



MEETING: Site Review Committee
SUBJECT: Assisted Living Residence
ADDRESS: Vale Park Road – 1300 block

LOCATION: City Hall
DATE: July 18, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntire, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, 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

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Steve Garatoni	sgaratoni@comcast.net
Steve Nicksic, Coldwell Banker	snicksic@ccim.net
Charles Loeser	charles.loeser@hqinvestments.com
Jerry Bardeson	sandbard@hotmail.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of an assisted living residence on Vale Park Road. 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.

Garatoni described the assisted living and Alzheimer care facility as a 2-story building providing up to 100 one & two bedroom apartments and will receive city utilities. Garatoni will seek a variance for the studio size living spaces. The facility will provide 3 meals a day, bus transportation, and laundry services for the residents. The entrance will be off of Vale Park Road. A 24' wide access road will surround the building. There will be a drop-off center at the front entrance. Parking will be available along the side for residents and visitors. Employees will park at the back of the building. There is an area designated for retention. There will be a garage to store the bus on this site. The setbacks are schedule at 30' front and rear and 10' on each side. This project currently shows approximately 40% lot coverage. There is a community room and a commercial kitchen in the center of the complex. There is also an elevator in the building. The access road around the building also provides direct access to the kitchen.

Oeding asked if sidewalks would be extended to the street. Garatoni confirmed that sidewalks will be around the building and will connect to Vale Park Road. Garatoni also said that the lane coming in off of Vale Park would be a private lane.

Thrasher explained that a State Design Release is required for this project. Additional permits will be required for the bus garage, signage, and any fencing.

Pilz stated that the existing right of way, which runs through the middle of this site, would need to be vacated on the plat. There may be a dilemma in vacating that area because ownership will be subdivided. Pilz suggested vacating only a portion of the right of way. Loser questioned the vacation and placing a sign on that portion of the property. Phillips pointed out that several

variances would be needed for this project. The signage concern could fall under a hardship and a variance obtained. Pilz noted that a detailed engineering site plan showing how to handle dimensions, pavements, drainage, etc. A Rule 5 Permit is needed for erosion control. A Vale Park Road improvement plan is scheduled for the near future (within the next 5 years). The road will be widened. There may be times during that construction that access to this property will be restricted. Pilz is concerned about how the drainage will be managed. There is no outlet from the site; an acceptable outlet must be provided. A Vale Park address is not available. The building will need to be addressed off of the private drive. For recognition purposes, Garatoni would prefer a Vale Park address. Pilz recommended naming the street Vale Park Lane or something similar.

Phillips conveyed concern about only one entrance, and requested that Garatoni check with the Teacher's Credit Union for allowance to provide an emergency access through their property. The planning department will need architectural details and a landscape plan as the project progresses. Phillips advised that the Vale Park Road Improvement Project includes the addition of a pathway on one side of the road. Garatoni will need to bring the sidewalk to the edge of his property. Parking and lot coverage are adequate as shown. Studio units may need a variance since they are only 260 sq. ft. A 32 sq. ft. monument style sign, no greater than 6' in height, is permitted. Decorative elements are not included in that maximum size requirement. The sign can be internally illuminated. The dumpster must be fully enclosed; the enclosure must be made up of materials to match the building. Steve Martinson and the planning department must approve the landscape plan, which should show the species and size of each plant and tree. A tree survey showing all trees 10" in diameter or greater is needed. The tree survey may be a sampling survey instead of an inventory of every tree. A replacement schedule must also be provided. Trees may be replaced anywhere on the property or payment may be made in lieu of replacement. A Preferred Plant List and a Do Not Plant list were provided.

McIntire confirmed that the entrance would be directly across from the Soft Touch Car Wash. A 12" water main on the north side of the road will provide adequate supply. Hydrants must be placed on all four corners of this development and will need to loop the water main. The domestic and fire protection lines will be brought into the primary mechanical room near the kitchen. A blanket easement will be needed to maintain the system. An irrigation line may be provided from within the mechanical room, or it may be tapped off the main at an irrigation vault. Backflow protection will be required on the domestic, fire, and irrigation meters.

Johnson provided a fire hydrant specification form to be completed and returned to the fire department. Johnson also provided a copy of the appendix in the International Fire Code concerning road widths. Johnson requested that access roads, access around the building, and access through the parking areas be a minimum of 26' wide. Garatoni noted that the building is approximately 50' in height to the peak of the roof. Every room, including all closets and the attic, will be sprinkled. The fire department should be contacted prior to placement of the fire department connection to insure a convenient, visible location. The department is highly supported of an emergency access through the Teacher's Credit Union property. Johnson noted that the emergency entrance could be gated and locked.

Pilarski stated that the sewer use ordinance must be followed. Pilarski provided a survey and asked that additional information be provided as the project progresses.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)	Erosion control plan	Right-of-way
Detailed Site Plan	Sanitary/Sewer	Backflow Prevention
Site Improvement Permit	State Design Release	Variances (as needed)
Building Permit		