



MEETING: Site Review Committee
SUBJECT: Apartment Complex
ADDRESS: Linwood Avenue

LOCATION: City Hall
DATE: 1/3/06
Amended on 1/18/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Rick Walstra, Comcast Cable	(219)462-9990 ext. 13
Tony McGinely, Collections Department	(219) 464-2346

PRESENTERS:

Chase Sorrick
 Larry Gough
 Investment Property Advisors, LLC
 219-613-1329

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 a proposed new construction of a 24-unit apartment building on Linwood Avenue at the triangle of Garfield, Linwood, and Freeman.

Phillips 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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

Sorrick explained and described the redesigned building targeting university students. It is a one and two unit building leasing each unit by the bed. There are 40 beds and 40 parking spaces on site. Sixteen additional off-site parking spaces are available for guests. Storm water is held in pipes under the parking lot. Sorrick is pursuing variances needed for the site: (1) Front yard setbacks on Linwood and Garfield to be 10'; (2) Square foot of land area to reduce; and (3) lot coverage increased to 67%.

Oeding prefers this design and had no questions.

Pilz noted sanitary sewer connecting to the west, but that sewer has been abandoned and no long exists. Anther outlet is needed. Right of Way dedications will be required on Garfield and Linwood. A more detailed site plan and erosion control plan will be needed.

Phillips noted adequate pedestrian access. Clarification is needed regarding dumpster location and enclosure. Should the BZA grant the variances, this project is ready for the site improvement permit.

Kent inquired about height of building. Sorrick noted that it would be less than 40'.

Kras noted that the storm sewer outlet from detention area is Garfield Avenue, which is a combined line. Other options must be explored. There are 5 rain garden areas. Kras would like to know the plants being used in those areas to confirm they are able to absorb as much water as possible. In calculations, use a 2-year release rate for storm water and detention basin. An erosion control plan is needed showing how you will minimize the erosion from the site.

Walstra stated that if cable will be added to the building, he could help with access and pre-wiring to the building. Walstra has also worked with the leasing of beds opposed to units and will help with that.

McGinley believes that the sanitary line still exists, but has been capped off, and is currently owned by the University. With their permission, you could tap into that line. Otherwise, you will need to travel 1-½ blocks to get to a line that can accommodate this site.

Brown confirmed that building would be sprinkled. Gough noted that there would be two separate services: one for water and one for fire. *Brown said Backflow protection will be required on fire system and at water meter. Brown also suggested that the water services come off the 6" line on Freeman instead of the 4" line on Garfield.*

Martinson explained that a landscape plan is required noting the existing trees on the property and what is to become of them. There is a list of recommend plant materials to use. No ornamental Pears or ornamental Maple trees are to be added.

Thrasher noted that a State Design release is needed prior to obtaining a building permit.

Phillips asked that Sorrick and Gough contact Dave Nondorf regarding any fire safety concerns.

ISSUES TO BE RESOLVED:

- Variance Requests Approved
- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit