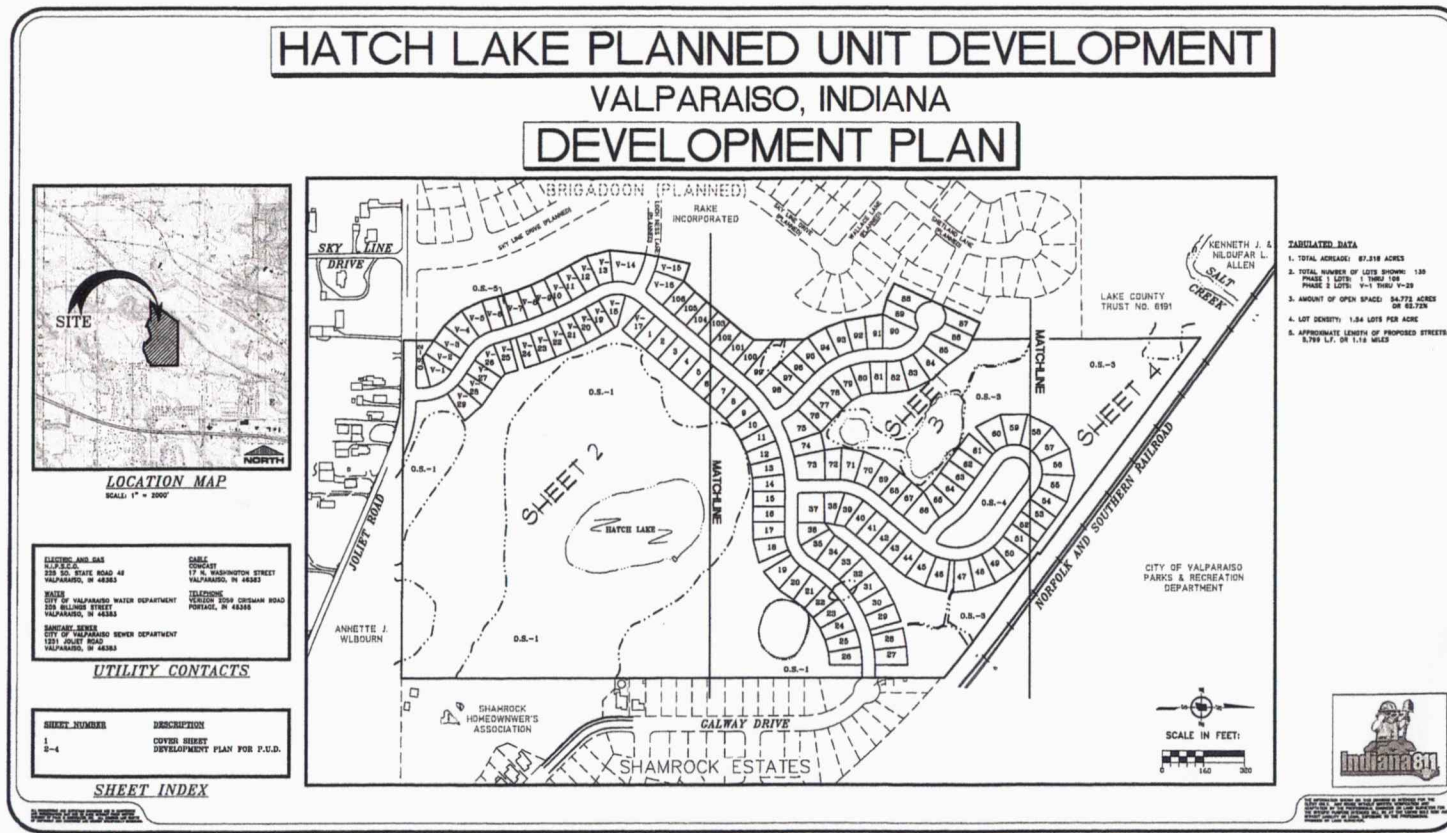
**HATCH LAKE
PLANNED UNIT DEVELOPMENT**

**PUBLIC HEARING
JULY 14, 2014**

HATCH LAKE

Valparaiso, IN

- **PROPERTY DESCRIPTION**
- **APPROX 83 ACRES**
- **JOLIET RD BETWEEN HAYES LEONARD & COUNTY ROAD 250 W**



HATCH LAKE

Valparaiso, IN



HATCH LAKE

PLANNED UNIT DEVELOPMENT
VALPARAISO, INDIANA

OWNER:
MICHAEL AND KEVIN WHEELER
4631 SOUTH RACINE AVENUE
CHICAGO, ILLINOIS 60609

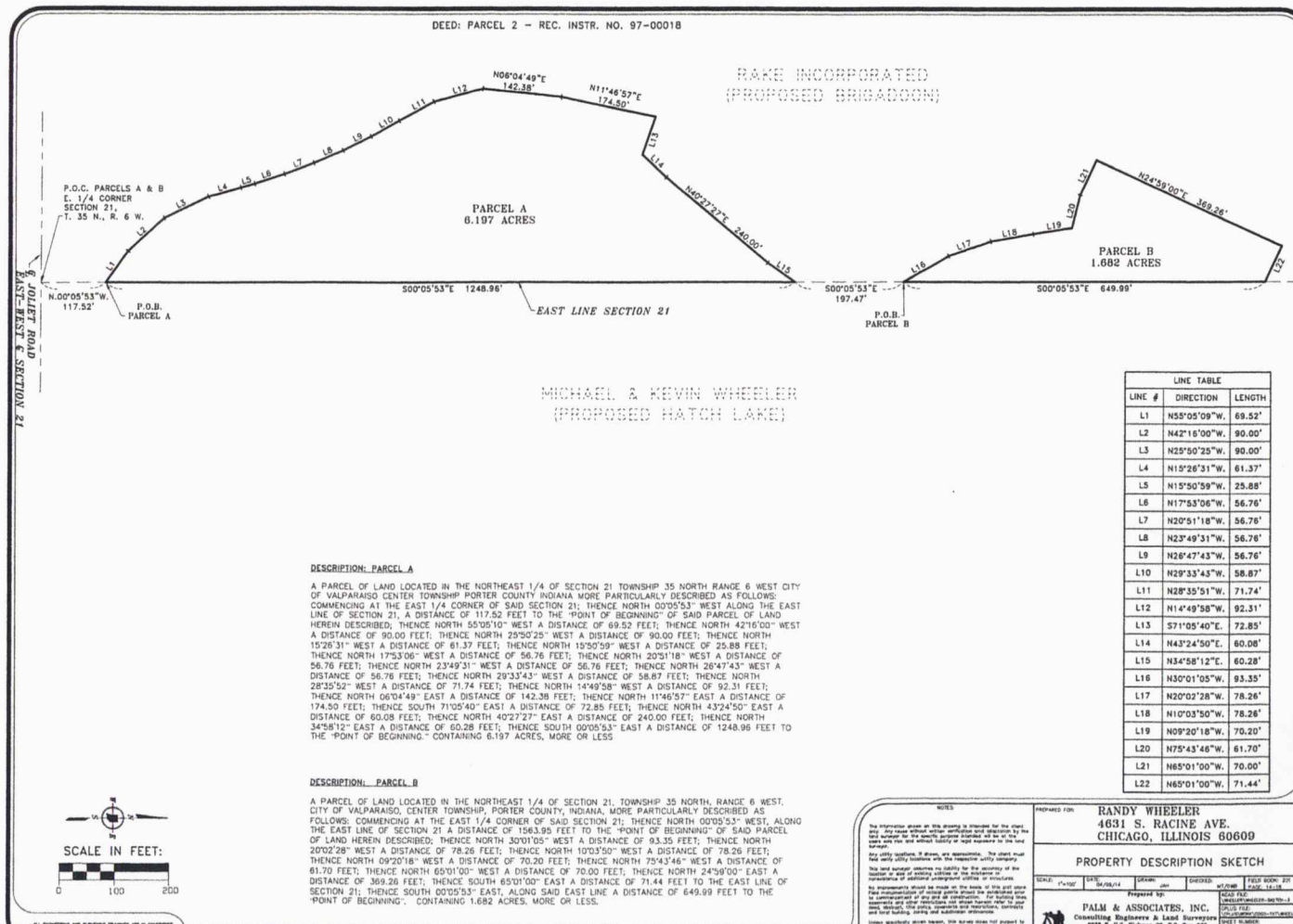
PREPARED FOR:
RANDY WHEELER
4631 SOUTH RACINE AVENUE
CHICAGO, ILLINOIS 60609
PHONE: (773) 525-7400

 **PALM & ASSOCIATES, INC.**
Consulting Engineers & Land Surveyors
6800 U.S. Highway 20, P.O. Box 900
New Orleans, Indiana 46050
Web: palmassociatesinc.com

HATCH LAKE

Valparaiso, IN

• REZONING OF PARCEL A & PARCEL B



HATCH LAKE

Valparaiso, IN

- **ACADIA P.U.D. VS. HATCH LAKE P.U.D.**
- **PROPERTY ORIGINALLY APPROVED AS ACADIA**

ACADIA

135 LOTS

4 SECTIONS

40 ACRES OPEN SPACE - 49%

NO CONNECTIVITY

STORM IN EXISTING WETLANDS

LAKE ACCESS

ROAD THROUGH WETLAND

SITE CONDOS / SHARED DRIVES

CUL-DE-SACS

ROADS - 12' TO 24'

PRIVATE ROADS IN WOODS CABINS

HATCH LAKE

135 LOTS

TWO SECTIONS

65 ACRES OPEN SPACE - 78%

CONNECTION

DETENTION BASIN

NONE

ROAD AROUND WETLAND

TRADITIONAL

NONE

ROADS - 30'

