



MEETING: Site Review Committee
SUBJECT: Aurora View-North Vale Apartments
ADDRESS: 2610-2646 Valparaiso Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 18, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
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Tim Burkman, Engineering Director (219) 462-1161
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Adam McAlpine, Engineering Dept. (219) 462.1161
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Ed Pilarski, Water Reclamation Dept. (219) 464-4973
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Mark Geskey, Utilities (219) 462-6174
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Tim Stites, Fire Department (219) 462-8325
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PRESENTERS:

Christopher Wolf, Shive-Hattery
219-476-1432 / cwolf@shive-hattery.com
Russ Pozen, DVG
219-281-4068 / rpozen@dvgtteam.com
Sheryl Sharpe, Milestone Ventures, Inc.
317-826-3488 / sheryl@milestoneventuresinc.com
Mary Idstein, Porter Starke
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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 the proposed Aurora View-North Vale Apartments to be located at 2610-2646 Valparaiso Street. 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 is an existing site off the main post office. The project is the rehab and repair of existing building. The existing asphalt will be resealed and restriped. Accessibility will be improved. Ramps will be added. A storage shed will be added. They want to move the storage out of the community unit. There is an existing trash enclosure, but it is not in great shape. The units will receive finish upgrades. The kitchen cabinets and fixtures will be replaced. The accessibility for the bathrooms will be improved. Fourteen of the units will be converted into Type B units and one unit will be converted into a Type A unit. The laundry space located in the Community Room will be relocated into what was the storage area and additional space will be given back to the Community Room.

STAFF COMMENTS:

MCALPINE: McAlpine mentioned there is a note for an underground storm water chamber. Once the plans are further developed providing details concerning the installation for this chamber is requested. McAlpine stated there is no requirement for storm water detention based on the nature of this project.

BURKMAN: The addressing will remain as is. There is a 30-ft. right-of-way requirement along the frontage. Burkman said this may already be in place, but requested they confirm the 30-ft. right-of-

way. Burkman advised a dedication of right-of-way will be required if the 30-ft. right-of-way does not exist. Curb and gutter and a 5-ft. wide sidewalk will be required. A Site Permit is required.

THRASHER: The bulk of the work is cosmetic. The cosmetic work will not require a Building Permit. The building being converted will need to be submitted to the State and a Building Permit will be required. Thrasher stated adding an accessible restroom to the Community Room is required. Signage will require a permit. All contractors must be registered with the City. Sharpe asked if a permit will be required if they mill the parking lot to reseal and restripe. Thrasher said as long as the parking lot remains the same size no permit will be required.

KENT: This property is zoned Urban Residential (UR). Providing a landscape plan for the site is necessary. Improvement to the landscaping was covered during earlier discussions. The landscaping does not have to meet the intent of the Unified Development Ordinance. Referring to Appendix B of the UDO will provide permitted and prohibited planting material. Kent will work with them on the landscaping. Kent conveyed that if the existing dumpster enclosure is removed, it will be necessary to meet the standards in Section 2.310. The materials for the enclosure need to match the buildings. If brick or stone is used on the foundation of the buildings, these materials will need to be used on the dumpster enclosure. Landscaping will be required on three sides. A man-door will be required. Kent asked about the storage shed. Wolf said it will be a prefab, residential-type storage shed. Kent requested the shed match the color of the buildings. The shed needs to be in the rear yard. A Zoning Clearance is required.

STITES: Stites indicated one emergency light is required in the Community Room. Stites asked if there will be personnel in this building. Sharpe said there will be a part-time staff and hours will be posted. The Fire Department will do annual inspections. Stites requested a PDF showing the appropriate unit numbers for mapping purposes.

PILARSKI: Pilarski conveyed floor drains are not permitted in the storage shed. Pilarski asked if consideration has been given to installing a kitchenette in the Community Room. Sharpe indicated the room will be used strictly as a meeting room.

GESKEY: Geskey asked if there will be any changes to the sanitary sewer or water service going into the building. Wolf said there will be no changes. Geskey presented no further comment.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- 30 ft. Right-of-Way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release-Converted Building
- Add Restroom in Community Room
- Building Permit-Converted Building
- All Contractors Must Be Registered With The City
- Signage/Fencing Permit
- Zoning Clearance
- Emergency Light for Community Room