



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**  
**SUBJECT: Condominium Development**

**LOCATION: City Hall**  
**DATE: 2/21/06**

**ADDRESS: Vale Park Road adjacent to Worthington Terrace Subdivision**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Susan Gustafson, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Tony McGinley, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

**PRESENTERS:**

Jamie Wilcox
Chip Krusemark
Jon Gertsmeier
Wilcox Development Group
(630) 522-1500
Rich Hudson
Bonar Group
(219) 462-1158 ext. 222

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 condominium development on Vale Park Road. 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.

Wilcox Development builds ranch town homes or condominiums. These homes are geared toward empty nesters and those wanting to down-size and have little to no maintenance. The condos will have an association that assumes responsibility for landscaping and maintenance throughout the development. All roads will be private, built to city standards, and maintained by a private business. This is the first draft of this project. The current challenges are the existing pond on the northeast corner and the existing wetland at the far southwest corner of the site. This plan also provides for the extension of Sturdy Road to Vale Park Road. Hudson provided copies of plat survey and typography that show the impact of the delineated wetlands that are not as extensive as previously presented.

Phillips began noting that this property is zoned for single-family residence. A rezoning or use variance will be required for this project (review Article 12 of the Zoning Ordinance). Phillips suggested applying for a Planned Unit Development (PUD) which should included a variety of issues such as set backs, coverage, etc. A pedestrian connection must be shown throughout this development and on Vale Park & Sturdy Road. A pathway will be required on Vale Park Road and possibly Sturdy Road. Contact Steve Doniger at the Parks Department (219-462-5144) for additional information regarding pathways. The proposed Right of Way is shown as 50', but must be 60'. The parking requirement is 2 spaces per unit. Since this site is zoned R-1, the maximum lot coverage is 40%. Additional information is needed such as building height, elevations, set backs, etc. There is a requirement for a buffer along the south edge of this property and landscape screening along Sturdy Road. Signage is limited to a monument style sign only and is restricted to a 50 sq. ft. Phillips suggested having one street loop through the development. Phillips would like Sturdy Road to continue straight through and intersect at Fleming Road.

Wilcox explained that residences would have individual waste receptacles. Phillips noted that a dumpster at the club house and any common areas must be screened. He requested that the screening material match the building material in color.

Oeding inquired about street widths for the private roads. Krusemark advised that the roads are to be 24'-28' in width. Oeding explained that for the city to pick up trash in this development, a waiver of reliability is needed since the roads are not city roads. Oeding also mentioned that trash and recycling pick up would be very time consuming and somewhat difficult for the large trucks to maneuver. Oeding confirmed that the city would not plow the private streets. Oeding inquired about parking on the streets. Krusemark mentioned that they would abide by city requirements.

Pilz informed that Study Road does need to be a continuous roadway. A short radius to slow traffic would be appropriate. It must be developed full width. Sidewalks would be required on both sides. There are potential plans for a round-a-bout at the intersection of Vale Park Road and Sturdy. Normally, the developer would be required to do improvements on the frontage such as widening and curb/gutter. Possibly, once the right-of-way for the round-a-bout is defined, the developer could dedicate the additional right-of-way at the entrance of the round-a-bout in lieu of the street widening and curb/gutter. In addition, the developer may need to pay up front for the sidewalks and pathway. The city would then construct those as the round-a-bout is completed. If the streets are private, there would need to be easements and waivers allowing sewer and water to get onto the site and perform maintenance.

Gustafson inquired about water service. Krusemark noted that they are willing to work with the city to do what is most convenient and cost effective. Wilcox noted that they have used a master meter and included fees in the association fee; or they have provided individual services. Gustafson noted that if the city is to install and maintain water lines, construction drawings are needed for approval from IDEM. If the developer would like a master meter, the city will drop the service at the clubhouse and the developer will take from there. The city does not allow multiple metering on a single service. A single service would be a 1" line with a ¾" meter. If there is to be a single service line for the clubhouse and a line for irrigation, back flow protection is required on each line. Fees are determined by the size of the meter. Additional information about meter sizing and minimum fees may be found on their web page at [www.valparaisoutilities.org](http://www.valparaisoutilities.org).

Kras will need a report of delineation and a report from the Army Corp for the wetlands on this site. There is concern about drainage in this area. Particular attention must be given to the detention area, the release rate, and if they can do any over sizing of the basin. A rule 5 Permit from IDEM is required. The city also needs a copy of the Notice of Intent letter that will be submitted. An erosion control plan is needed.

McGinley clarified that the developer will tap into the 15" sewer line that runs up Sturdy Road and ends at Fleming.

Johnson recommended that the water system be looped, and the maximum distance between hydrants be 600' or less. Accessibility and road width is a great concern. Johnson provided the developer with a recommendation from the International Fire Code regarding road widths, hydrant spacing, etc. It is preferred that the roads be 28' or greater. Krusemark inquired about a 28' wide street with parking on one side only. Johnson said that would be sufficient.

Martinson explained that before breaking ground, a tree survey is required. All trees 10" in caliper or greater must be noted. Krusemark was given an exempt plant list and a preferred plant list. Martinson added that no ornamental Pears or Norway maple trees are to be added. Martinson offered his assistance as needed. Krusemark noted that they generally have extensive landscaping throughout the development. Phillips requested that landscaping be incorporated around all signage.

Phillips reiterated that the private streets should be built to standards that are acceptable to Engineering, Public Works, and the Fire Department.

#### ISSUES TO BE RESOLVED:

Landscaping Plan, Erosion Control Plan, Right-of-Way Cut Permit, Detailed Site Plan, Sanitary/Sewer Permit, Backflow Prevention if needed, Site Improvement Permit, State Design Release, and Building Permit