



MEETING: Site Review Committee
SUBJECT Assisted Living Duplexes
ADDRESS: 2420 Lilac Lane
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

LOCATION: City Hall
DATE: February 7, 2017

PRESENTERS:

Nathan Waggner, Cash Waggner & Assoc., PC
(812) 634-5015 / nwaggner@cashwaggner.com

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 the proposed assisted living duplexes, Wildwind Subdivision, 2420 Lilac Lane. 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: This project is still the same concept originally planned and presented in 2010. The owner wants to build some assisted living apartments behind the Memory Care facility at Daylily and Lilac. The original concept was quad-plexes. The Plat Committee requested this project be presented at Site Review. The current building model is now a duplex. The site plan has been updated and includes a loop road from the intersection of Lilac Lane and Daylily and loops around the rear of the Memory Care facility. The duplexes will be along the loop road. The main purpose for the Plat Committee meeting was to split the assisted living duplex site into its own lot as a lot that surrounds the Memory Care and the Memory Care facility will be on its own lot. However, the lots will be maintained and operated by the same entity that owns the nursing home and Memory Care. The loop road is proposed to remain private. There is existing sanitary sewer on the south side of the Memory Care facility that has an existing private drive. The sanitary sewer extends on the south side and comes up the east side of the Memory Care. It will be necessary to loop a water line around the loop road. Fire hydrants and water services will be added for the duplexes. Detention is already in place. Waggner indicated the plans presented are not intended to be a final site plan.

STAFF COMMENTS:

ON BEHALF OF BURKMAN: Will the lots be sold to different owners. Waggner indicated the property will be under a single ownership. Providing pavement section information for the proposed private road will be necessary. The street width needs to be discussed with the Fire Department. There may be a need to post "No Parking" signs to ensure the Fire Department and Police Department have adequate access. The plans will need to show how the utility connections will be made to each proposed structure. Contacting Will Rose, Engineering Department, for appropriate addressing for these units will be necessary. The ADA ramps shown at each driveway need to be discussed with Public Works. This is not typical, but may be permitted if the owner chooses to do so. A Rule 5 Permit will be required if the disturbed area is over one acre. A Site

Permit will be required for the overall site work, and each individual unit which is when the sanitary sewer connection fees will be required.

MCALPINE: McAlpine noted that he has the drainage report submitted in August 2010. McAlpine asked for confirmation that everything that is being proposed at this meeting is what was originally intended in 2010. Waggner confirmed this. McAlpine inquired specifically if the duplexes are accounted for in the pond sizing. Waggner said if anything the impervious area has been reduced because they are proposing duplexes rather than quad-plexes. Essentially the ponds are oversized. McAlpine asked if any new storm sewer is being proposed. Waggner said only if they drop some inlets in the loop road. McAlpine indicated that if any new, private drainage systems are installed an updated drainage plan will be necessary. McAlpine suggested they go back to the original design criteria from 2010. The drainage standards have changed since that time. McAlpine indicated they will follow what was in place at that time.

ON BEHALF OF THRASHER: Building Permits will be required for each structure.

KENT: The property is zoned CA, Campus. Typically, when a property is zoned Campus, a Campus Master Plan is needed. Kent asked if there was a Campus Master Plan. Waggner conveyed that what they had originally showed the nursing home, memory care, quad plexes and a similar loop road with some concept medical office buildings. Kent asked if the plan showed architectural elevations, landscaping, etc. Waggner said the plans did not show these types of details. Waggner said this lot never became part of the sale and it is still owned by the University. Waggner presented some building elevations. Kent mentioned he will email the section of the UDO pertaining to the Campus Master Plan to Waggner. The Campus Master Plan needs to go to the Planning Commission and City Council for approval and it is for the overall development. The issue is figuring out when this development was approved and platted. It appears it may have been about the time the UDO came on line. A portion of this may not have had to meet those standards. However, since permits will be pulled for this project, it may make sense to submit a Campus Master Plan for approval. A Landscape Plan will be required. Kent noted that a Use Variance requesting the duplexes be permitted in the State Route 49 Corridor has been filed. If the BZA approves this request, Kent wants to see the landscape buffer around the property to buffer it from SR49. Waggner asked if any of the existing trees can be counted. Kent said this may be possible; however, part of this is VanderToll property. It will be necessary to determine what trees are on what property. If development is considered on the VanderToll site, they may want to clear-cut the trees on their end. Kent would like to see the addition of some Blue Spruce or something that grows relatively quickly to buffer the area both during the summer and winter. Kent indicated the buffer area on the plans. The final plans need to show the density calculations for the site. The density calculations are within the Campus Master Plan District. Kent said that although it has never been done, there is a possibility that the duplexes could be sold. Is there intent to have cross access easement. Waggner said this is part of the document he presented. Waggner said an easement will be granted by plat. Kent said this should be noted on the final plat. Kent mentioned there are some standards for private drives uses, etc. that allow for access to City services to maintain utilities, as well as to the Fire Department and Police Department for access on to the private drives. These will need to be on the plat. Kent will send these standards to Waggner.

DALY: Daly asked if the private road will be continued as Daylily Drive. Kent interjected that we will need to work with Will Rose, 911 and the Post Office to determine the appropriate addressing. Daly requested that street signs be installed as soon as possible. Daly asked how snow removal will be handled. Waggner indicated there is a maintenance agreement that addresses the private road, private ponds, snow removal, etc. Daly noted that the hydrant locations are acceptable for the Fire Department. The 24 ft. road width is acceptable as long as there is no parking on both sides of the street. Waggner indicated that the duplexes will have garages. Daly asked if a 911 call from the assisted living triggers notification to staff members. Waggner is unsure but he will

clarify this issue. Daly requested that during construction, contractors are notified not to park on both sides of the road. Although not required, Daly recommended the installation of a Knox Box for the Community Building.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski asked if there are floor drains being proposed in the garages. Waggner said that typically floor drains are not installed in the garages. Pilarski stated this is appropriate since floor drains are prohibited. Pilarski asked if there will be lifts inside the duplexes. Waggner said the buildings are all one level. Submittal of an internal plumbing plan for a duplex and the Community Building will be necessary. The plans should be sent to Yacoub Aljobeh (yaljobeh@valpo.us).

GESKEY: All sewer main is in place. The main will have to be tapped for each individual unit. The tap will require a Wye cut into the main not a tap saddle. The installation of a clean-out within 5 ft. of the edge of the house is required. Geskey asked if each unit will be billed separately. Waggner said they will be individually billed. There will be two water meters per building. Geskey reiterated two water services and two water meters. Waggner said the tenant will pay the utility bill. Geskey noted that two sewer laterals will be required for each building. Geskey mentioned that sewage is calculated by water meter size. Water and sewage appear on the same bill. Geskey indicated that the fire hydrants need to be within 11 ft. of the back of the curb. Geskey provided procedures for installing the water main, which will be owned by the City. Contact information was also provided. The plans call for C900 PVC; however, the City of Valparaiso is a ductile iron and copper community. This information is available in the specs on line. Once the process starts, Geskey needs to be contacted. A contract will be needed between the City of Valparaiso and Utilities and the Utilities and the Contractor installing the water main.

EVANS: Public Works is concerned with roads, sidewalks and trash service as well as trees. In this particular case, the drawings show the extension of the road; however, it is a private drive and will not be dedicated as a public road. Our standards do require that all private drives be built to the City standard in case there is ever an event where the City would need to take the road over, or there is a desire for the road to be dedicated. Evans will need to see the pavement section to ensure the road does meet City standards. Evans noticed that Lilac Lane and Daylily, roads that are dedicated to the City, are 26 ft. back-of-curb to back-of-curb, but the plans show them going down to 24 ft. Is this back-of-curb to back-of-curb on the private drive or is the width changing. Waggner said the width is 24 ft. The outside is no curb and the inside will be curb. Evans asked the Engineering Department if we are comfortable not requiring curb and gutter on a private drive. City standards do require curb and gutter. Evans indicated this may be a requirement and they would have to match Daylily. This will require staff discussion. Evans mentioned that the plans show the sidewalks up against the road. Evans asked Kent if a parkway is required. A local road requires a 5-1/2 ft. parkway. The sidewalk would have to be pushed off for the development. Kent indicated this will require staff discussion. Evans indicated that the ADA ramps need to meet Federal Highway standards. Evans said Public Works will be happy to provide assistance with tree selection for the development. Evans indicated the City can do the trash pickup. Waivers would be required to allow the City trash trucks to drive on the property. The fee for trash pickup would appear on the Utility bill.

ISSUES TO BE RESOLVED:

Landscaping Plan	State Design Release
Erosion Control Plan	Building Permit (for each structure)
Rule 5 Permit	Knox Box-Community Building (recommended)
Pavement Section for Private Road	Internal Plumbing Plan
Site Improvement Permit (each unit)	Zoning Clearance
Detailed Site Plan	