



MEETING: Site Review Committee
SUBJECT: Villages of Beauty Creek
ADDRESS: NE corner of Froberg & Ransom

LOCATION: City Hall
DATE: May 10, 2005
ZONING: County
PARKING:
VARIANCES:

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

| | |
|---------------------------------------|----------------|
| Craig Phillips, Planning Director | (219) 462-1161 |
| Tyler Kent, Asst. Planner | (219) 462-1161 |
| Dave Pilz, Engineering Director | (219) 462-1161 |
| Matt Kras, Stormwater Engineer | (219) 462-1161 |
| Vicki Thrasher, Building Commissioner | (219) 462-1161 |
| Daryl Brown, Water Department | (219) 462-6174 |
| Jack Johnson, Fire Department | (219) 462-8325 |
| Bill Oeding, Public Works Director | (219) 462-4612 |

PRESENTERS:

Rich Hudson
 Bonar Group

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed plans for Villages at Beauty Creek. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Hudson advised that he was there to represent the developers of what they are calling the Villages at Beauty Creek. This is a 30.67-acre development located at the northeast corner of Froberg and Ransom Roads. This is directly north of Beauty Creek Estates at Windsor Park North and the County approved the Primary Plat on that late last year. This development is in the County but does lie within the proposed annexation area and will contain 77 lots. There are three minor subdivision lots included in this parcel. They are proposing to replat those three lots along with acreage to the north. The right-of-ways will stay in place. They will be dedicating a 50-foot right-of-way north of the minor subdivision. They are proposing an open space set-aside of over 20% to abide by the County's requirement. They are also proposing two wet-bottom ponds and an 8' walking path to circumference the whole parcel that will connect with a walk coming up on the Westside of Beauty Creek Estates at Windsor Park North. A landscape tree row will go in along the north property line. There is an existing pond that they will enlarge and connect the east side to the west side with an equalizing pipe so that both ponds act as one. They met with the County Drainage Board as it relates to a regulated drain, which the County has jurisdiction over and they can determine whether or not they want to regulate the drain. The meeting was continued but will have to be finalized by the time the final plat and construction plans are done. They hope this will be annexed by that time. They have a letter from John Hardwick stating that the City is capable of

and willing to provide water. They have a letter from South Haven stating that they are willing and able to provide them with sanitary sewer. This area was put in the South Haven sanitary sewer district years ago and there are forced mains and a lift station in the existing Windsor Park. They have 60' right-of-ways and 30' pavement. They are proposing a minimum of 60' wide lots, front setback with a minimum of 25', and 6' side setbacks with a total of 14' so they will comply with the City requirements. The right-of-way along Ransom and Froberg will be 50' to be consistent or greater than what the City requires. There will be a front yard utility easement along all of the lots and whatever easements required by utility companies. They will be finalized after they hear from all of the utility providers and the Drainage Board.

There will be a property owner's association set up with a yearly assessment fee to maintain community facilities. They advised that they are trying to propose that the association take care of mowing the lot lawns.

The ponds will outlet in the southwest corner at the westerly end of the ponds, which then outlets into the roadside ditch and cross under Froberg Road into Pepper Creek. There will be access onto Froberg Road. The only access will be the south access and the west access.

Kras asked what is going to be on the east side of the existing pond. They advised that it is a water wash. The watershed only goes off into the roadside ditches and everyone else comes off onto them so they want to maintain and allow that water to go on it's natural path through or around the development. They slope from northeast to southwest.

Johnson advised that the Fire Departments concern is placement of hydrants. They submitted a plan to Chuck McIntyre and will install at his requirements. Jack advised that the Fire Department would prefer 300' intervals.

Phillips advised that the name "Villages" implies that there is a village component to this and wondered why that word is in the name. Hudson advised that it is extremely hard to come up with a name. To him it does not imply anything....it's just a name. It will be a distinct community to be separated from the others being developed out there. Phillips asked about the proposed sidewalks and Hudson advised that there are 4' sidewalks proposed on each side of the road. There is an 8' pathway around the development. Internally they will not be open to the public but he is not sure what the Park Dept. plans and how far this pathway goes. Their pathway is in compliance with what the City wants. Pilz advised that what they are proposing for right-of-way exceeds our thoroughfare requirements. Phillips advised that they meet the park space requirements. There will actually be over 7 acres of those requirements. Dr. Wirsing owns the land to the east, Urshels own abutting land and the Frobergs own abutting land. Hudson said that he couldn't speak of any plans for developing any of this abutting land. Phillips asked that they connect Grandby Drive to the development to the west and that they line up if possible. Pilz stated that we don't have anything on a development to the west. From a traffic standpoint connectivity makes no sense, separation makes more sense. Curb and gutter is required per subdivision standards. Hudson said that they are showing curb and gutters but they are not showing chair back. They are allowed to have a subdivision sign no more than 50 square feet, one per entrance. Bob Thompson said that the County really does not address signage for the subdivisions so they should abide by the City's requirements. Hudson questioned the number of signs allowed at an entrance and Phillips advised we would check into this. Phillips advised that he would strongly consider a tree buffer or decorative element along the lots abutting Froberg Road. There are no wetland issues.

Bob Thompson advised that the open space ordinance with the County has an intensity bonus which allows them to develop smaller lots that the requirement. The only questions at their TAC meeting were technical.

Brown stated that they have already had discussions with Chuck on the service. If there would be any lawn irrigation they would need a separate meter and backflow protection.

Kras stated that he looked through the drainage calculations and will look through what they

brought in today. Hudson said that the only difference is a requirement by the County to calculate incoming flows onto them and the outgoing flow. He will get back to them if he has any questions. Pilz advised that he had sent an email with comments and suggestions. The design was very well done and there were very few questions. He would comment on the bubbles and cul-de-sacs. They usually end up not looking very nice because of the debris accumulation and that is an awful lot of asphalt. He stated that the fire department does not like it but they might want to consider looking at putting some islands in to make it look a little nicer. The County does not like these either. Hudson said that the improvements to Ransom and Froberg are going to be restricted to the entrance with tapers, decals, etc. There was talk about doing similar to what Pepper Creek did with a 2' ribbon curve in the area of those improvements. The developer is okay with that but there was a question about possible widening of the roads. Pilz stated that our subdivision standards require that you widen and that you put curb and gutter along the entire frontage but since we always seem to come in after the fact it is hard to insist that they do it because the County does not like it so you come to an impasse and they won't get anything passed by the County. Hudson said they are proposing the ribbon curb in the area where they the improvements are being done and the proposed improvements on Ransom and Froberg are just at the entrances for the de-cels, excels. Pilz said that he might want to look at them at the corner too. Hudson said they are going to take a look at the corner as there is some concern. It would be to their benefit to do something there because of the close proximity to the end of the culvert to the edge of the asphalt. Phillips asked with Brigatta Hills to the northwest of this being brought for primary plat soon, do we have any concern about the road width along Froberg Road as it is only 19'. Pilz said our standard normally requires that it be widened but we have not been successful in getting that done. Phillips said he would make the statement that we would request that to be done. Pilz stated that he has a hard time with that. How can we request these people to do that when we did not require the other developers to the south to do it or the developer to the west to do it. We have to be somewhat consistent. Craig stated that he brought it up at the TAC review and Hudson said that he brought it up today so that nothing is hidden but would like to be treated equally with everyone else who has come before them. Phillips said that we do need to come to an agreement on this sort of thing because we do have jurisdiction over part of this since it does receive water utility from the City. Hudson said that it would make their life easier if everyone could come to an agreement.

Johnson stated that he has issue with Mr. Pilz's statement about the islands. The Fire Department has no problem with the beautification, however, and he points out Harrison West Subdivision, with the island in the entrance they cannot physically get the ladder truck in the entrance. Luckily there is a subdivision to the west of that and they can make entrance through that. Hudson said that they would not have that problem here. Also, Johnson asked what size the pipe would be going between the ponds. Hudson advised that right now they are two 36". Johnson said that he would suggest protecting the openings of those pipes so we have no kids getting in there. Hudson stated that they would look at that.

Hudson advised that they are required by the County to use the ponds in the open space calculations so 25% of the pond must have a depth over 8', 5% must have a depth over 10' and the pond perimeter access shall be 75' from the top of the bank. They have had no conversations with the Park Department on the open space.