



MEETING: Site Review Committee
SUBJECT: Mistwood Subdivision
ADDRESS:

LOCATION: City Hall
DATE: May 23, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Assistant Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219)-464-2346
Tony Reid, Public Works Department	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Media	

PRESENTERS:

John Sturgill, McMahon Assoc.
(219) 241-5996
jmsturgill@mcmgrp-in.com
Kevin Masten, Accenture
(219) 688-2846
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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 addition of Mistwood Subdivision located next to Harrison West Subdivision. This property is currently located outside the city limits. This parcel is part of the 2006 West Side Annexation Plan for the City of Valparaiso. The development will occur after annexation. 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.

Sturgill presented the concept plan for the 53.7-acre parcel. This plan contains 122 lots broken into 86 single-family residential lots and 36 town home lots. There are 2 wetlands on the property. A delineation report is not yet available. The southern most wetland is 1.4-acres. The intent is to preserve and enhance it; not to provide storm water discharge to it. The 2nd wetland will be incorporated into a detention basin for storm water storage. The main entrance will be to the south and will be a boulevard. Secondary access will be available from 150 West Road and a tie into Throughwoods Drive in Harrison West Subdivision. The large boulevard will separate the single-family homes from the town homes. All lots comply with R-1 zoning standards. A landscape buffer will be added along 150 West Road and along Harrison West Subdivision.

Phillips commented that the annexation date is targeted for the 3rd week in September. There is a risk involved in the planning process since rezoning requests are not granted until annexation. This parcel will be annexed as R-1 zoning. Rezoning is required in order to build town homes on this property. A variance will be extremely difficult to obtain. Phillips suggests rezoning or, perhaps a Planned Unit Development. As the project progress and a primary plat is submitted, additional information is needed such as: developer contact information; detailed information on lot lines, dimensions, easements and utility locations; right-of-way dedication on

both Froberg Road and Harrison Blvd.; percentage of green space, etc. Plan Commission and City Council require a provision for a pathway from this area to future developments and surrounding neighborhoods. This project will be subject to the recreation impact fee of \$931 per unit. Credit is available if qualifying improvements are provided. A minimum of 2 trees must be provided on each lot. Section 27.25 states subdivision details required for this project. The message portion of the sign at the entrance must be no greater than 50 square feet. Border or decorative elements are not included. Phillips strongly encourages working with the contours of the land as much as possible. A no access easement will be required along Harrison Blvd. and Froberg Road. Lot sizes appear appropriate at this stage. There are a few lots that may need to be reviewed such as lots 86 and D1 due to the NIPSCO easement.

Pilz inquired about maintenance of the plantings. Masten noted that there would be an association that will maintain landscape islands. Pilz cautioned against that option, but did not have an alternative suggestion. Pilz mentioned that, at one time, there was a pathway planned along the NIPSCO easement. A continuous connection could be achieved by adjusting some lot lines. Sanitary sewer is available from Froberg Road. Pilz has reservations about the wide sections of roadway. There are traffic concerns, as well as plowing and maintenance issues. The intersection at 375 North Road will need to be reviewed in greater detail. Pilz will assess the traffic pattern and make suggestions as needed. Curb and gutter improvements and widening along both road frontages will be required.

Brown noted that the water connection should come from Harrison West. Chuck McIntire, Water Department, is available to help coordinate layout of water lines. Backflow protection is required on any irrigation systems.

Kras inquired about drainage. Sturgill noted that there is an existing drainage tile. There is a drainage pipe that may need repairs.

Martinson explained that a landscape plan is required and should include existing and proposed trees. A tree survey noting the existing trees on the property and what is to become of them is needed. There is a Preferred Plant List and a Do Not Plant List available. Martinson is ready to assist with the landscape as needed. The utility easement is a great opportunity for prairie restoration. Martinson would like to see the plant/seed mix intended for the wetland area.

Johnson provided information on hydrant specifications and requested that the fire department be involved in actual placements of the hydrants. Johnson also gave a copy of Appendix D of the International Fire Code, which reflects the department's concerns for road widths, turn-arounds, dividers, and the like.

ISSUES TO BE RESOLVED:

- Annexation, Rezoning Approval, Primary Plat
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit