



**MEETING: Site Review Committee**  
**SUBJECT: Porter Vale**  
**ADDRESS: NE Corner of SR 49 & SR 2**

**LOCATION: City Hall**  
**DATE: 6/21/05**  
**ZONING: C-3**  
**PARKING: To be determined**  
**VARIANCES: To be determined**

### 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
Daryl Brown, Water Department	(219) 462-6174
John Hardwick, Utilities Director	(219) 462-6174
Joe McLees, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Bill Hanna, City Administrator	(219) 462-1161

#### PRESENTERS:

Mark Jang
Daryl S. Kertesz
Lauth Properties
401 Pennsylvania Pkwy.
Indianapolis, IN.46280
(317) 575-3088

#### 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 project to be known as Porter Vale located at the northeast corner of SR 49 and ST2.

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.

This is a 70 acre development with a center boulevard lined with pad buildings which are to be small shop and restaurant users. This will flow nicely into a proposed cinema area. Each will compliment the other. This will be an entertainment district where people will tend to spend a little more time. The facades and landscaping will be much nicer than the other large shopping centers in that area. It will allow the City to have art shows, markets, etc. Because of the large scale of the project it is encroaching into the current multi-residential zoning and they want to change this area to commercial zoning to develop the project. Phillips stated that the site review is the first step of the project in an agreement with the Council when this property was annexed into the City. The rezoning will be the first 400 feet of depth along the eastern end of the overall project area currently owned by Dr. Vandertoll. There will be a need later to rezone portions of the property that are currently zoned R-3. There will be another site review when we have specific details on the project.

Phillips asked for a ballpark square footage of what we are talking about here. Jang advised that it is about 670,000 square feet. Approximate parking spaces total 2,800. There are about 4.6 spaces per 1,000 square feet.

Phillips said he looked at this with general retail, restaurant and cinema use. The 5.99 acres on an outlet may be used for a hotel. It would be part of this project in that they would require it fit in with the shopping center look. They are under a contract for that area but whether they end up purchasing it has not been determined. In general there are separate standards for each usage. The proposed vehicular circulation system requires a public access road across the entirety of the site. It needs to be along the highway frontage or through the site and is needed to get across the railroad to the north. The boulevard shown through the center of the site would serve that purpose. If that is the case, it would need to be made a public road. There may be a need to subdivide this out to have a subdivision plat in place showing what is going to be part of this development and what is going to be future development. We are not comfortable with having only meets and bounds descriptions unless these are current property lines. Jang stated that the property lines shown are current property lines so Phillips stated that it could remain the same but if we have to adjust those lines we would have to do a subdivision. Jang stated he agreed with this. They would need to go before that Plan Commission with this and it is a four-month process unless they suspend the rules. Jang said the plat is not going to be finalized until they identify exactly how the outlets are going to be done and Phillips said that if the areas are known they can still do a subdivision plat. They just need to separate out the properties.

Phillips advised that based on a review of the current layout roughly 3,000 parking spaces are required so they are close to where they need to be. We also need to make sure that pedestrian connections are adequate throughout the site. Maximum lot coverage is 75%. Setbacks will need to be shown on a more detailed drawing when buildings are set. We will need a detailed landscape plan. There are no dwelling units as a part of this project as the intention is that Lauth will control the commercial interests of Dr. Vandertoll and there will be separate discussions and approvals for the residential portion later on. There is going to be some remaining R-3 area around the pond and Jang advised that they are not planning to do anything with this. They would own the lake but the property around it is intended to be used for drainage purposes and that sort of thing.

Phillips advised that he will get them the upcoming ordinance for large retail establishment standards. It seems that what they are doing is already following the standards in that ordinance. As mentioned before this is in an overlay district so signature standards apply to this development. The parking standards are 1/150 of customer area for retail, 1 per 4 seats in the cinema and the hotel is based on the number of rooms. We will discuss this with them later. Signage is limited to monument style signs and a variance would be required due to the size they may want. That process will take approximately a month. This property is required to have a 90-foot setback along State Road 49 and a 30-foot greenbelt of heavy landscaping is required in that 90 feet. The maximum building height is 50 feet. There is to be no outdoor storage. We will need architectural drawings, landscape plan, detailed site plan, description of underground utilities and lighting plan. The lighting along the boulevard entrance would need to be decorative with period lighting similar to that on South Washington Street. Any changes to the plans after the second stage would have to be approved by this Site Review body. We need to work out the railroad crossing matter and we will probably want to contact the railroad for work to be done on that crossing. This project has no flood plain issues. There is a regulated wetland in the residential portion and the detention pond in this portion. They have been in touch with the Army Corp in regard to changes they might want to make to the pond and will inform us of any decisions. It is located near the airport and the Porter County officials may have questions for them. They will need provide significant plant screening along the residentially zoned areas to the east. It needs to have a winter interest included in that. Martinson advised that he will work closely with them on this project, as there are issues on any project this large.

