



MEETING: Site Review Committee
SUBJECT: Rezone/Apartments Business Park Development
ADDRESS: Evans Avenue (Between SR49 & CR275E)

LOCATION: City Hall
DATE: November 6, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612
Matt Murphy, Economic Development	(219) 462-1161

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
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 Don Weiss, WiseWay
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 Terry Smith, BSB Design
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 Harley Snyder, HSC, Inc.
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 Angela Fielder, WiseWay
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Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed luxury apartment and business park development to be located between SR49 and CR275E. 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.

EXPLANATION OF PROJECT: Leeth indicated the plan submitted for this project is a conceptual plan and very preliminary. The property is approximately 117 acres. This site is bounded on the south by Evans Avenue. The SR49 bypass is located to the west. The property wraps around Pine Creek Estates. There is frontage on Bartz Road and they intend to provide connection to Bartz Road. They would like to provide a connection to Vale Park Road at some point in the future. There is also a small frontage on Evans Avenue. Leeth feels it is important to provide connectivity of the road system to provide a reliever for SR49 and other north/south roads on the east side of SR49. This property has been annexed into the City. The current zoning classification is GR (General Residential). The developers are seeking zone changes for the property. They want to change the zoning for the southern portion to UR (Urban Residential) to allow for luxury apartments. The northern portion which is approximately 45 acres will be proposed for BP (Business Park). Leeth stated the Business Park is important and will provide "shovel ready" sites. The developer is aware there are issues with connectivity from the parking areas to the main road running north and south that will need to be cleaned-up. Leeth stated this project will go to the Plan Commission for rezoning and then to the City Council for approval. BSB Design will be doing the design on the project. Smith explained that BSB is involved in community planning and

architecture. They have done similar projects throughout the country. Smith stated the apartments will be luxury type apartments. Smith indicated the streets within the development will be privately owned and maintained by one entity; however, there will be a public collector street located at the west end of the site. Smith explained there will be a tree line which will keep the road some distance from the west property line adjacent to Pine Creek neighborhood. Smith feels that design of the street with bends and curves will slow traffic and bring the street away from the property line to help create a larger buffer from the single family neighborhood to the east. Smith said this allows for a more efficient parcel for the development of the rental community. Smith said there will be access to CR275E from the northern portion of the property. Along the collector street there will be connections to Nick Drive. Currently in this neighborhood there are some stub connections to the property line along the west side of Nick Drive. They are proposing a continuation of the public street out to CR275E and the extension of Pine Creek Road into the collector street. This proposal will complete the network of streets and a continuation of these streets so they connect to other public streets. Smith stated there is a NIPSCO easement that runs diagonally through the business portion of the site. Smith said they are trying to minimize the number of buildings up against this easement. Smith stated there are a total of 512 units in 3 building types. There is a two-story building of 14 units; a three-story building of 22 units; and a combination of a three-story building with two stories on the ends of 18 units. Smith said all buildings will have garages to be rented. Garages will not necessarily be attached to the buildings. Smith indicated there are low areas at the south and north ends of the site. There will be a club facility on the site for residents. Smith stated a trail running from the south to the north is also being proposed. Smith indicated they are proposing the connection of this trail to the regional trail system being planned. The site does include proposed detention areas. Smith said the parking is setup with a combination of garage spaces, surface spaces and parking behind the proposed garages.

STAFF COMMENTS:

JOHNSON: Johnson indicated the Fire Department has concerns regarding developments of this size and the burden this will place on the Fire Department. A much more detailed plan showing hydrant locations spaced no more than 300 ft. from any structure measured on drivable pavement is needed. The Fire Department connections will require approval through the Fire Department. Johnson stated it may not be possible to wheel ladder towers into the development. There are three-story buildings without access on both sides. Johnson said this is a plan for disaster, especially with garages being involved. Due to the lack of information, Johnson is not able to provide intelligent comments. Johnson stated the needs of the Fire Department and the needs of the developer are not always the same and the needs of the Fire Department can become cost prohibitive. Johnson supplied a copy of Appendix E of the International Fire Code followed by the Valparaiso Fire Department. This will supply information concerning access necessary to residential/business developments.

PILARSKI: Pilarski is aware this is a conceptual plan. Pilarski will reserve comment until this project is further site reviewed in order to provide intelligent comments for this project. Pilarski supplied contact information and suggested they contact the department with any questions or comments concerning the needs of the Water Reclamation Department.

GESKEY: Geskey is aware this project will be engineered and asked if the developer wanted pipe size information at this time. Smith indicated they would wait for the civil engineer. Geskey supplied the plan to be followed concerning the extension of water service for a subdivision and recommended contacting the Water Department for help. Geskey also supplied necessary contact information.

MCALPINE: McAlpine will reserve comments until plans are engineered. McAlpine mentioned there is an updated Storm Water Management Manual out for public review. The manual is on the City website under the Utilities section. McAlpine suggested reviewing the manual for impacts on the development. McAlpine explained that most of the revisions have to do with rate of release

from ponds. This usually entails expanded pond sizes to account for the restricted release rate. Potentially this could affect the number of units that could be placed on this site. Although the City does not regulate wetlands, we are sensitive to them. McAlpine suggested attention be given to wetlands and coordination needs to be done through the Army Corps of Engineers. McAlpine stated there can be an issue with a large undeveloped property concerning where the water is being directed off-site. McAlpine indicated there may be a request to redirect natural flow of land if water is directed off-site to an area negatively impacting the neighboring property.

KENT: Kent indicated that calculations on density, lot coverage, renderings of buildings, etc. will be necessary. The scheduled Plan Commission is November 13, 2012. The meeting requested for November 20, 2012 would be a special meeting and is tentative at this point. The Plan Commission members will be asked at the November 13 meeting if they will be available for a special meeting on November 20. At this point, there is one member who will not be able to attend the special meeting. Going forward, the City Council will hear the recommendation of the Plan Commission, either for or against this project on November 26. There will be an additional final vote from the City Council on December 10. Kent said since there are holidays during this period dates may change. Kent stated that SR49 is a corridor and any property within 600 ft. zoned residential requires a use variance. This needs confirmation. Kent questioned if the NIPSCO easement included gas lines. This easement is for above ground electric. Kent suggested that maybe the developer and Parks Department could work together to put soccer fields or something else in this area. Weiss indicated they were looking at this possibility for this area as well as other areas that might make sense for this type of use. Kent is aware there will be 512 units in this development.

BURKMAN: Burkman stated his comments will be general in nature.

ACCESS: Burkman indicated that the road extension north to Vale Park Road will not likely be a viable option due to INDOT's limited access right-of-way for the interchange. The road extension serving St. Mary's to the north, beginning at CR500N will most likely be extended to the south to intersect with Bartz Road at Vale Park Road, outside INDOT's limited access right-of-way for the interchange. Bartz Road is identified as a collector street for this area on the Thoroughfare Plan and the spacing from SR49 is more appropriate. Any road connection north of the business park area will likely need to curve to the east to connect with Bartz Road. Options will need to be examined more closely as this project develops. Nick Drive should be connected from Pine Creek to Bartz Road as shown as a public street. The remainder of the streets within the multifamily portion will need to be looked at to see whether they serve only the development, or if there is a potential for the greater public, and then a decision made whether they should be public or private. The roadways serving the business park development should be dedicated as public, and built to city standards. The portion of the road that is adjacent to the rear yards of Pine Creek Estates is not ideal. Evaluating other options or significant buffering is needed. A traffic impact study should be performed to look at the impact to the adjacent city streets and the nearby intersections particularly Bartz/Evans, Silhavy/Evans and Bartz/400. The use of traffic calming methods such as narrowing pavement, minimizing straight segments, creating median islands, etc. is encouraged. Acceleration/deceleration lanes are required where connections are made to Evans Avenue and Bartz Road. Pathway and sidewalk connections should be provided to the pathway spine. The portions of public roads that border the development will need to be upgraded providing for pavement widening to the appropriate collector street width, curb and gutter and sidewalks.

SANITARY SEWER: Sanitary sewers for this development will connect to the Pine Creek Estates Lift Station. The 8" Force Main from this station discharges to the line on Silhavy Road. The pump sizes will need to be evaluated to determine whether they will need to be upsized or the impellers changed. A reimbursable district was created on August 24, 2001, with amendments made on June 14, 2002 and November 13, 2003. Reimbursable districts are valid for a period of 15 years.

DRAINAGE: The discharge point will most likely be Hotter Drain at the south end. This is a County regulated drain; therefore, coordination with the Porter County Surveyor's Office should be

anticipated. BMP's such as rain gardens, bio-swales and pervious pavement wherever possible is strongly encouraged. The reduction of pavement wherever possible is encouraged. Coordination with the Army Corps of Engineers should be anticipated with any work involving the wetlands.

THRASHER: Thrasher has no comments at this time. Comments will be provided at future site reviews.

EVANS: Evans stated that his comments will be reserved for future site reviews. Public Works manages and oversees road construction and access in public rights-of-way, i.e. curb ramps. Evans further stated that trees in the right-of-way and parkway areas are extremely important. Evans explained that all trees in the public rights-of-way have been entered into a data base. It is important that the developer works with Public Works concerning the species of trees intended for planting to maintain a diverse canopy. Evans provided information concerning the construction of roads, sidewalks, curb ramps etc.

ISSUES TO BE RESOLVED:

- Further Site Review
- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Lot Coverage Calculations
- Parking Calculations
- Density Calculations
- Building Renderings
- Access
- Drainage
- Sanitary Sewer
- Hydrant Locations
- Fire Department Connection Locations
- Use Variance
- Special Plan Commission Meeting
- Water Service Extension