



**MEETING: Site Review Committee**  
**SUBJECT: Mixes Use Development**  
**LOCATION: Pepper Creek Subdivision**

**LOCATION: City Hall**  
**DATE: 1/17/06**

## 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
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
Dave Pilz, Engineering Director	(219) 462-1161
Dave Schelling, Porter County Engineer	(219) 465-3400
Rick Walstra, Comcast Cable	(219) 462-9990 ext. 13

### PRESENTERS:

William Ferngren
Hoepfner, Wagner, & Evans, LLP
(219) 464-4961
wferngren@hwelaw.com
Jake Wagner
V.J.W. Limited
(219) 548-9800

### Media

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://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 Mixed Use Development in Pepper Creek Subdivision.

Phillips stated that site review is a preliminary review of the project. Additional approvals may be needed. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction. Phillips also noted that this project is currently outside Valparaiso city limits, but will be annexed before completion of the project.

Ferngren began by explaining that he has already met with the Porter County TAC regarding this project since it is not in the city limits. This job site, however, will be annexed into the City of Valparaiso zoned as R-3 and C-2. Ferngren would like same zoning classification upon annexation. The project consists of 104 condominiums with 2 entrances (off of CR 150 W). The proposed building is located on a 27-acre parcel that leaves +/- 2 ½ acres zoned C-2 for commercial and residential use. The intent is for retail, office, or restaurant spaces. The parking design currently exceeds city requirements.

Phillips noted that the overall concept and space of the development, particularly the mixed use of retail and residential building, and the architectural design are in line with what the city is looking for in terms of this type of development. The zoning will be taken in as it currently is, which does comply with Valparaiso zoning standards. More detailed discussions regarding the participation in a pathway on the east side of Froberg Road is necessary. Adequate pedestrian walkways connecting the condos to the commercial areas must be noted on the plan. Private streets are shown in the condominium section of the development. These streets must provide adequate access for the fire department. The site plan should be revised as necessary, should the Fire Department have any concerns. The lot coverage appears to be appropriate. Building set

backs, heights, and the like must be provided on the plan for a site approval permit. Attractive landscaping must be incorporated between commercial and residential areas to buffer lighting and service areas. Signage regulations are flexible, but monument style signage matching the building is preferred. The parking standards have been met. There are no flood plain or wetland issues connected to this site.

Pilz commented on the sanitary sewer system and inquired how it would be provided. The plans show the use of gravity sewers and 2 lift stations. It will be very expensive for the city to maintain 2 lift stations in close proximity and expensive for the developer to build them to city standards. Pilz suggested using a low-pressure grinder pump system; the city would accept and maintain the mains, and the owners association could maintain the individual pump units. Pilz will review layout once a more detailed plan is provided. Pilz inquired about parking on interior roads. Ferngren anticipates parking on one side. Pilz noted that the city would accept a ribbon curb and encourage the use of roadside swales with vegetation. Pilz also suggests reducing some of the pavement on Froberg Road.

Wagner commented that the County would approve the Froberg Road and 400 N. Road portions of the project prior to annexation. Pilz also noted that the parking spaces along the curbs are 20' deep. Those spaces may be reduced to 18' to help reduce a significant amount of asphalt.

Oeding had no comment at this time since the streets are privately owned.

Thrasher explained that, for both city and county, a State Design Release is needed for all Class 1 structures prior to receiving building permits.

Martinson explained that a tree survey is required noting the existing trees on the property and what is to become of them. There is a preferred plant materials list to use. No flowering Pears or Norway maple trees are to be added; a serviceberry may be used instead. A landscape plan is required.

Kras clarified that the overall drainage plan has been taken care of at development. The city does not allow straw bales as an erosion control measure.

Brown noted that Chuck McIntire has reviewed the plans and there are no problems at this time. Hydrant spacing is 600' maximum. Backflow protection will be required on all commercial buildings at the meter and at fire systems. One meter per tap and 1" minimum size required. Backflow protection is required on irrigation systems.

Walstra asked to be kept abreast of the time line so that he will be available as needed.

Schelling explained the desired road layout for the intersection at Froberg Road and 400 N.

Ferngren noted that construction could begin early spring. Wagner noted the first phase would consist of the north cul-de-sac. Any adjustments necessary will be made to the south cul-de-sac as needed. Then the commercial construction will begin. Phillips noted that the final TAC will be on January 20, 2006, and it will be the final step with the County with the exception of the building permits.

#### ISSUES TO BE RESOLVED:

Landscaping plan  
Detailed Site Plan  
Site Improvement Permit

Erosion control plan  
Sanitary/Sewer  
State Design Release

Right-of-way  
Backflow Prevention  
Building Permit