NO PRIVATE ROADS

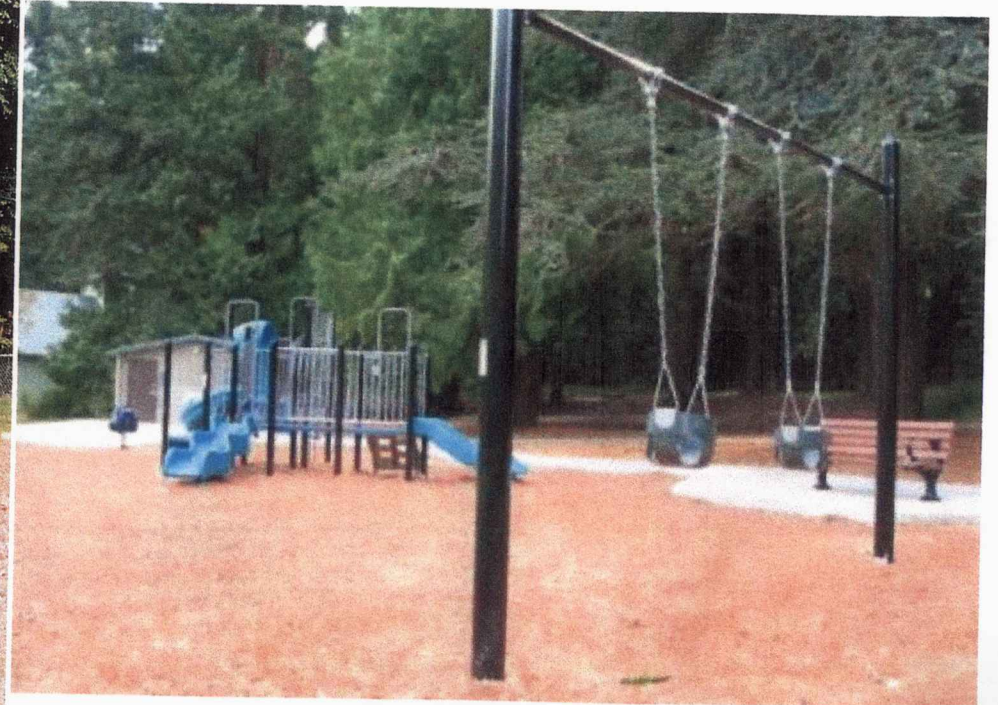
HATCH LAKE
Valparaiso, IN

- **DEVELOPMENT PLAN**
 - **PROPOSED USE**
 - **PROPERTY COMPATIBILITY**
 - **UTILITIES**
 - **STREETS**
 - **SETBACKS & COVENANTS**
 - **SIDEWALKS & PATHS**
 - **TREE REMOVAL**

HATCH LAKE

Valparaiso, IN

- **DEVELOPMENT PLAN**
- **SIGNAGE**
- **RECREATION SPACE**



HATCH LAKE
Valparaiso, IN

- **DEVELOPMENT PLAN**
- **IMPROVEMENTS / HOMES**



HATCH LAKE
Valparaiso, IN

- **DEVELOPMENT PLAN**
- **IMPROVEMENTS / HOMES**



HATCH LAKE
Valparaiso, IN

- **DEVELOPMENT PLAN**
- **IMPROVEMENTS / HOMES**



HATCH LAKE
Valparaiso, IN

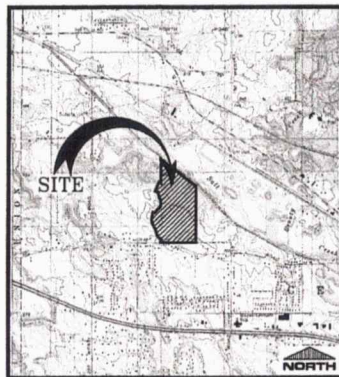
- **DEVELOPMENT PLAN**
- **IMPROVEMENTS / HOMES**



HATCH LAKE PLANNED UNIT DEVELOPMENT

VALPARAISO, INDIANA

DEVELOPMENT PLAN



LOCATION MAP

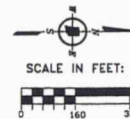
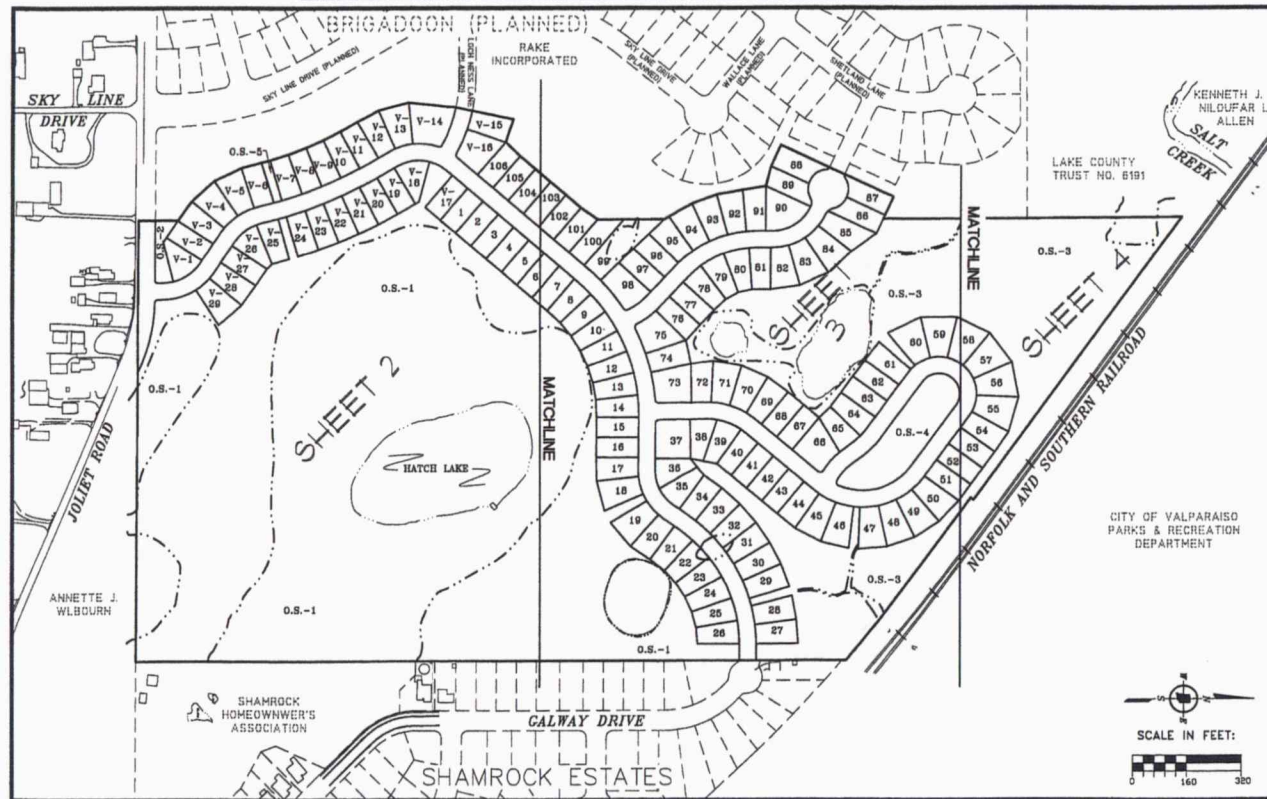
SCALE: 1" = 2000'

ELECTRIC AND GAS H.P.S.C.O. 223 SO. STATE ROAD 49 VALPARAISO, IN 46383	CABLE COMCAST 17 N. WASHINGTON STREET VALPARAISO, IN 46383
WATER CITY OF VALPARAISO WATER DEPARTMENT 200 HILLING STREET VALPARAISO, IN 46383	TELEPHONE VERIZON 2009 CRISMAN ROAD PORTAGE, IN 46389
SANITARY SEWER CITY OF VALPARAISO SEWER DEPARTMENT 1201 JOLIET ROAD VALPARAISO, IN 46383	

UTILITY CONTACTS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2-4	DEVELOPMENT PLAN FOR P.U.D.

SHEET INDEX



- TABULATED DATA**
- TOTAL ACREAGE: 87.318 ACRES
 - TOTAL NUMBER OF LOTS SHOWN: 135
PHASE 1 LOTS: 1 THRU 108
PHASE 2 LOTS: V-1 THRU V-29
 - AMOUNT OF OPEN SPACE: 54.772 ACRES
OR 62.72%
 - LOT DENSITY: 1.54 LOTS PER ACRE
 - APPROXIMATE LENGTH OF PROPOSED STREETS:
5,799 L.F. OR 1.18 MILES



THE OFFICIAL RECORD OF THIS PLANNED UNIT DEVELOPMENT IS THE RECORD MAP, FILED IN THE PUBLIC RECORDS OF VALPARAISO, INDIANA, UNDER THE NAME OF HATCH LAKE PLANNED UNIT DEVELOPMENT. THE OFFICIAL RECORD OF THIS PLANNED UNIT DEVELOPMENT IS THE RECORD MAP, FILED IN THE PUBLIC RECORDS OF VALPARAISO, INDIANA, UNDER THE NAME OF HATCH LAKE PLANNED UNIT DEVELOPMENT.

REVISIONS:

APPROVALS:

OWNERS:

MICHAEL & KEVIN WHEELER
4631 SOUTH RACINE AVENUE
CHICAGO, ILLINOIS 60609

DEVELOPER:

RANDY WHEELER
4631 SOUTH RACINE AVENUE
CHICAGO, ILLINOIS 60609
PHONE: (773) 523-7400

PLANS PREPARED BY:

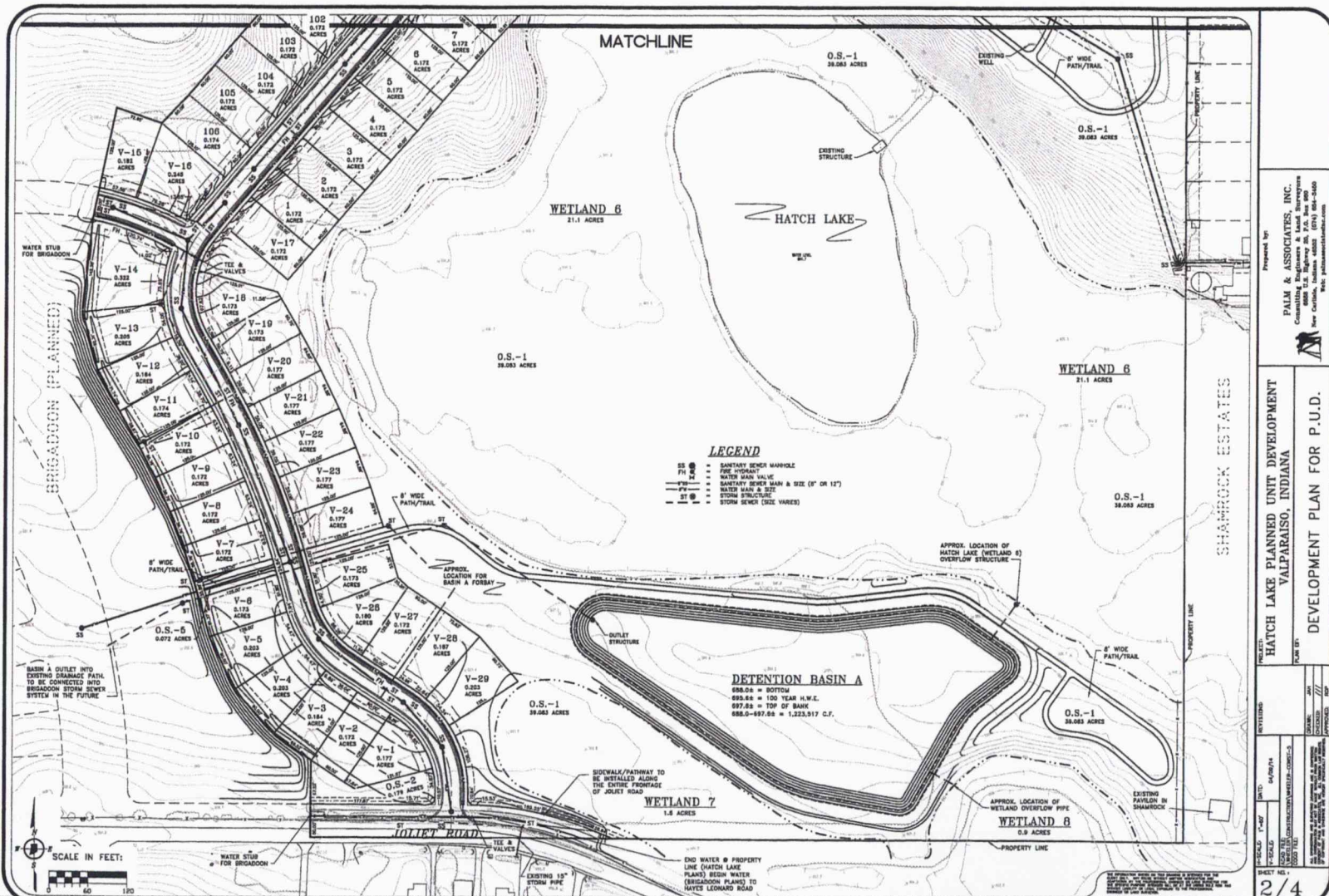


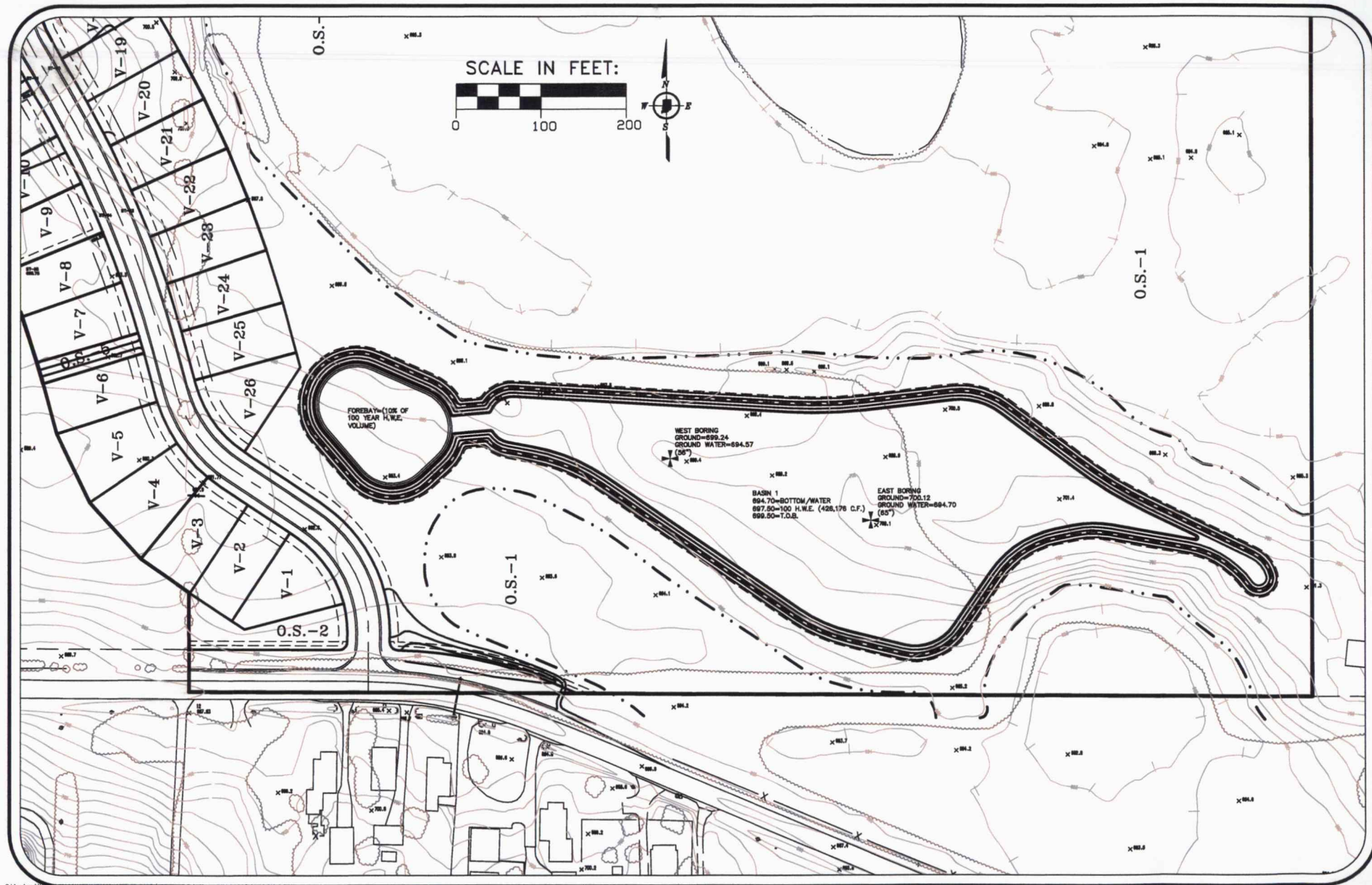
PALM & ASSOCIATES, INC.
Consulting Engineers & Land Surveyors
8888 E. U.S. Highway 20, P.O. Box 960
New Carlisle, Indiana 46552 (574) 654-3450
Web: palmassociatesinc.com