Phillips advised that along the residentially zoned portion of the property, the eastern line, they need to maintain a 10-foot setback from the property line to the pavement. There is a Pathway

Master Plan which calls for pedestrian links and we will discuss those standards with them. We will need the legal descriptions for the rezoning.

Oeding said that there is some question as to how we are going to control traffic out there in terms of lights or roundabouts. The only public entrance that we would be responsible for now is the main entrance to the boulevard. The east entrance would not be public. Phillips said that it probably would be because they will need public access to the residential area. Jang advised that the east drive will work as the public entrance to the residential also. He does not know if the east/west street will be public or not. The only thing they focused on was the additional right-of-way for the City on the main boulevard coming through. They have not focused internally yet. Phillips stated that the boulevard road through the center is to be the frontage road but it has to go somewhere. They are planning for it to go across the tracks and out to Evans Avenue, continuing north. The idea is that the road service 49 and offset the impact on Silhavy Road. Oeding asked if traffic lights and so on for Evans Avenue would be a consideration. They would be if warranted by the City. Anything to spread that traffic out would help. Oeding is just concerned about which streets are going to be dedicated, signage, traffic flow, etc. Jang said that he wanted to reiterate that the initial concept of this boulevard going through and out to Evans but if that concept changes it might be outside of their control and maybe the developer on the residential may have to do it. Phillips said that it would have to be addressed with this development because if the residential development doesn't happen for some time the impact is really going to be great from this development. Jang stated that right now the railroad is not willing to have discussions about this. Oeding asked who will be maintaining the landscaping, etc. Jang said that they usually let the City do the regular maintenance on the road and they will take over the landscaping maintenance. The width of the boulevard is 24' on each side with a 10' median. The median in the center be either landscaping or hard surface and this will be discussed later. Shade trees will be put along the perimeter of the site but internal trees will be more ornamental so they will no block the visual of the shoppers. The majority of the parking areas and the main roads for truck access will be asphalt. Around the entertainment district they are hard-scaping it with concrete which may be soft cut, colored borders, etc. The crosswalks will be of a different material. In the middle between the two roundabouts they may be in additional crosswalks.

Pilz stated that we are working with INDOT in regard to access requirements along State Road 2. There has been a traffic study completed and INDOT is looking at that. There are two main entrances, one at the center of the commercial area and one farther to the east that would serve both the commercial and residential areas. We feel that it is going to be critical that the commercial development help drive the railroad crossing. To leave it to the residential is not going to happen. We do understand that the City is going to have to be involved and that there are going to have to be some concessions made in order to make it happen. We do not see a really great access between the commercial and the residential areas. Connection points are coming in behind buildings and along parking areas and we feel that it deserves a little bit better access planning. Sidewalks and pathways are an important factor. We had even talked about having pedestrian access along Highway 2. Phillips stated that this was included as a destination in the Pathway plan. Pilz advised that drainage will be a very important component of the development if the big box ordinance is enacted prior to the approvals of this. They would be required to take a little different approach, to look at run-off quality in addition to quantity issues and what is being proposed is that they would look at more use of decorative vegetated swales rather than just dumping the water into an inlet then sewer then pond. Those type of decorative swales can be used effectively in the parking lots where maybe every other strip of land has a 10'+ median and the water can sheet-flow to that, get filtered out to help the run-off quality. We have been told that the pond right now has a very high water quality. While it is privately owned, we would like to maintain that quality. The quantity issue is not to be ignored because the ditch that comes down through here is a regulated drain, which will be the ultimate outlet for their runoff. There is very

