



MEETING: Site Review Committee
SUBJECT: Eastporte Center Patio Homes
ADDRESS: East side of Eastporte Ctr. Dr.

LOCATION: City Hall
DATE: 7/12/05
ZONING: R-1
PARKING: 2/Unit
VARIANCES: Rezoning

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
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Steve DeBold
Pete Peuquet
Dave Peuquet
Chester, Inc.
465-7555

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

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.

A project known as Eastporte Center Patio Homes. Peuquet advised that this is part of the original Eastporte Center project that was developed over the last several years and was taken into Valparaiso in two phases. One was the where the businesses are and this phase was taken in when the bakery was annexed. After the fact, they found that some of the land was zoned residential. This parcel, knowing that they would not want to do anything industrial along that corridor, would be best served with R-2 zoning to develop some nice duplexes. They are petitioning tonight to change the zoning from R-1 to R-2. There is single family behind it and it is a natural transition to go to the duplexes and then to the industrial property across the street. They have a fairly large parcel and the detention pond was developed for this particular site when the original road and development went in during the 90's. They can get the duplexes in here and have an access road above the existing road so they won't have many road cuts. The sewer and water is now on the far south end of the property and it can be run up the road to give access to the units. Being close to the university and Valparaiso Walk & Marketplace, they feel this can be a market for empty nesters or university professors or graduate students.

Phillips said that he agrees that it is a good transition between Washington Highland Subdivision and the more intense industrial uses to the west. We think that the use of the private drive with the

shared entrances aspect of this is good as it limits the number of conflict points along Eastporte Center Drive. We need to show sidewalks on the drawings, especially with the connection between Ivy Tech and the new shopping center. Driveways in front of the unit must be deep enough for a car to park. They are going to be between 25'-35' so there is still room to put the sidewalk in along that road. We would like to suggest some type of a landscape buffer along the south end next to Chester's building because of the impact that this park will have on the residences. It can be on either this property or the Chester property. We will need a landscape plan to include this. They are going to be ranch style units, masonry on the front and hearty-type siding on the other sides. They will be two bedroom units. It will be very compatible with Washington Highlands.

Pilz asked if this would be a subdivision. Phillips advised that if the rezoning were approved they would need to come back and do a subdivision. Pilz said the private drive might be a problem as we are trying to stay away from those as much as possible. Peuquet asked if covenants would be a good way to handle that and Pilz stated that it has not been in some of our other residential developments. The private drive beats everyone connecting onto Eastporte Drive but we will have to look at this. The sanitary sewer is available at the south end. The standards require that Eastporte Center Drive be widened and improved on their side of the street to include pavement width, curb and gutter. Since it is considered a commercial drive, the collector street pavement would be the standard used there. The City's Redevelopment Commission is studying a proposed reconfiguration of the whole new entrance of Eastporte Center Drive to Highway 2 and possibly a relocation of Mariposa Drive and the exit ramp from 49. It may have an impact at the north end of this but we do not know yet. There is quite a bit of separation so they may be okay.

Kras said that we would need to see drainage calcs to see what is coming off the property and how that fits into the design of the pond that is already there. There is some concern about a high point in the property and how the run off will be handled from that. We will need to show a drainage plan showing the run off from the houses and erosion control plans. They will need to get a Rule 5 Permit from IDEM and we will need a copy of that paperwork. DeBold asked if they are going to have to have a standpipe at the end of the pond. Right now there is an existing 12" pipe for the release with a gate valve. Kras said that he would need to know what is going on out there before that can be addressed.

Oeding said that he has shared concern in regard to a private drive. He would be more accepting if the road was built to city standards and wide enough to allow some off-street parking to accommodate the duplexes. If any one of these had more than two cars they would be parking out on Eastporte Drive. Pete advised that each of these units have a two-car garage in addition to the two outside spaces in the drive. The width of the street would be up to Pilz. Oeding would like to see that it is built to City standards so that the street would last longer than private drives usually do, we would want curb and gutter and good drainage. Also he would want them to consider parking on one side. Peuquet advised that they are not planning on university students living out here, maybe graduate students. These units will not be rentals.

Brown advised that the current water line is an 8" out there. They will pick it up with a T. Maximum space for hydrants would be 600 feet. There will be a tap for each unit.

Phillips said that these are shown as duplex units and the city is currently talking about putting a standard in place that would require an administrative review of any lot splits in the future. As this stands currently, to split these off in the future would require it to go through the approval process and a variance may be required.

Peuquet asked if Rockwell is private or public. Phillips said that it is public but there were several variances given and there is now a lot of flack and concern about that. Even though we do not want to accept private drives, we do not want the drives backing out onto Eastporte so we will look at this. Oeding also advised that we do not pick up garbage on private drives so they would all

have to line up their garbage on Eastporte or hire a private contractor to pick up the garbage on the drive. Steve asked if it would be possible to reduce the right-of-way along the length of this property. Phillips said they might not be able to meet their standards if they did that. If these lots were 5' wider the issue of lot split would not be an issue.

ISSUES TO BE RESOLVED:

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