HATCH LAKE

Valparaiso, IN

• HATCH LAKE PLAT & DRAINAGE

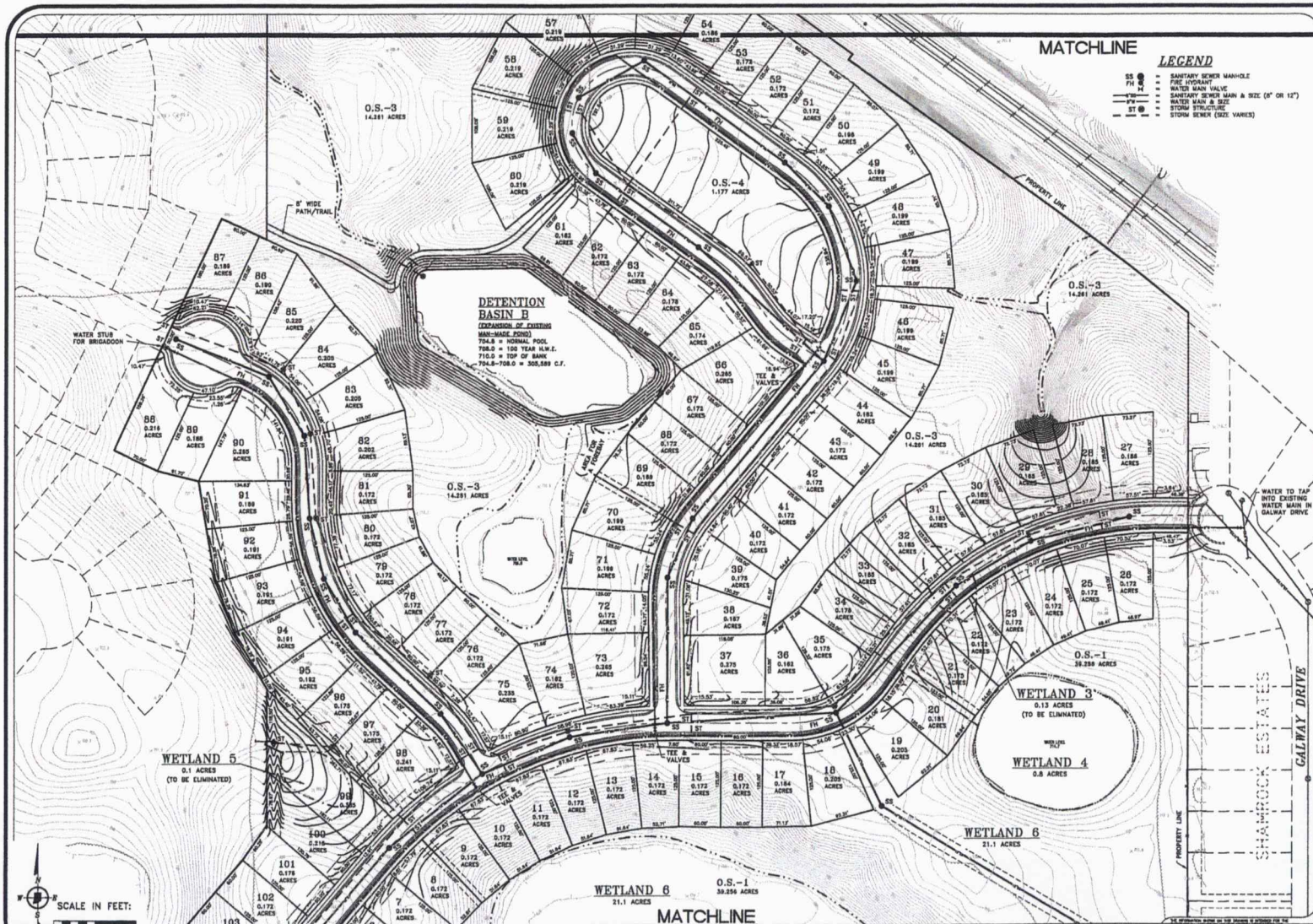




HATCH LAKE

Valparaiso, IN

• HATCH LAKE PLAT & DRAINAGE



Prepared by:
PALM & ASSOCIATES, INC.
 Consulting Engineers and Surveyors
 1000 N. Main Street, Suite 200
 New Orleans, Louisiana 70112 (504) 884-3400
 Fax: palmassociates.com

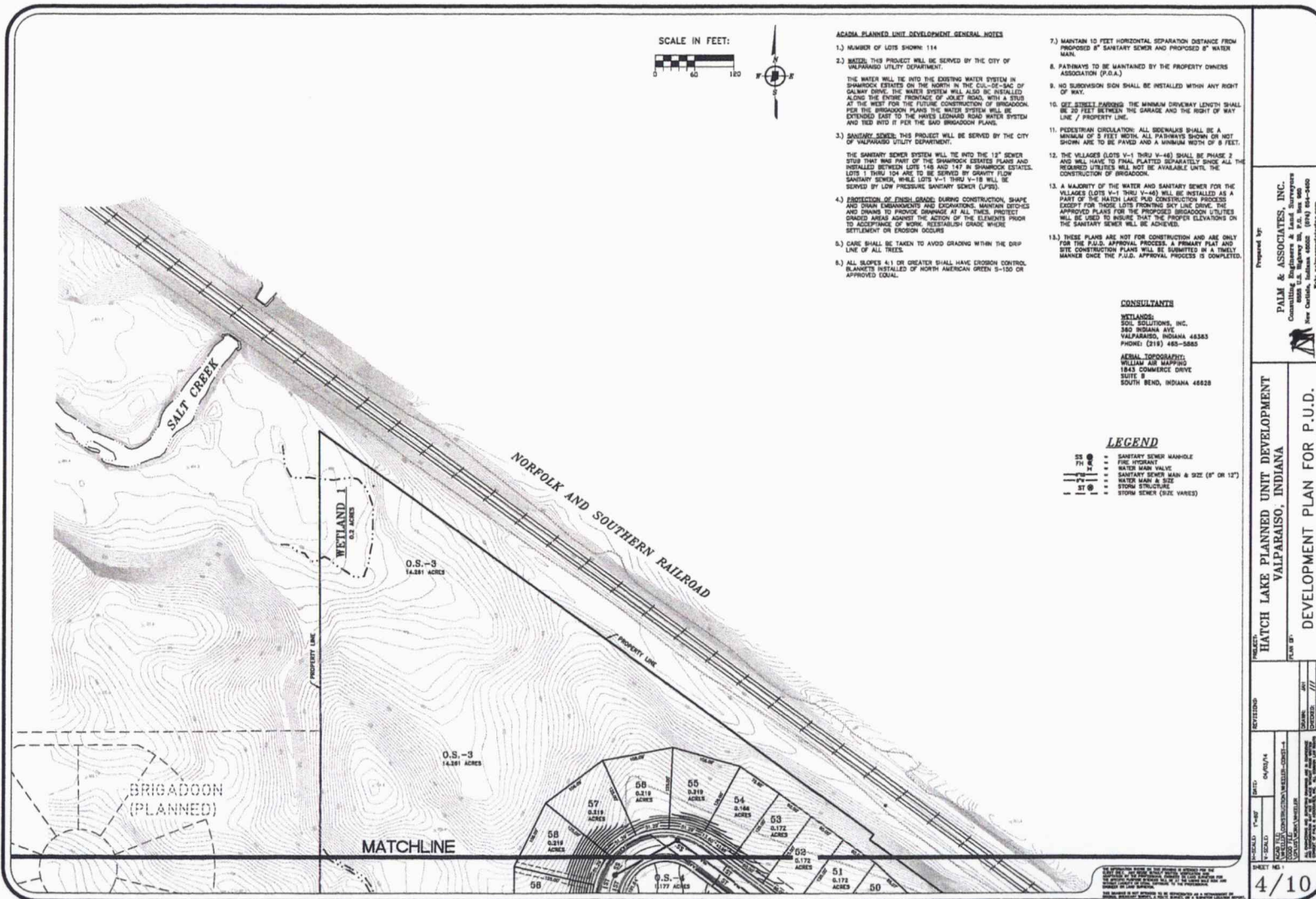
PROJECT:
HATCH LAKE PLANNED UNIT DEVELOPMENT
VALPARAISO, INDIANA
 PLAN NO.
DEVELOPMENT PLAN FOR P.U.D.

DATE: 02/27/14
 SCALE: 1"=40'
 SHEET: 141
 TOTAL SHEETS: 142
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS
 TITLE: DEVELOPMENT PLAN FOR P.U.D.

HATCH LAKE

Valparaiso, IN

HATCH LAKE PLAT & DRAINAGE



HATCH LAKE

Valparaiso, IN



HATCH LAKE

Valparaiso, IN



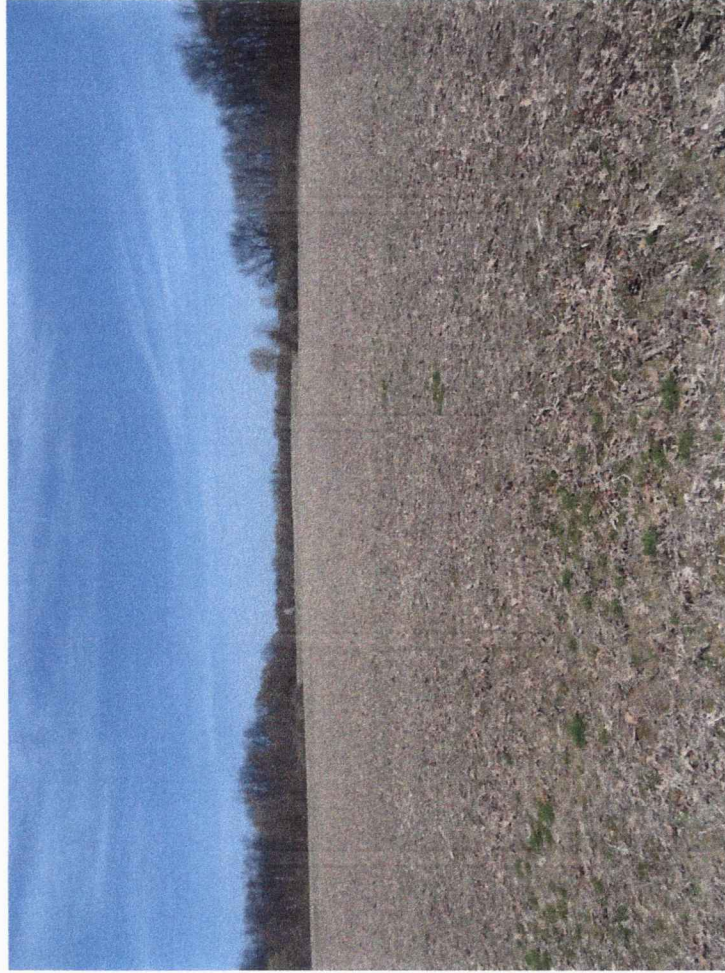
HATCH LAKE

Valparaiso, IN



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