little as far as bed and banks are concerned and there is a very natural floodway down through there so we do not want to inundate it with the quantity of run-off. Using the pond gives them flexibility to choke down the discharge rate that they might expect from this and have it low enough that there would not be any great fluctuation in water level there. There is a county drain out there and they may need to go before the County Drain Board. Pilz advised that erosion control will be a very important element from both the City standpoint and IDEM. We do not want to see silt running into the pond. In their design they need to make sure that the 100-year run-off can get to the pond and is not backing up into buildings or flowing off the site in some other direction. The proposed C-3 zoning district should have access internally only. On the parking lots we would encourage them to use more green space and the vegetative swales would help contribute to that. Shade trees could be put in to shade the pavement wherever possible. They help with the heat on the pavement and also in a small way help with water quality issues. On a right-of-way along a State Highway we require what is required for the improvements. The widening will dictate what the right-of-way would be in that area. All plans that we review would have to be prepared by an Indiana PE or LS over their seal and certificate. We will explore the issues of the road through the commercial area. The road will have to be continuous. We really would not like the frontage road going in front of the retail stores but Jang feels that the road should be going through the entertainment district. Pilz said that he knows that street should be there but the question is whether the City should maintain it. Jang asked if the City's Traffic & Safety Committee had contacted INDOT about reducing the speed limit here. Pilz advised that Traffic & Safety discussed that and felt that it was too preliminary to make that request but as we get a little farther along we will request that. We are on board with the request.

Martinson reiterated that the vegetative swales are a super good idea from both a horticulture and drainage standpoint. We have plant lists relative to that. This will reduce the amount of land that they will have to mow. Manicured does not mean mowed—it means horticulturally correct. We would really like to see some big shade trees in the parking lot. Besides what Dave pointed out they also help the ornamental trees survive. We have some shade trees on our list that are really great. He does not know if he is convinced that blocking a site line is a bad thing. He lived in Maine and there was a Wal-Mart that you could not see from the road but everybody knows where it is because that is where people want to be. His impression is that this project is going to be where people want to be. They are going to need a thumbnail of what our plant list looks like. They might find a couple of surprises on there but we are looking for sustainability. Some trees that are very commonly used, we do not want to use. He will be willing to work with them and feels that they can end up with the nicest hunk of landscaping in town on this project. Jang said that he would like some contact numbers for local landscapers, plus they have a landscaper out of Indianapolis that might want to use. They will sit down with Steve early on to go over everything. McLees advised that the Fire Department has a 100-ft. tower so the turn radius is important. He asked about sprinkling and Jang advised that all the buildings would have fire sprinkler systems. They are going to have a Knox box system. They will sit down with the fire department to determine hydrant locations, box locations and everything that needs to be done. There are safety concerns around the cinema that will need to be discussed also. Hydrants are to be placed at a maximum of 600' separation.

Brown advised that there is a 16' water main on the north side of 2. Jang said that they had preliminarily talked about looping the line to the east end of State Rt. 2. They are intending to but a landscaping sprinkler system in the front area and that will need backflow protection along with backflow protection on the fire system. Hardwick advised that the City is responsible for building the water main.

There is a 12" sanitary sewer right north of Natural Ovens that is where they would make their connection. The previous engineering study for this project showed that they cannot serve the entire property by gravity so they were proposing a lift station. We want them to look and plan

ahead of time so that it is one lift station serving this entire development. In order to get a start on the commercial development they were going to put in a temporary lift station that would be abandoned when the permanent lift station went in. That may be an option for them to look at. Jang advised that they would not be doing this project piecemeal. When they have the grand opening the bulk of the project will be done. There may be some outlots to work on but the majority will be done.

Jang advised that he is going to have Jack contact all of the utility folks here. They are going to need a "will serve" letter. Hardwick stated that the letter could be either very general or very specific so they are going to need to let us know what they are looking for. If what they are looking for is reasonable we will accept it. Jang stated that he just wants to make sure that the capacity is there in terms of line and management. Hardwick advised that if they want us to get specific they are going to have to provide some decent information. Jang said that he would agree to go with a general letter now saying that there is a 16" line and they can tap in to it.

Jang stated that he would get together with Craig in regard to the signage. If a variance is needed they can tie it into any other variances that are needed. Jang asked for a copy of the variance package on Valparaiso Walk. Phillips will forward it to him. Jang asked if not having the final subdivision plat will affect their ability for construction permits. Phillips advised that it looks like the property lines are divided by the buildings right now so they need to do this right away.

If they are not adjusting any lines, other than combination of properties, they do not need to go to subdivision for the project. There is a proposed absorption of some of the church property so their property line would shift. If that is an outlot situation it would still not affect this development. If they cannot do the project without the outlets having any construction or being developed then they will need to go to subdivision. The tree replacement survey will need to be done along with replacement information.

#### ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit