



MEETING: Site Review Committee
SUBJECT: Subdivision by VO Homes
ADDRESS: Vale Park Road – Keen Property

LOCATION: City Hall
DATE: October 10, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(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
Tony McGinley, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
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:

Rich Hudson, Bonar Group
(219) 462-1158 ext. 222
rhudson@bonargroup.com
Dustin Vo, VO Homes
(219) 405-6114

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of a subdivision on Vale Park Road (also known as the Keen Property). Kent 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.

Vo describes the project as a duplex subdivision on the south side by the back entrance of Wise Way. This project is adjacent to the assisted living project and the subdivision will provide a second access to the assisted living facility. Vo proposes one commercial lot with a small office building. The subdivision is comprised of 22 lots with 2-3 duplex options. Setback requirements will be met for all sites. A detention pond will be added to the back of the subdivision. A drainage easement will be on the east behind lots 14–22.

McIntire explained that there is a 12" water main on the north side of Vale Park Road. McIntire would like to see this provide for a loop, and the connection will tunnel underneath Vale Park Road. In-line valves for fire hydrants will be provided every 500'. McIntire recommends stubbing an 8" line into the commercial site before the paving is complete. There will also be an 8" main internally in the subdivision.

Johnson provided a hydrant form to be used for the commercial structure. The maximum building height is 18'. Johnson provided information on fire apparatus access roads.

McDaniels said there is a sewer on Vale Park. Hudson said the proposal is to come off of Vale Park Road.

Pilarski inquired about the commercial lot. Vo intends for it to be his personal office. If a restaurant is ever considered for this site, Pilarski must be contacted for further information.

Martinson explained that a landscape plan is required. A tree survey, noting the existing trees that are 10" in caliber or greater on the property, what is to become of them, and a

replacement tree schedule is needed. If the developer cannot replace the trees on this site, he may plant trees on other properties owned by the developer or a payment must be made to the tree fund. The landscape plan must show a minimum of 2 trees per resident, with one of those trees in the parkway. Martinson asked that the developer and builders follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org.

Kent explained that sidewalks are required throughout the development. The ordinance also states that any site with 10-50 units require a ½ acre of usable recreation area; this is not shown on the current plan. The maximum lot coverage is 60%. A pathway is also required along Vale Park Road. This project is in a Signature Street Overlay District. A use variance will be needed for the commercial lot at the entrance. Lot widths for duplex lots are 65'. On the south side of the project, a buffer must be added according to Sec. 18-50 of the Zoning Ordinance. A right-of-way dedication may be necessary along Vale Park Road.

Thrasher mentioned that Engineering will require a detailed site plan and drainage plan. A State Design Release will be required for the commercial building. Building permits are required for the houses. Any signage and/or fencing will also require a permit.

Oeding informed that the sidewalk ADA ramps must meet current code and truncated dome plates are mandatory. Oeding explained that there is concern about snow plowing thru this subdivision since the road ends at the assisted living facility which has private roads. Hudson said that an agreement with the facility will be required for access. Oeding explained that the City will not provide service to that adjacent property. This must be resolved.

Dave Pilz, City Engineer, added the following comments for this project:

Public Road should not end into private property. Make connection to west an emergency access. Construct a full cul-de-sac at end of road unless there is another way to extend the public street. Provide drainage management (detention). What is drainage outlet from property? Outlet must be acceptable. If sanitary sewer in Vale Park Road cannot serve site by gravity you'll need to find another sewage outlet or use low pressure sewer system. In lieu of constructing required improvements along Vale Park Rd. City will require payment. Costs will include widening of pavement, curb/gutter and sidewalk. Commercial lot must access to/from new road into development.

ISSUES TO BE RESOLVED:

- Use Variance for commercial building
- Landscaping plan (with Tree Survey)
- Pathway on Vale Park
- Recreation Area
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release for commercial building
- Building Permit